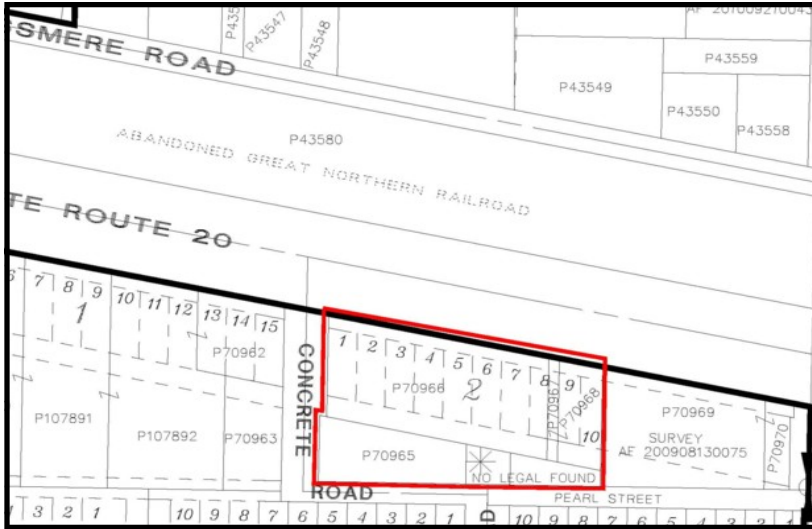




LEARNED COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



For Sale

**Nhn State Route 20
Concrete, WA 98237**

- ◆ 1.46+/- Acre
- ◆ 300+/- feet SR 20 frontage
- ◆ Borders Concrete City limits
- ◆ Zoned Urban Reserve Commercial Industrial
- ◆ Three phase power, water close, no sewer or gas
- ◆ Will consider owner contract, trade, or cash offer
- ◆ \$199,000.00

Note: Managing member of owner is a WA state real estate licensee

CLAY LEARNED

108 Gilkey Road, Burlington, WA 98233
ph: 360-757-3888 fx: 360-757-1850
clay@claylearned.com

All info deemed reliable however verification recommended

SURVEY
AF 201009210043

P43565

P43546

P43547

P43548

SSMERE ROAD

P43549

P43559

P43550

P43558

P43580

ABANDONED GREAT NORTHERN RAILROAD

TE ROUTE 20

6	7	8	9	10	11	12	13	14	15
		1							

P70962

CONCRETE ROAD

1	2	3	4	5	6	7	8	9	10
				2					

P70966

P70967

P70968

P70965

NO LEGAL FOUND

P70969

SURVEY
AF 200908130075

P70970

P107891

P107892

P70963

4 3 2 1

10 9 8 7 6 5 4 3 2 1

ROAD

PEARL STREET

975

P70971

P70973

972

P70974

VEY
201030111

SKAGIT COUNTY COMPREHENSIVE PLAN Designations And ZONING DISTRICTS

* December 23, 2008

LEGEND

URBAN

[Incorporated Areas]

UGA ZONING

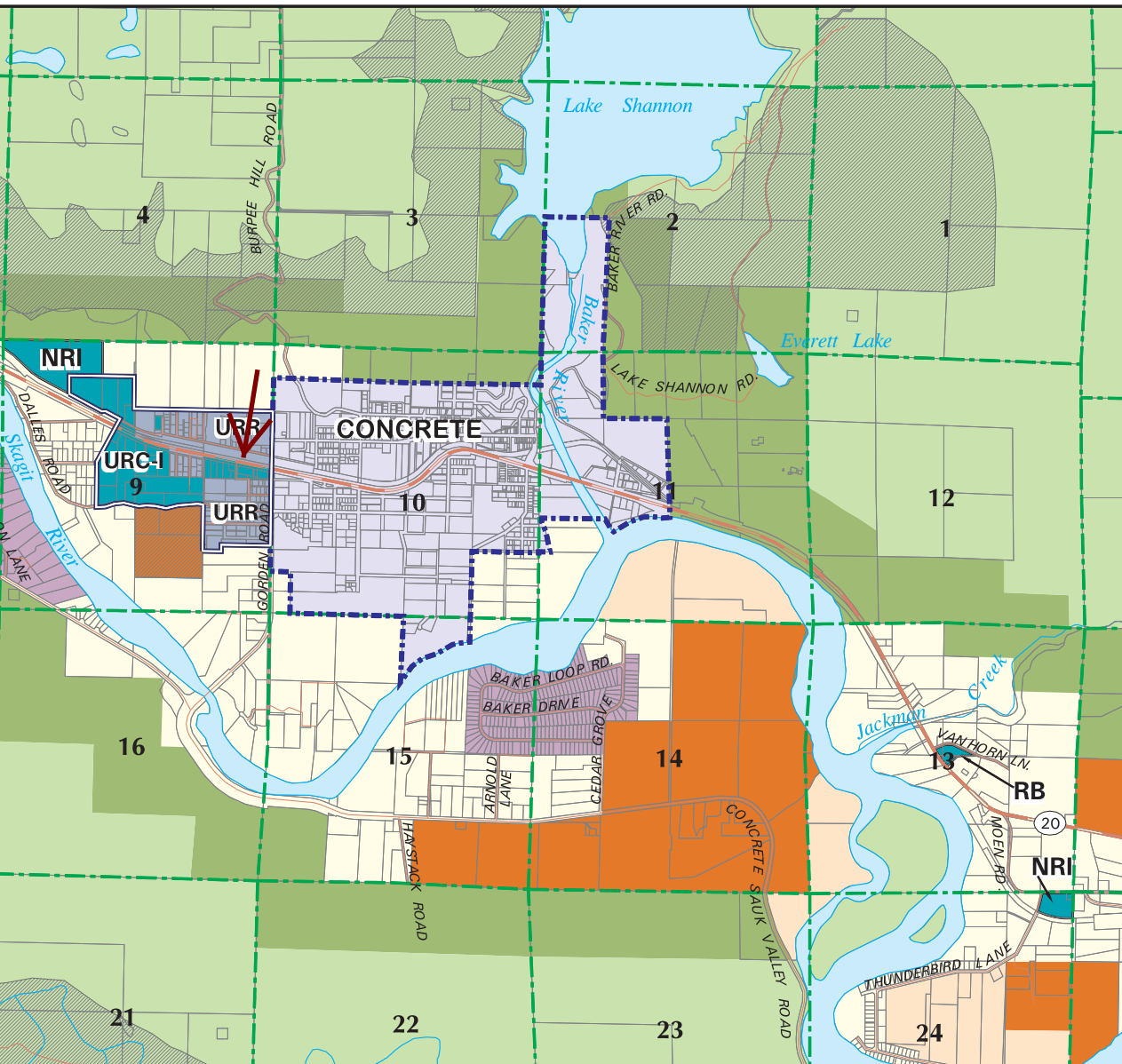
- [UGA] Urban Growth Area
- [AVR] Aviation Related
- [BR-CC] Bayview Ridge Community Center
- [BR-HI] Bayview Ridge Heavy Industrial
- [BR-LI] Bayview Ridge Light Industrial
- [BR-R] Bayview Ridge Residential
- [BR-URv] Bayview Ridge Urban Reserve
- [URR] Urban Reserve Residential
- [URC-I] Urban Reserve Commercial Industrial
- [URP-OS] Urban Reserve Public Open Space
- Urban Development Districts
 - [A-UD] Anacortes Urban Development District
 - [L-UD] LaConner Urban Development District
 - [MV-UD] Mount Vernon Urban Development District
- [H-R] Hamilton Residential
- [H-I] Hamilton Industrial
- [R] Residential (Swinomish UGA)
- [C] Commercial (Swinomish UGA)

RURAL

- [RRv] Rural Reserve
- [H-URv] Hamilton Urban Reserve
- [RI] Rural Intermediate
- [RVR] Rural Village Residential

NATURAL RESOURCE LAND

- [RRc-NRL] Rural Resource - NRL



(d) On-site hazardous waste treatment and storage facilities that are an accessory use to an otherwise permitted use on the site, provided such facilities are greater than 500 feet from the nearest residence and comply with the State Hazardous Waste Siting Standards and County and State Environmental Policy Act requirements and the Clean Water Act.

(e) Recreational racetracks.

(6) Additional Special Uses in Heavy Industrial Zone. The following additional special uses shall be permitted, subject to a Hearing Examiner review and recommendation, provided, that the Hearing Examiner must find that the proposed special use on-site operations do not pose any demonstrable threat of contamination to adjacent AG-NRL designated lands; provided, that all other applicable local, State and Federal regulations regarding environmental disturbance are met; and provided, that permanent land disposal of hazardous waste, oil refinery, mineral smelting and other similar operations shall not be allowed.

(a) Hazardous waste treatment and storage facilities that are a principal use of the property are permitted; provided, that such facilities comply with the State Hazardous Waste Siting standards and County and State Environmental Policy Act and Clean Water Act requirements. No treatment or storage of hazardous materials shall be permitted within 500 feet of the nearest residence.

(b) Solid waste processing, recycling and transfer facilities.

(7) Dimensional Standards.

(a) Setbacks.

(i) Front: 35 feet.

(ii) Side: shall be in conformance with the adopted building code of Skagit County if adjacent to other commercial/industrial zoning designations, and 50 feet if adjacent to other zoning designations.

(iii) Rear: shall be in conformance with the adopted building code of Skagit County if adjacent to other commercial/industrial zoning designations and 50 feet if adjacent to other noncommercial/industrial zoning designations.

(iv) Accessory: same as principal buildings.

(v) Setbacks from NRL lands shall be provided per SCC [14.16.810](#)(7).

(b) Maximum height: consistent with the adopted building code of Skagit County and shall conform to applicable Federal Aviation Administration regulations concerning height restrictions when located within the Airport Environs Overlay, SCC [14.16.210](#).

(8) Landscaping shall be provided as required by SCC [14.16.830](#).

(9) Additional requirements related to this zone are found in SCC [14.16.210](#), [14.16.600](#) through [14.16.900](#) and the rest of the Skagit County Code. (Ord. O20080012 (part); Ord. O20070009 (part); Ord. O20060007 Exh. D § 4; Ord. 17938 Attch. F (part), 2000)

14.16.195 Urban Reserve Commercial-Industrial (URC-I).

(1) Purpose. The purpose of the Urban Reserve Commercial-Industrial district is to allow for limited commercial, industrial, or other nonresidential uses of the land in certain unincorporated UGAs at lower than urban intensities and without requiring the provision of urban services and/or utilities. The Urban Reserve Commercial-Industrial district is also intended to reserve the remainder of the land for more intensive urban commercial/industrial development in the future. More intensive development than that allowed under the Urban Reserve Commercial-Industrial district will require annexation to the appropriate jurisdiction or will require approval of an urban reserve development permit pursuant to SCC [14.16.910](#).

(2) Permitted Uses.

(a) Art galleries and studios.

(b) Business offices.

(c) Community club/grange hall.

- (d) Family day care provider.
- (e) Gasoline service stations and automobile repair garages conducted inside a building.
- (f) Historic sites open to the public.
- (g) Indoor or outdoor storage facilities, excluding unlicensed and inoperable vehicles.
- (h) Kennel, day-use.
- (i) Loft living quarters above store fronts.
- (j) Mini-storage.
- (k) Minor public uses.
- (l) Natural resource support services, including office uses and wholesale, retail and service businesses serving local natural resource industries, and sales, storage, parts and repair of equipment and supplies for natural resource industries.
- (m) Outside sales of new and used vehicles, boats and mobile homes or equipment.
- (n) Owner operator/caretaker quarters accessory to primary use.
- (o) Pre-school.
- (p) Professional offices.
- (q) Production, repair, and servicing of specialized tools and equipment.
- (r) Provision of services, including professional, management, consulting, construction, and repair services.
- (s) Restaurants.
- (t) Retail and wholesale nurseries/greenhouses.
- (u) Small animal clinic/hospital.
- (v) Small retail and service businesses.
- (w) Small scale production or manufacture of products and goods, including food products, furniture, apparel, artwork, metal products, and wood products.
- (x) Warehouses and distribution and wholesale uses.
- (3) Administrative Special Uses.
 - (a) Active recreational facilities.
 - (b) Expansion of existing major public uses up to 3,000 square feet.
 - (c) Kennels.
 - (i) Boarding kennel.
 - (ii) Limited kennel.
 - (d) Large animal clinic/hospital.
 - (e) Minor utility developments.
 - (f) Parks, specialized recreational facility.
 - (g) Personal wireless services towers, subject to SCC [14.16.720](#).
 - (h) Race track, indoor.
 - (i) Temporary events.
 - (j) Trails and primary and secondary trailheads.
- (4) Hearing Examiner Special Uses.
 - (a) Church.
 - (b) Group care facility.
 - (c) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
 - (d) Major utility developments.
 - (e) Storage of unlicensed/inoperable vehicles.
- (5) Dimensional Standards. The following dimensional requirements shall apply, unless the project receives an urban reserve development permit, pursuant to SCC [14.16.910](#), in which case the development standards, any design review standards, landscaping, parking, and signage standards from the applicable city code in whose UGA the project is located shall apply.
 - (a) Setbacks, Primary and Accessory Structure.
 - (i) Front: 35 feet.

(ii) Side and rear: None on interior lot lines adjacent to other commercial designations. On lot lines adjacent to other land use designations: side: 15 feet; rear: 20 feet.

(b) Setbacks from NRL lands shall be provided per SCC [14.16.810](#)(7).

(c) Maximum building height: 30 feet or shall conform to the Skagit County Building Code.

(i) Height Exemptions. Flagpoles, ham radio antennas, church steeples, and fire towers are exempt. The height of personal wireless services towers are regulated in SCC [14.16.720](#).

(d) Maximum Size Limits. Total gross building area of primary and accessory uses shall not exceed 5,000 square feet of new construction per parcel, calculated on a cumulative basis after August 26, 2003, unless the owner has obtained an urban reserve development permit pursuant to SCC [14.16.910](#).

(e) Minimum lot size: 5 acres or 1/128th of section; unless the owner has obtained an urban reserve development permit, pursuant to SCC [14.16.910](#). No variances to this minimum lot size requirement shall be granted. Existing lots smaller than this minimum lot size shall be subject to the provisions of SCC [14.16.850](#), lot certification.

(f) Maximum lot coverage: 50%.

(6) Infrastructure Development Standards. Subdivisions of land, building permits, and land use actions which are allowed by this Section shall meet those development standards for infrastructure established by Chapter [14.18](#) SCC and applicable generally to land outside the unincorporated UGAs and the following additional requirements:

(a) If public water service is available, as a condition of any development approval in the unincorporated UGA, the property owner shall obtain a certificate of water availability for the proposed use from a public water utility, and connect to the water system. Fire flow requirements shall be as specified in Chapter [14.28](#) SCC, Appendix A (Minimum Fire Flow Design Standards).

(b) Any short plat, subdivision, binding site plan, or other subdivision of land to the rural densities or sizes permitted in this Section without obtaining an urban reserve development permit shall contain a notation on the face of the short plat, subdivision, binding site plan, or other subdivision of land that identifies an area within the parcel where structures are not permitted to accommodate future rights-of-way for urban transportation infrastructure and utilities that will be required when the property is further subdivided and developed at urban densities and land uses.

(i) This area of restriction may be modified administratively, at the request of the property owner, without requiring an amendment to the short plat, subdivision, binding site plan, or other subdivision of land.

(ii) The County shall consult with the city in whose UGA the property is located and base its determination of the appropriate location and width of these reserve areas on the development regulations and planning documents of the city in whose UGA the property is located.

(iii) The note on the face of the short plat, subdivision, binding site plan, or other subdivision of land shall specify that when the property is further subdivided for urban densities and land uses and when dedication of rights-of-way for roads and utilities is completed as part of that future subdivision and urban development approval, the permanent structures restriction contained in the initial short plat, subdivision, binding site plan, or other subdivision of land shall expire and shall be replaced with that future dedication.

(c) Nothing in this Section shall preclude Skagit County from requiring that additional infrastructure, including transportation, fire, police, and parks, be provided as a condition of a specific development on a case-by-case basis, pursuant to SEPA, special studies, or other requirements and standards, under the process for approval provided in Skagit County development regulations for all developments. Skagit

County shall consider applicable municipalities' capital facilities plans for public facilities and services, together with all relevant facts, in establishing the conditions for approval, as provided by County ordinance.

(d) Maximum Wastewater Output. The proposed use or expansion added since August 26, 2003, shall generate an increase in wastewater output no greater than that generated by an equivalent single-family residential unit (ERU). For purposes of this Subsection, an ERU is defined as a structure or facility that does not exceed 20 fixture units under the Uniform Plumbing Code as adopted by Skagit County. The County shall not permit a nonresidential development in this zone that exceeds 20 fixture units, unless the proposed use and associated wastewater generation is approved pursuant to an urban reserve development permit.

(e) In accordance with the Growth Management Act and the Skagit County Comprehensive Plan, cities are the units of local government most able to provide urban services, including services necessary to treat wastewater in this district. In the event that off-site treatment of wastewater is desired, such treatment services must be provided by the appropriate city government.

(7) Pedestrian Circulation. Pedestrian walkways shall be provided between parking areas and the uses served by that parking.

(8) Additional requirements related to this zone are found in SCC [14.16.800](#), [14.16.810](#), [14.16.830](#) (specifically Type III landscaping as required for RVC, RC, SSB and R zones), [14.16.840](#), [14.16.850](#), [14.16.870](#), [14.16.880](#) and the rest of the Skagit County Code. (Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050007 § 4)

14.16.200 Aviation Related (AVR).

(1) Purpose. The purpose of the Aviation Related district is to provide a place for regional airfields and uses which require proximity and access to an established airfield. Land designated as AVR should be located adjacent and accessible to airport terminals, hangar areas, taxiways, and related facilities. Federal Aviation Administration regulations and the applicable Airport Master Plan for the airport facility under review further restrict building and site development within the AVR zone.

(2) Permitted Uses.

- (a) Air charter services.
- (b) Aircraft fueling.
- (c) Aircraft maintenance and repair.
- (d) Aircraft parking and hangars.
- (e) Aircraft related manufacturing.
- (f) Aircraft sales and sales of aircraft parts.
- (g) Airport including terminal facilities.
- (h) Aviation schools.
- (i) Regional airfields.
- (j) Restaurant.
- (k) Temporary events related to aviation uses.
- (l) Uses that require or utilize aviation access and those that serve the aviation industry and/or air passengers.
- (m) Uses accessory or related to aviation, such as aviation-related navigation aids.
- (n) Uses permitted in the BR-LI zone.
- (o) Vehicle rental.
- (p) Warehousing for airport users.

(3) Administrative Special Uses.

- (a) Expansion of existing major public uses up to 3,000 square feet.
- (b) Minor public uses.
- (c) Minor utility developments.
- (d) Temporary events.



Site Type: Radius	Concrete Washington, United States Radius: 5.0 mile	Concrete Washington, United States Radius: 10. mile	Concrete Washington, United States Radius: 30. mile
2008 Population			
Total Population	3,526	5,127	112,631
Male Population	49.9%	50.3%	49.8%
Female Population	50.1%	49.7%	50.2%
Median Age	39.4	39.8	36.4
2008 Income			
Median HH Income	\$40,553	\$42,487	\$54,726
Per Capita Income	\$18,269	\$19,645	\$24,567
Average HH Income	\$47,577	\$51,524	\$66,453
2008 Households			
Total Households	1,337	1,926	41,248
Average Household Size	2.64	2.66	2.69
1990-2000 Annual Rate	3.05%	3.03%	2.68%
2008 Housing			
Owner Occupied Housing Units	58.2%	61.1%	64.9%
Renter Occupied Housing Units	20.9%	19.4%	25.3%
Vacant Housing Units	20.9%	19.5%	9.7%
Population			
1990 Population	2,119	3,042	72,290
2000 Population	2,872	4,147	96,297
2008 Population	3,526	5,127	112,631
2013 Population	4,013	5,819	124,640
1990-2000 Annual Rate	3.09%	3.15%	2.91%
2000-2008 Annual Rate	2.52%	2.6%	1.92%
2008-2013 Annual Rate	2.62%	2.56%	2.05%

In the identified market area, the current year population is 112,631. In 2000, the Census count in the market area was 96,297. The rate of change since 2000 was 1.92 percent annually. The five-year projection for the population in the market area is 124,640, representing a change of 2.05 percent annually from 2008 to 2013. Currently, the population is 49.8 percent male and 50.2 percent female.

Households	Concrete Washington, United States Radius: 5.0 mile	Concrete Washington, United States Radius: 10. mile	Concrete Washington, United States Radius: 30. mile
1990 Households	808	1,158	27,069
2000 Households	1,091	1,561	35,271
2008 Households	1,337	1,926	41,248
2013 Households	1,519	2,182	45,650
1990-2000 Annual Rate	3.05%	3.03%	2.68%
2000-2008 Annual Rate	2.5%	2.58%	1.92%
2008-2013 Annual Rate	2.59%	2.53%	2.05%

The household count in this market area has changed from 35,271 in 2000 to 41,248 in the current year, a change of 1.92 percent annually. The five-year projection of households is 45,650, a change of 2.05 percent annually from the current year total. Average household size is currently 2.69, compared to 2.68 in the year 2000. The number of families in the current year is 28,890 in the market area.

Housing

Currently, 64.9 percent of the 45,697 housing units in the market area are owner occupied; 25.3 percent, renter occupied; and 9.7 percent are vacant. In 2000, there were 39,014 housing units— 62.9 percent owner occupied, 27.5 percent renter occupied and 9.5 percent vacant. The rate of change in housing units since 2000 is 1.93 percent. Median home value in the market area is \$284,534, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 2.31 percent annually to \$318,939. From 2000 to the current year, median home value changed by 8.52 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



Site Type: Radius	Concrete Washington, United States Radius: 5.0 mile	Concrete Washington, United States Radius: 10. mile	Concrete Washington, United States Radius: 30. mile
Median Household Income			
1990 Median HH Income	\$23,365	\$23,036	\$28,646
2000 Median HH Income	\$32,156	\$34,235	\$42,817
2008 Median HH Income	\$40,553	\$42,487	\$54,726
2013 Median HH Income	\$47,101	\$49,221	\$62,765
1990-2000 Annual Rate	3.24%	4.04%	4.1%
2000-2008 Annual Rate	2.85%	2.65%	3.02%
2008-2013 Annual Rate	3.04%	2.99%	2.78%
Per Capita Income			
1990 Per Capita Income	\$9,768	\$9,871	\$12,935
2000 Per Capita Income	\$15,129	\$16,451	\$19,898
2008 Per Capita Income	\$18,269	\$19,645	\$24,567
2013 Per Capita Income	\$20,420	\$21,796	\$28,099
1990-2000 Annual Rate	4.47%	5.24%	4.4%
2000-2008 Annual Rate	2.31%	2.17%	2.59%
2008-2013 Annual Rate	2.25%	2.1%	2.72%
Average Household Income			
1990 Average Household Income	\$26,747	\$26,226	\$34,412
2000 Average Household Income	\$38,835	\$42,851	\$54,052
2008 Average HH Income	\$47,577	\$51,524	\$66,453
2013 Average HH Income	\$53,267	\$57,352	\$76,110
1990-2000 Annual Rate	3.8%	5.03%	4.62%
2000-2008 Annual Rate	2.49%	2.26%	2.54%
2008-2013 Annual Rate	2.28%	2.17%	2.75%

Households by Income

Current median household income is \$54,726 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$62,765 in five years. In 2000, median household income was \$42,817, compared to \$28,646 in 1990.

Current average household income is \$66,453 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$76,110 in five years. In 2000, average household income was \$54,052, compared to \$34,412 in 1990.

Current per capita income is \$24,567 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$28,099 in five years. In 2000, the per capita income was \$19,898, compared to \$12,935 in 1990.

Population by Employment

Total Businesses	79	142	6,089
Total Employees	279	526	35,339

Currently, 94.6 percent of the civilian labor force in the identified market area is employed and 5.4 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.7 percent of the civilian labor force, and unemployment will be 5.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 65.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.6 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 51.5 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 17.8 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 30.8 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 77.2 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 27.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 14.8 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 29.1 percent were high school graduates only (29.6 percent in the U.S.)
- 9.9 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.3 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 6.8 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)