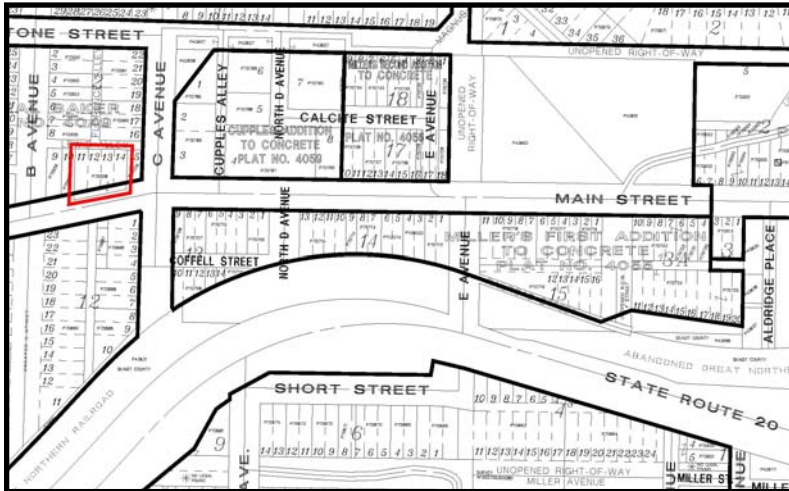




LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



For Sale

n/n Main Street
Concrete, WA 98237

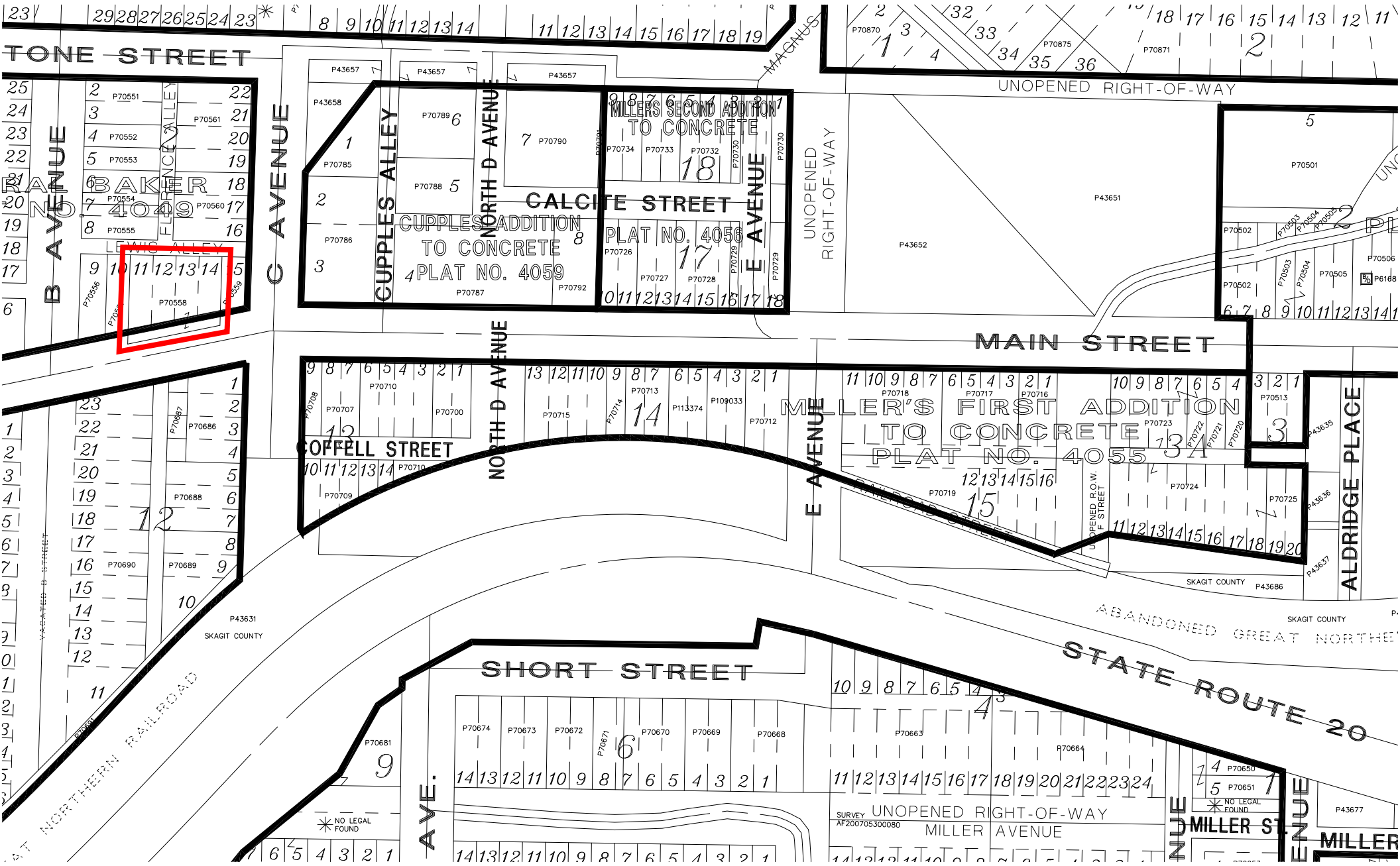
- ◆ 12,000+/- sf lot
- ◆ Main Street frontage
- ◆ Across street from Post Office
- ◆ Zoned Commercial/Industrial
- ◆ Water & sewer abut property
- ◆ Will consider owner contract, or trade.
- ◆ \$49,950.00

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



TONE STREET

B AVENUE

C AVENUE

NORTH D AVENUE

E AVENUE

MAIN STREET

COFFELL STREET

SHORT STREET

STATE ROUTE 20

AVE.

ALDRIDGE PLACE

MILLER STREET

MILLER

25
24
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P70551
P70552
P70553
P70554
P70555
P70556
P70558

BAKER
LEWIS ALLEY
CUPPLES ALLEY

1
2
3

4
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P70785
P70786
P70787
P70788
P70789
P70790
P70791
P70792

CUPPLES ALLEY
NORTH D AVENUE
E AVENUE

MILLER'S SECOND ADDITION TO CONCRETE
CALCIFE STREET
CUPPLES ADDITION TO CONCRETE
PLAT NO. 4059
PLAT NO. 4056

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P70870
P70875
P70871

UNOPENED RIGHT-OF-WAY

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P70501
P70502
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P70504
P70505
P70506
P6168

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P70708
P70710
P70700
P70715
P70714
P70713
P113374
P109033
P70712

NORTH D AVENUE

COFFELL STREET

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P70718
P70717
P70716
P70723
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P70721
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P70719
P70724
P70725

E AVENUE

MILLER'S FIRST ADDITION TO CONCRETE
PLAT NO. 4055

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P70687
P70686
P70688
P70690
P70689

NORTHERN RAILROAD

14
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P70674
P70673
P70672
P70671
P70670
P70669
P70668
P70663
P70664

AVE.

SHORT STREET

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P70650
P70651

UNOPENED RIGHT-OF-WAY
MILLER AVENUE

NO LEGAL FOUND

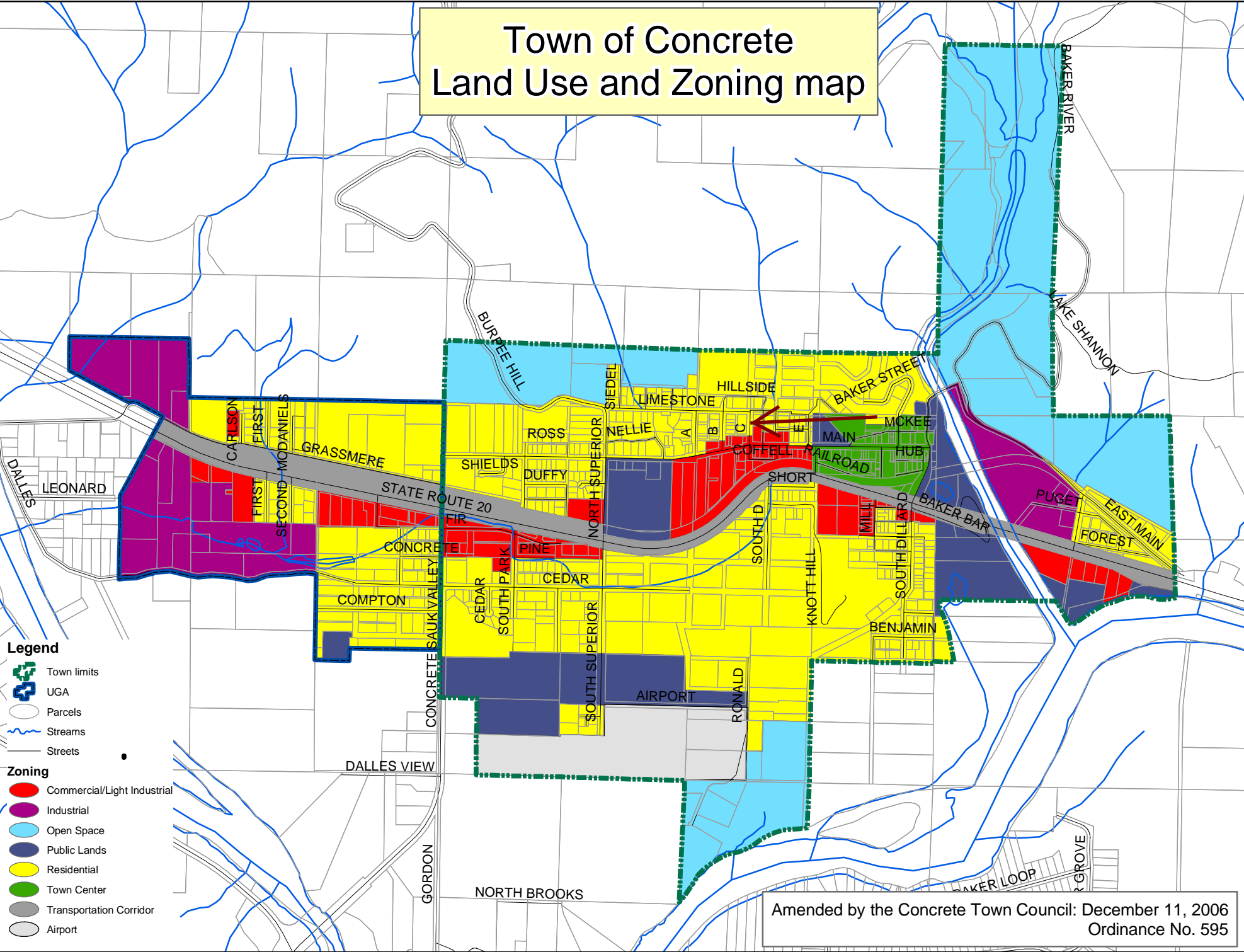
* NO LEGAL FOUND

SURVEY UNOPENED RIGHT-OF-WAY
AT 200705300080 MILLER AVENUE

* NO LEGAL FOUND

P43677

Town of Concrete Land Use and Zoning map



- Legend**
- Town limits
 - UGA
 - Parcels
 - Streams
 - Streets
- Zoning**
- Commercial/Light Industrial
 - Industrial
 - Open Space
 - Public Lands
 - Residential
 - Town Center
 - Transportation Corridor
 - Airport

Amended by the Concrete Town Council: December 11, 2006
Ordinance No. 595

Chapter 19.33**CL – COMMERCIAL/LIGHT
INDUSTRY DISTRICT**

Sections:

- 19.33.010 Intent.
- 19.33.020 Permitted primary uses.
- 19.33.030 Accessory uses.
- 19.33.040 Uses requiring permit.
- 19.33.050 Development standards.
- 19.33.060 Supplemental development standards.

19.33.010**Intent.**

The intent and objective of this classification and its application is to set apart that portion of the town which forms the financial, commercial, light industrial, governmental, professional, and cultural activities all of which have common or similar performance standards in that they represent types of enterprises involving the rendering of services, or on-premises retail or wholesale activities. This district is intended as a sanctuary for light, clean businesses usually of a light manufacturing or storage nature, or on-premises retail activities. These businesses have very little process visibility. They should generate little air or water pollution, noise or objectionable odors. Outdoor storage is limited. Wholesale and retail sales are permitted. [Ord. 464 § 10.33.010, 2001; Ord. 426 § 10.33.010, 1998]

19.33.020**Permitted primary uses.**

Hereafter, all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this chapter:

- (1) Administrative, educational and other related activities and facilities subordinate to a permitted use on the same premises as the principal use;
- (2) Apartments, including multifamily dwellings provided they are located in a multi-story building the ground floor of which must contain at least 50 percent by area a different permitted use as listed in this section; and provided that they are connected to the public sanitary sewer;
- (3) Art, music and photography studios;
- (4) Parking facilities;
- (5) Banking and related financial institutions;
- (6) Bread and pastry bakeries;
- (7) Caretaker apartment;
- (8) Civic, social, and fraternal clubs;
- (9) Convenience stores;
- (10) Day-care, including family day-care homes and child day-care centers as defined by DSHS, preschools or nursery schools;
- (11) Delicatessens;
- (12) Dry cleaning and laundry services;
- (13) Existing logging company;
- (14) Factory outlets;
- (15) Fire stations;
- (16) Funeral homes;
- (17) Grocery stores;
- (18) Hobby shops;
- (19) Hospitals, to include small animal, but does not allow outside runs or kennels;

- (20) Hotels;
 - (21) Laundry, self-service;
 - (22) Light manufacturing, fabricating, processing, packing or storage uses except:
 - (a) Any use having the primary function of storing, utilizing or manufacturing explosive materials.
- Any principal use involving the rendering of fats, the slaughtering of fish or meat;
- (23) Liquor store;
 - (24) Meeting rooms and/or reception facilities;
 - (25) Motels;
 - (26) News syndicate services;
 - (27) Newsstands;
 - (28) Nursing homes;
 - (29) Parks, parkways, recreational facilities, trails and related facilities;
 - (30) Personal service shops;
 - (31) Pharmacies;
 - (32) Printing and publishing;
 - (33) Professional offices;
 - (34) Radio and television broadcasting studios;
 - (35) Retail stores and shops, including department and variety stores which offer for sale the following and similar related goods:
 - (a) Antiques;
 - (b) Art supplies;
 - (c) Automobile parts and accessories, excludes service and machine shops;
 - (d) Baked goods;
 - (e) Beverages;
 - (f) Bicycles;
 - (g) Books and magazines;
 - (h) Candy, nuts, and confectionery;
 - (i) Clothing;
 - (j) Computers;
 - (k) Dairy products;
 - (l) Dry goods;
 - (m) Flowers and house plants;
 - (n) Fruits and vegetables;
 - (o) Furniture and home furnishings;



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.)