

EXIT 231 - Knutzen Tract F - 2.58± ACRES Burlington, Washington



There is a parcel of approximately 112,425 square feet on the west side of Burlington Boulevard at the SE quadrant of Exit 231 from I-5 in Burlington, Washington, that is **FOR SALE**.

The property is zoned C-1 (General Commercial) in the City of Burlington.

ROAD INFRASTRUCTURE: The property has access/street frontage on Burlington Boulevard (504± feet) and also has a common border (218± feet) with the newly configured on/off-ramp of I-5 (WSDOT construction in 2010). It will also have street frontage/access from Hansen Place, a new public street to be constructed in 2009 along the south line of Tract F by WSDOT concurrent with its development of a 350 car Park & Ride located adjacent/west of Tract F.

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 road expansion from two lanes to four and five lanes 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 to be owned by WSDOT and operated/maintained by Skagit Transit. The WSDOT web site reports (May 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." WSDOT reports that interchange improvements construction will begin in the summer of 2010.

Thoughtful observers will quickly recognize that these road infrastructure improvements will create vastly improved access to the City of Burlington and substantially change existing local traffic circulation patterns within the City of Burlington between Exits 229 and 231. This will be particularly true with respect to traffic movements between Highway 20 and I-5. Traffic counts on the Burlington Boulevard frontage will increase substantially while traffic flow will improve dramatically, particularly during peak hours.

Freeway, off-ramp and street visibility as well as traffic counts and access for Tract F must all be rated as outstanding. Tract F is the 100% location in "the path of progress".

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. A lift station constructed on a 50' x 60' parcel (previously the southwest corner of Tract F) has a pipe stub-out at the north side of the parcel to conveniently serve Tract F.

WATER: Water service (12") is available from a Skagit PUD line located in Hansen Place along the south border of the property. The 12" line was constructed with a stub-out to Tract F.

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

SITE AREA: To complete the improvements to Burlington Boulevard, the City recently acquired right-of-way area from Tract F. The calculations below show the acreage available for sale after the "taking" by the City. The areas are taken from sources deemed reliable but are not guaranteed.

Assessor <u>Parcel #</u>	Original <u>Sq Ft</u>	Sq Ft <u>"Taken"</u>	Remaining <u>Sq Ft</u>
P38141	123,005	7,580	115,425

Original Sq Ft per Semrau Survey Sq Ft "Taken" is from final ROW plans
AF#200701040097 and transaction documents

Original Sq Ft minus "Taken" minus Lift Station equals Remainder
123,005sf minus 7,580sf minus 3,000sf equals 112,425± square feet.

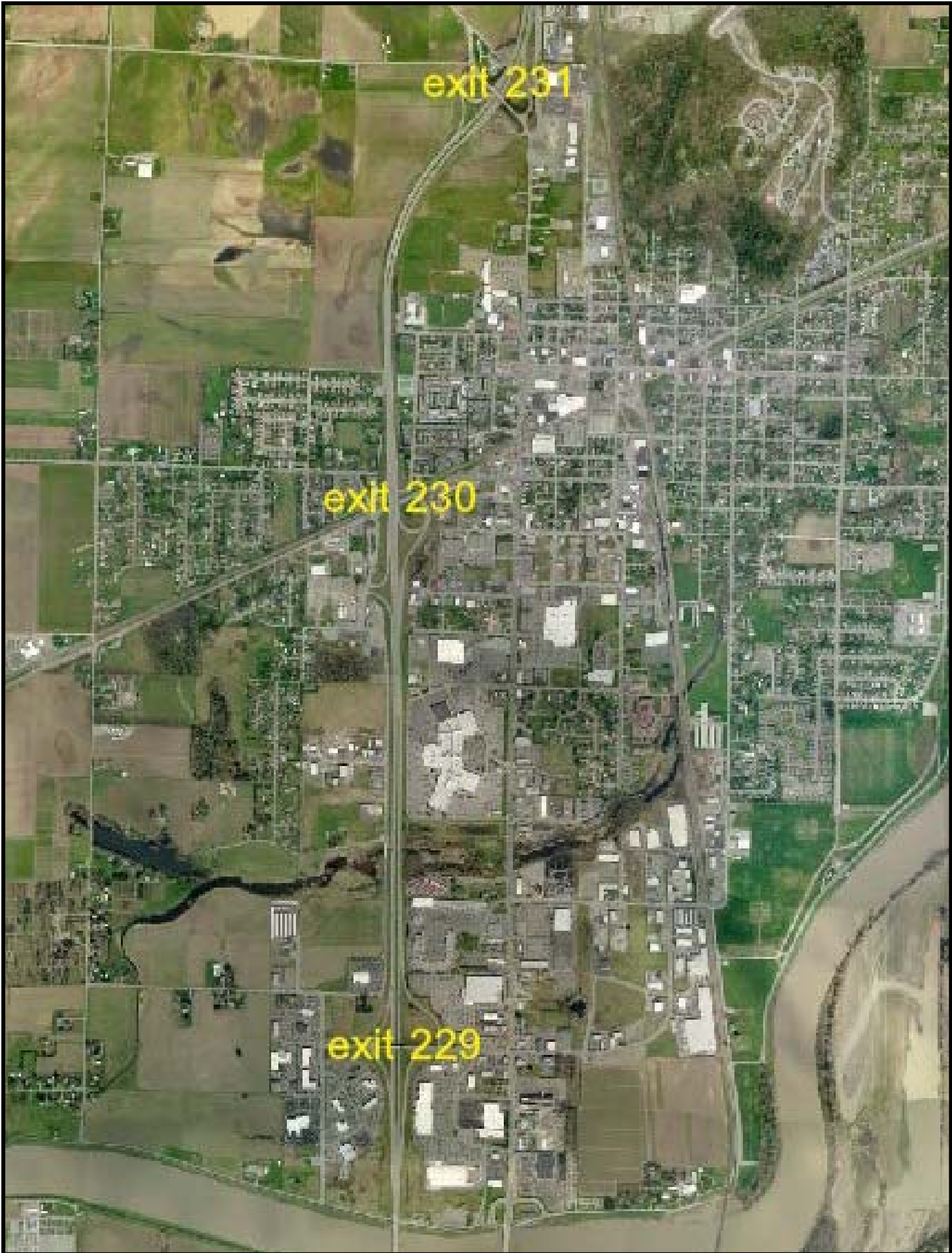
PRICE: The property is listed at **\$18.00 per square foot.**

LISTING REFERENCE: This property is listed exclusively by:



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

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

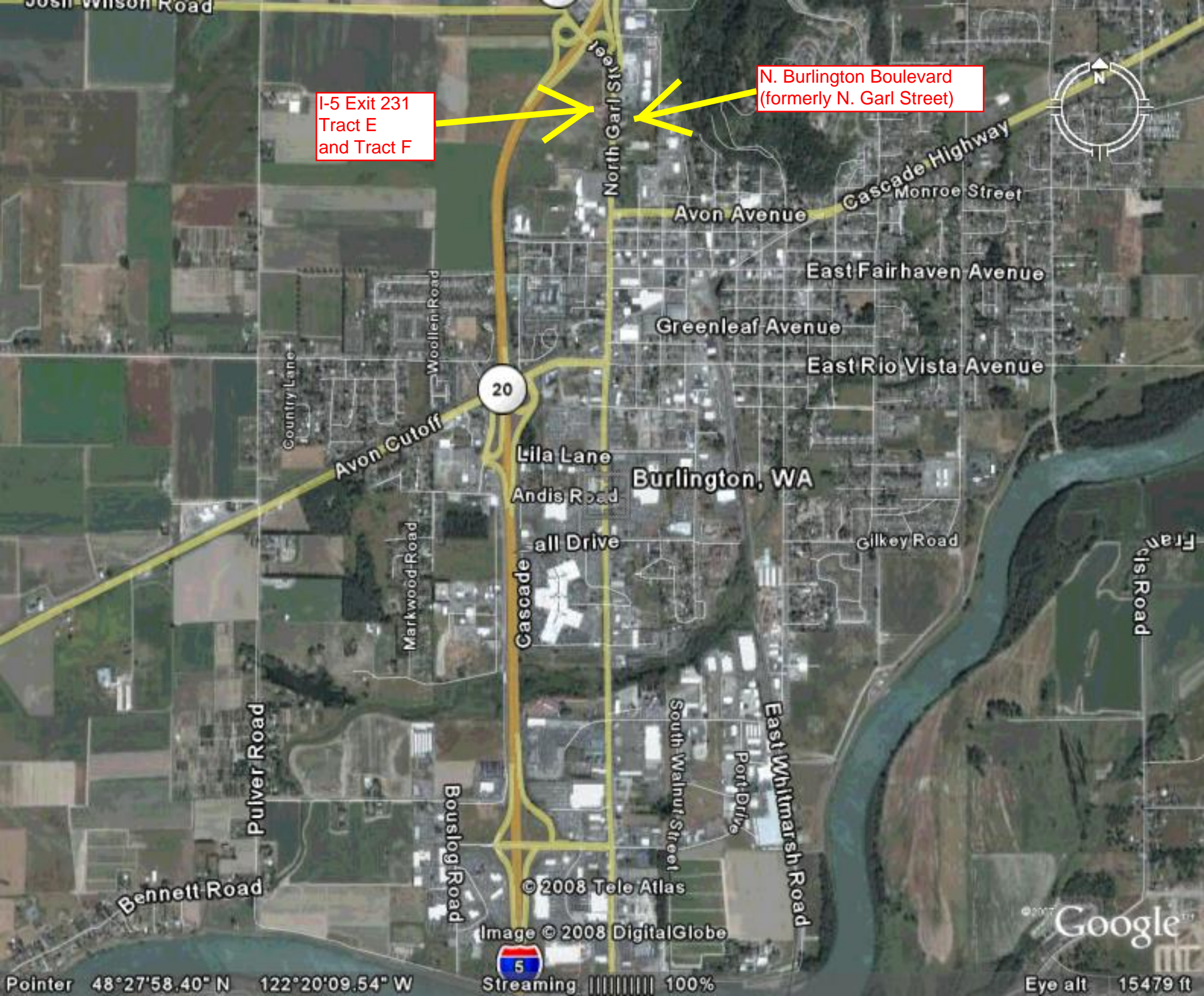
24" FORCE MAIN

210LF 48"
GRAVITY MAIN

CONNECT TO EXISTING
STORM SYSTEM

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

N. BURLINGTON IMPROVEMENT PLAN



I-5 Exit 231
Tract E
and Tract F

N. Burlington Boulevard
(formerly N. Garl Street)



20

Burlington, WA

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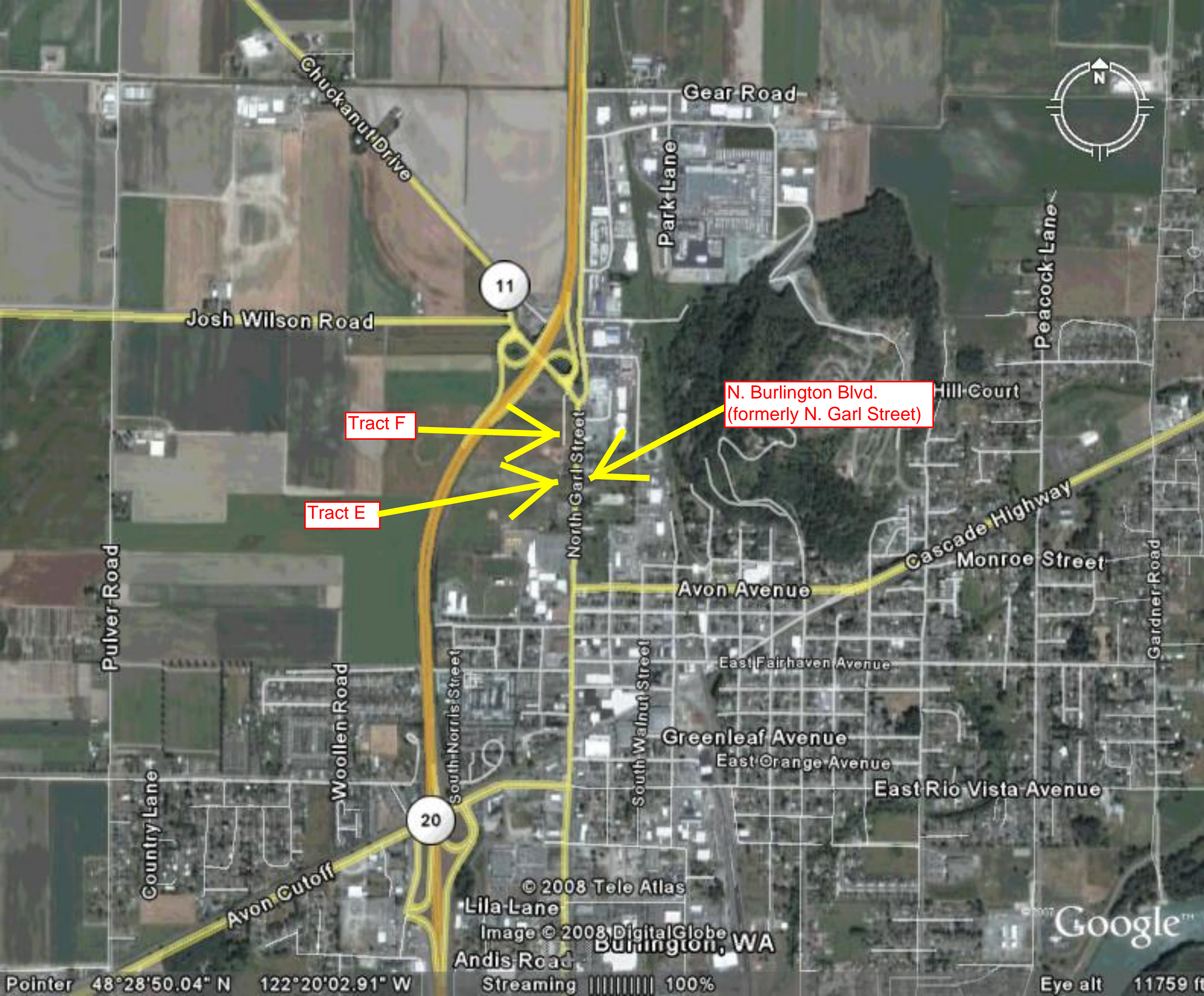


Streaming ||||| 100%

Google

Eye alt 15479 ft

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



Tract F

Tract E

N. Burlington Blvd.
(formerly N. Garl Street)

Chuckanut Drive

Gear Road

Park Lane

Peacock Lane

Josh Wilson Road

11

Hill Court

Cascade Highway

Monroe Street

North Garl Street

Avon Avenue

Gardner Road

Pulver Road

East Fairhaven Avenue

Woollen Road

Greenleaf Avenue

East Orange Avenue

East Rio Vista Avenue

20

South Norris Street

South Walnut Street

Country Lane

Avon Cutoff

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Lila Lane

Image © 2008 DigitalGlobe
Burlington, WA

Andis Road

Google™

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

Streaming ||||| 100%

Eye alt 11759 ft



Location of WSDOT/SKAT Park and Ride Lot

Appx location of WSDOT roundabout

North Burlington Blvd (formerly North Garl Street)

Tract F

Appx location of BEHS roundabout

Tract E

County Shop Lane

Shuckanut Drive

Fountain Street

North Garl Street

North Spruce Street

Hendricks Place

Fritsch Avenue

East Magnolia Avenue

Avon Avenue

North Walnut Street

East Victoria Avenue

Cascade Highway

Simons Avenue

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Google

East Fairhaven Avenue
Streaming 100%

Pointer 48°28'50.88" N 122°20'03.01" W

Eye alt 4304 ft

Existing Conditions

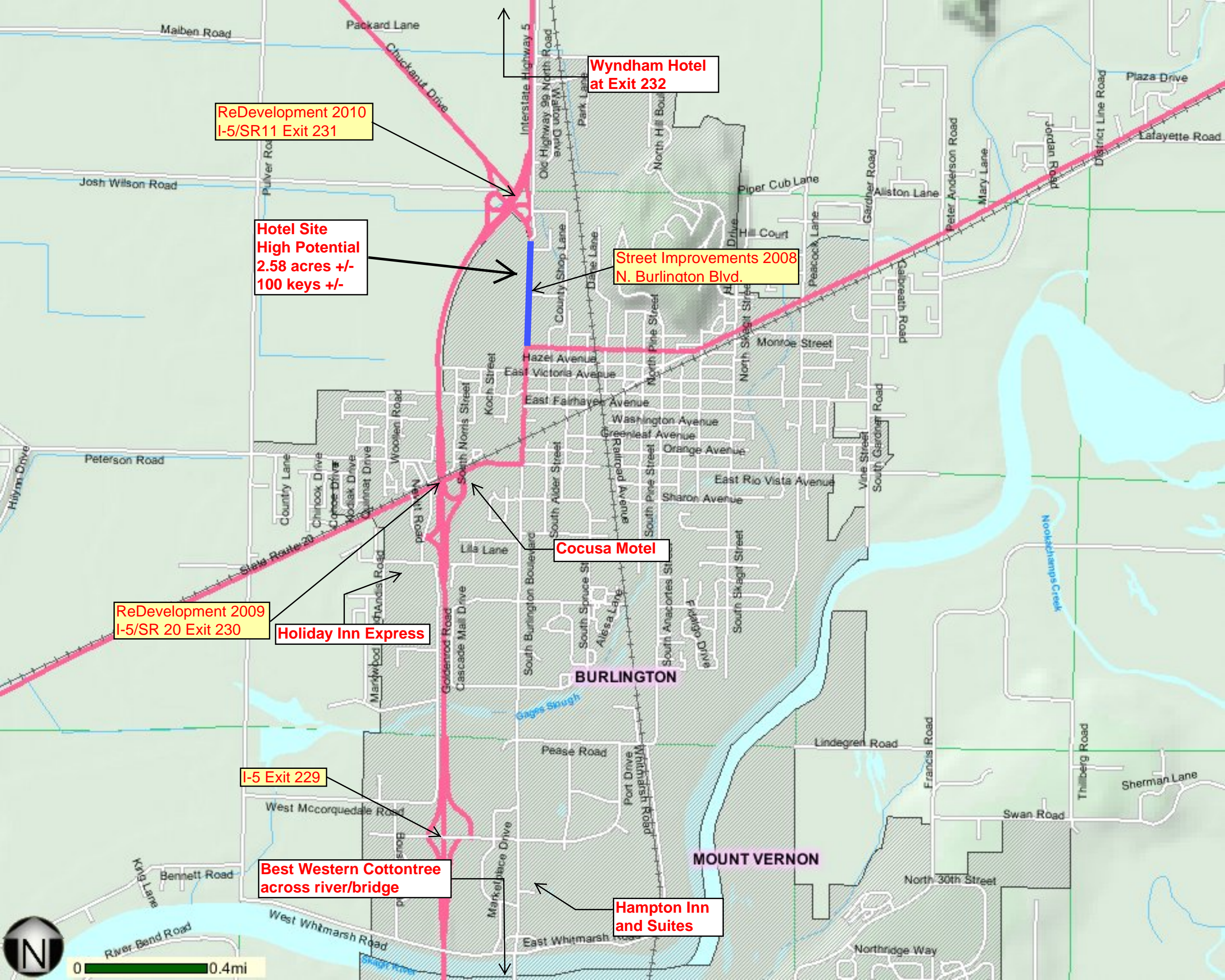


Proposed Interchange Improvements at SR11 and I-5

Proposed Conditions



Washington State Department of Transportation



**Wyndham Hotel
at Exit 232**

**ReDevelopment 2010
I-5/SR11 Exit 231**

**Hotel Site
High Potential
2.58 acres +/-
100 keys +/-**

**Street Improvements 2008
N. Burlington Blvd.**

Cocusa Motel

**ReDevelopment 2009
I-5/SR 20 Exit 230**

Holiday Inn Express

I-5 Exit 229

**Best Western Cottontree
across river/bridge**

**Hampton Inn
and Suites**

BURLINGTON

MOUNT VERNON



0 0.4mi