

## **EXIT 231 – ISAACSON 8.79 ACRES Burlington, Washington**



There are six contiguous parcels (totaling approximately 8.79 acres) on the east side of Burlington Boulevard near the SE quadrant of Exit 231 from I-5 in the city limits of Burlington, Washington, that are **FOR SALE**.

The property is zoned C-1 (General Commercial) and has extensive street frontage on Burlington Boulevard (870± feet) and Avon Avenue (240± feet).

**ROAD INFRASTRUCTURE:** In April, 2008, the City of Burlington began construction of improvements to Burlington Boulevard between Avon Avenue and Exit 231 of I-5. The project fronts this property and includes expansion to four and five lanes from the current two lane configuration as well as construction of a roundabout, bicycle lanes, curb-gutter-sidewalk on both sides, and utility improvements.

Among the projects funded by the State of Washington voter-approved gas tax in November, 2005 are the I-5/SR11 Interchange and Josh Wilson Road Realignment at Exit 231 as well as the Chuckanut Park and Ride Lot for 350 cars. The WSDOT web site reports (April 2008) that, "We are currently designing and engineering the park and ride ... Then we will build and open the new park and ride in 2009." The WSDOT web site reports that interchange improvements construction will begin in the summer of 2010.

Thoughtful observers will quickly recognize that these road infrastructure improvements will provide a new primary access to the City of Burlington and substantially change existing local traffic circulation patterns (particularly with respect to freeway access) by reducing constraints. Traffic counts in the area will almost certainly be greatly modified.

**STORM WATER DRAINAGE:** Storm water detention for the property will be handled in a regional pond to be constructed (off-site) in 2008 during the improvements of Burlington Boulevard.

**SANITARY SEWER:** Sanitary sewer service to the property will be provided by a new sewer line installed during the spring/summer of 2008 as part of the improvements to Burlington Boulevard.

**WATER:** Major water service is available to the property from a large Skagit PUD line located in Burlington Boulevard along the west border of the property.

**OTHER UTILITY SERVICES:** Gas, electricity, telephone and cable are available in Burlington Boulevard.

**SITE AREAS:** To complete the improvements to Burlington Boulevard, the City recently acquired right-of-way area from the parcels owned by the Seller. The calculations below show the net acreage available for sale after the “taking” by the City. The areas are taken from sources deemed reliable but are not guaranteed.

Assessor Parcel #	Original Sq Ft	Sq Ft Taken	Remaining Sq Ft	
P38175	86,655	2,464	84,191	Per Perteet Survey Sheet RW3 9/20/07
P38169	21,750	1,880	19,870	Per Perteet Survey Sheet RW3 9/20/07
P38168	69,625	4,951	64,674	Per Perteet Survey Sheet RW3 9/20/07
P38206	205,088	44,571	160,517	Per Perteet Survey Sheet RW3 9/20/07
P38181	20,037	<<-----	20,037	Per Skagit County Assessor
P38207	33,541	<<-----	33,541	Per Skagit County Assessor
	436,696	53,866	<u>382,830</u>	
	<b>10.03</b>		<b>8.79</b>	Acres

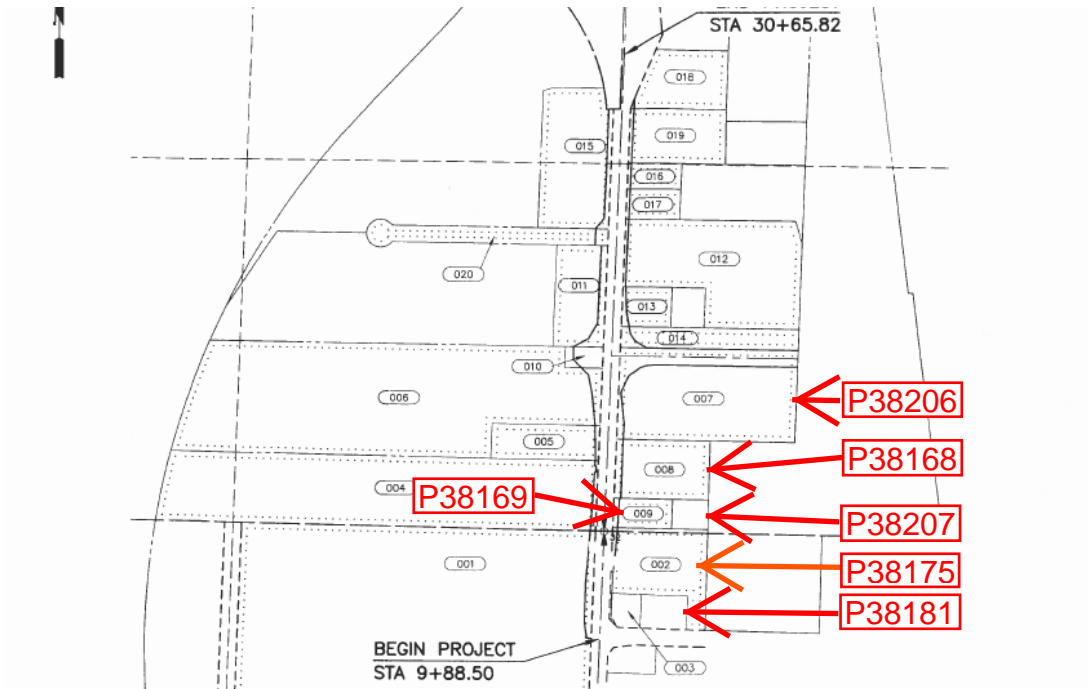
**PRICE:** The property is listed at **\$15.00 per square foot** for the entire 8.79 acres. The three southernmost parcels (P38181, P38175 and P38169) may also be available separately, as a three parcel package, at **\$18.00 per square foot**.

**LISTING REFERENCE:** This property is listed exclusively by:



Clay Learned, CCIM, SIOR  
 Learned Commercial, Inc.  
 108 Gilkey Road  
 Burlington, WA 98233  
 (360) 757-3888

The information provided herein has been gathered from sources deemed reliable by the listing agent but accuracy is not guaranteed.



The illustration, above, was extracted from Page 1 of the Right-of-Way Plan prepared by Pertee, Inc. for the City of Burlington for improvements to Burlington Boulevard. This Page 1 of the Right-of-Way Plan is dated 9/20/07 and construction of the improvements contemplated by the plan commenced in April, 2008.

The Burlington Boulevard improvements extend from Avon Street (AKA Highway 20, on the south) to the approach to the I-5 Interchange on the north. Future improvements to the I-5 interchange are a WSDOT project that is already funded. The project is in the design stage.

The six (6) **Isaacson Parcels** are on the east side of Burlington Boulevard and north of Avon Street and four (4) are identified on this illustration as follows:

- 002 is Assessor Parcel P38175
- 009 is Assessor Parcel P38169
- 008 is Assessor Parcel P38168
- 007 is Assessor Parcel P38206

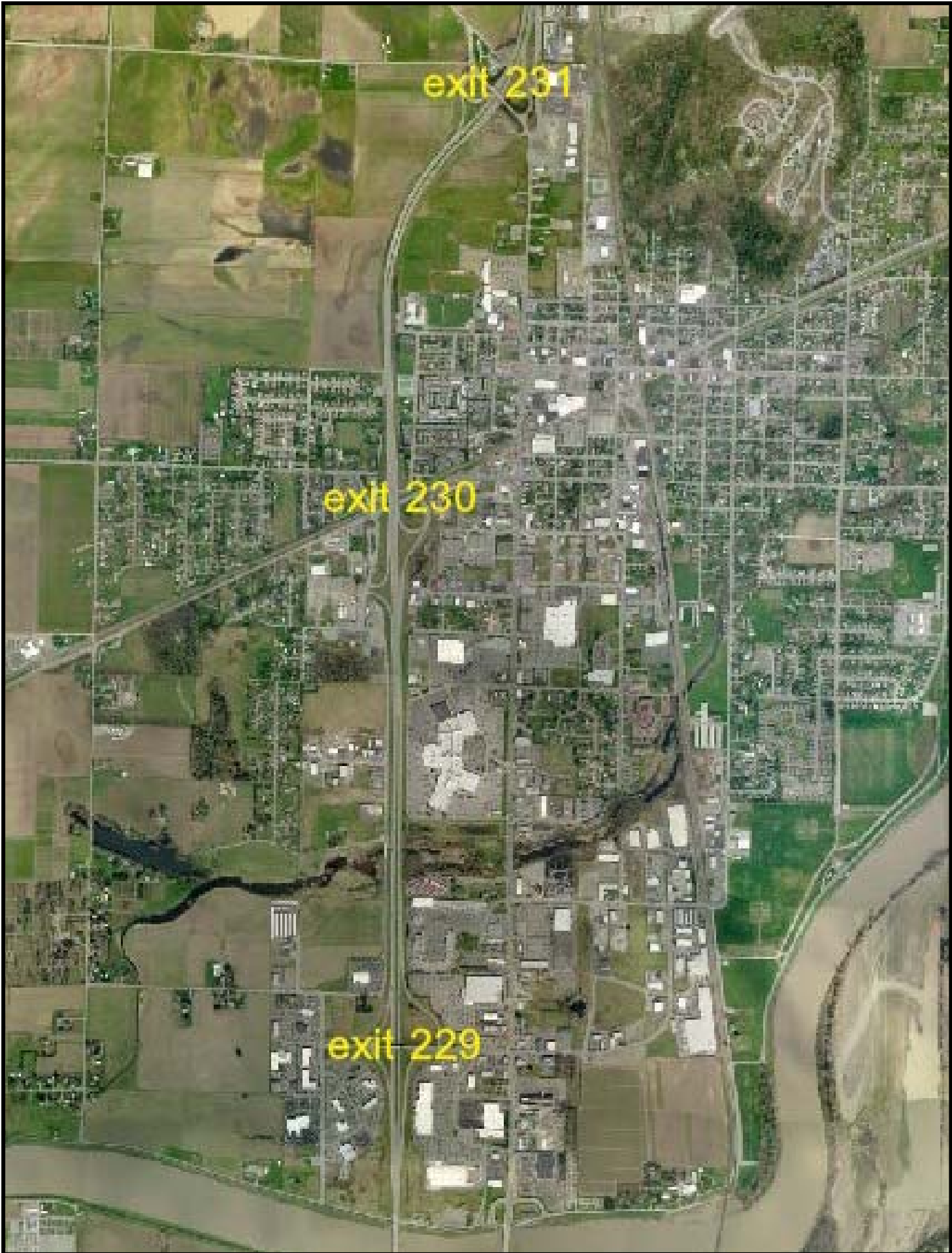
There are two (2) Isaacson Parcels shown on the illustration that are not identified. They are not identified because they are not part of the Burlington Boulevard improvements project. These unidentified parcels are

Assessor Parcel 38207 which is located east of 009, south of 008 and north of 002. Parcel 38207 shares a common border with 009, 008 and 002.

Assessor Parcel 38181 which is located south and west of 002 and is located east of 003. Parcel 38181 shares two common borders with 002 and one common border with 003.

Because the Isaacson property consists of six (6) parcels, a boundary line adjustment can be accomplished to reconfigure the parcels to suit the requirements of a purchaser. However, creating desirable “frontage parcels” for a purchaser’s acquisition while leaving less desirable “back parcels” to be retained by the seller will not be an acceptable reconfiguration approach.

# Burlington, WA: exit 229 to exit 231





FUTURE WSDOT  
ROUNDBOUT &  
INTERCHANGE  
IMPROVEMENTS

FUTURE  
PARK & RIDE

210'x125'  
DETENTION  
POND

48" GRAVITY  
MAIN

PUMP  
STATION

ROW  
PURCHASE

24" FORCE  
MAIN

PROPOSED ROUNDBOUT

N. BURLINGTON BLVD  
ROADWAY IMPROVEMENTS

INTERSTATE 5

BURLINGTON  
HIGH SCHOOL

AVON AVE / SR20

HAZEL AVE

VICTORIA AVE

EAST FAIRHAVEN AVE

WASHINGTON BLVD

24" FORCE MAIN

230LF 48"  
GRAVITY MAIN

CONNECT TO EXISTING  
STORM SYSTEM

LEGEND	
BLUE	= 2007 PROJECT
RED	= 2008 PROJECT
YELLOW	= FUTURE WSDOT PROJECT 2009+

N. BURLINGTON IMPROVEMENT PLAN

Burlington



## Proposed Interchange Improvements at SR11 and I-5



Washington State Department of Transportation

Location of future WSDOT/  
SKAT Park & Ride

Appx location of WSDOT  
Park & Ride access road

Location of future  
BEHS athletic fields

Appx. location of  
BEHS Roundabout

N. Burlington Blvd. (formerly N. Garl Street)  
Improvements Spring/Summer 2008

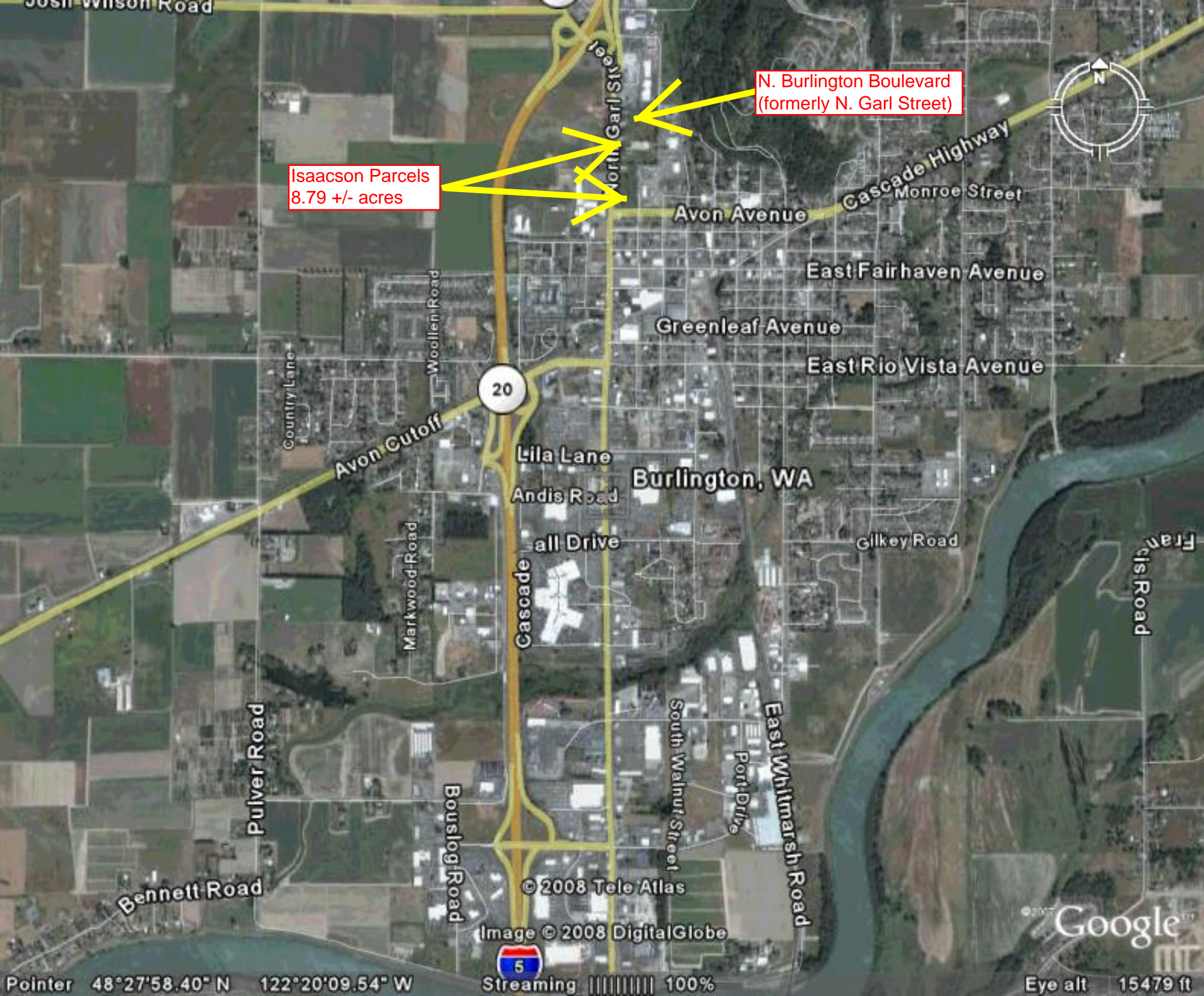
Isaacson six (6) parcels  
Approx. 8.79 acres

Avon Street (Hwy 20)



0 279ft

Includes material © Space Imaging LLC.



Isaacson Parcels  
8.79 +/- acres

N. Burlington Boulevard  
(formerly N. Garl Street)



20

Burlington, WA

© 2008 Tele Atlas

Image © 2008 DigitalGlobe



Streaming ||||| 100%

Google

Pointer 48°27'58.40" N 122°20'09.54" W

Eye alt 15479 ft



WSDOT/SKAT Park & Ride Project: "What is the project timeline? "We are currently designing and engineering the park and ride ... we will build and open the park and ride in 2009." [April 2008 WSDOT Website]

WSDOT I-5/SR11 Interchange & Josh Wilson Rd Realignment. Construction planned for 2010.

N. Burlington Boulevard (formerly N. Garl Street)

Isaacson Parcels 8.79 +/- acres



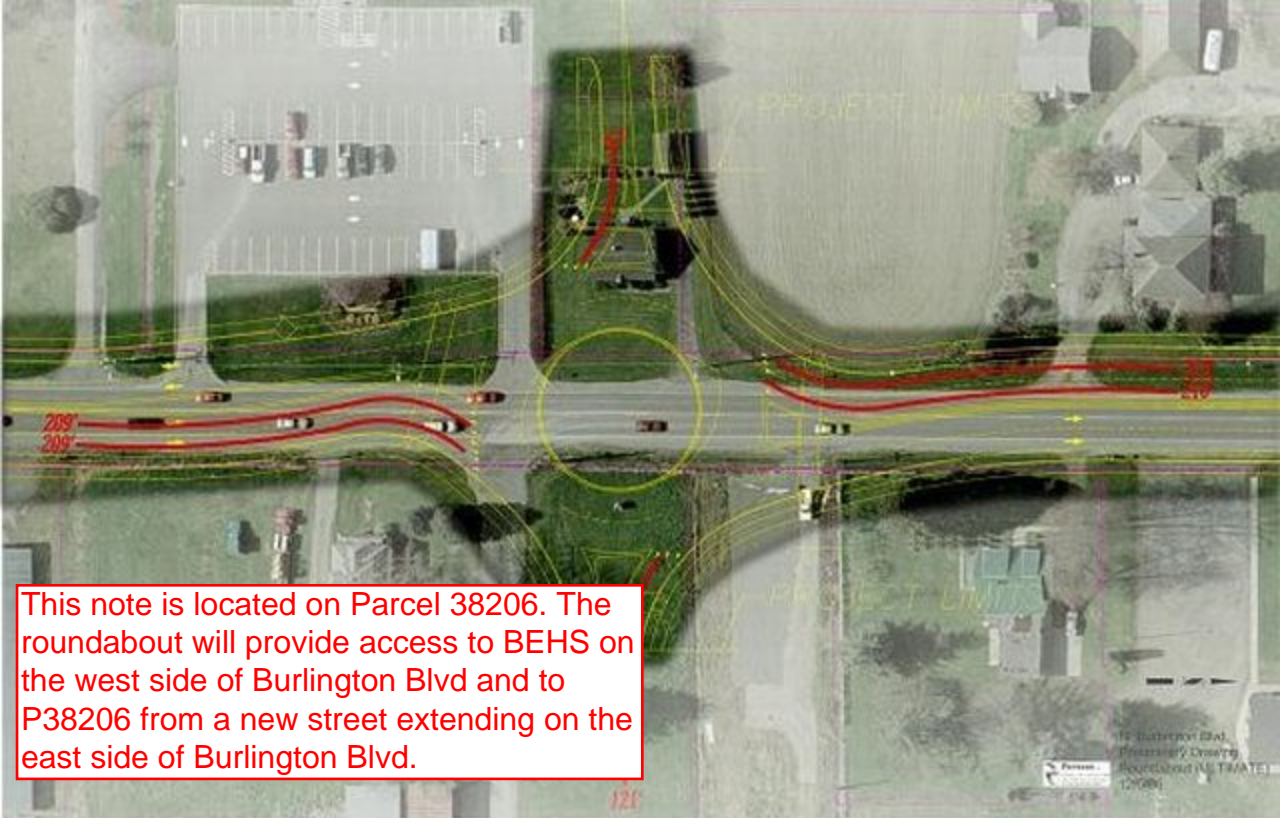
© 2008 Tele Atlas  
Lila Lane  
Image © 2008 DigitalGlobe  
Andis Road  
Burlington, WA

Google™

Pointer 48°28'50.04" N 122°20'02.91" W

Streaming ||||| 100%

Eye alt 11759 ft



This note is located on Parcel 38206. The roundabout will provide access to BEHS on the west side of Burlington Blvd and to P38206 from a new street extending on the east side of Burlington Blvd.

14-04-2010 (24)  
Preliminary Drawing  
Revised 10/15/2010  
12/08/10



This is a view of the roundabout at BEHS approached from the North (Exit 231). The Isaacson parcels are located to the left (east) beyond the red truck.