



Land | For Sale

Marysville Development Opportunity

15223 Smokey Point Boulevard
Marysville, WA

Contact Us

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Shovel Ready Development or Land Bank

Prime 3.17-acre site at Smokey Point Blvd and 152nd St NE in Marysville's rapidly growing auto and commercial corridor. This site underwent a full entitlement, planning, and permitting process for an auto dealership. It is shovel-ready and zoned General Commercial, allowing for a range of developments including auto/equipment sales, retail, light industrial, manufactured housing, or some multi-family uses.

This property offers exceptional visibility, freeway access, and long-term investment upside in one of Snohomish County's most active development zones. Modify existing plans, bring your own, or land bank! Schedule a tour today.

Size

138 K
SQUARE FEET

3.17
ACRES



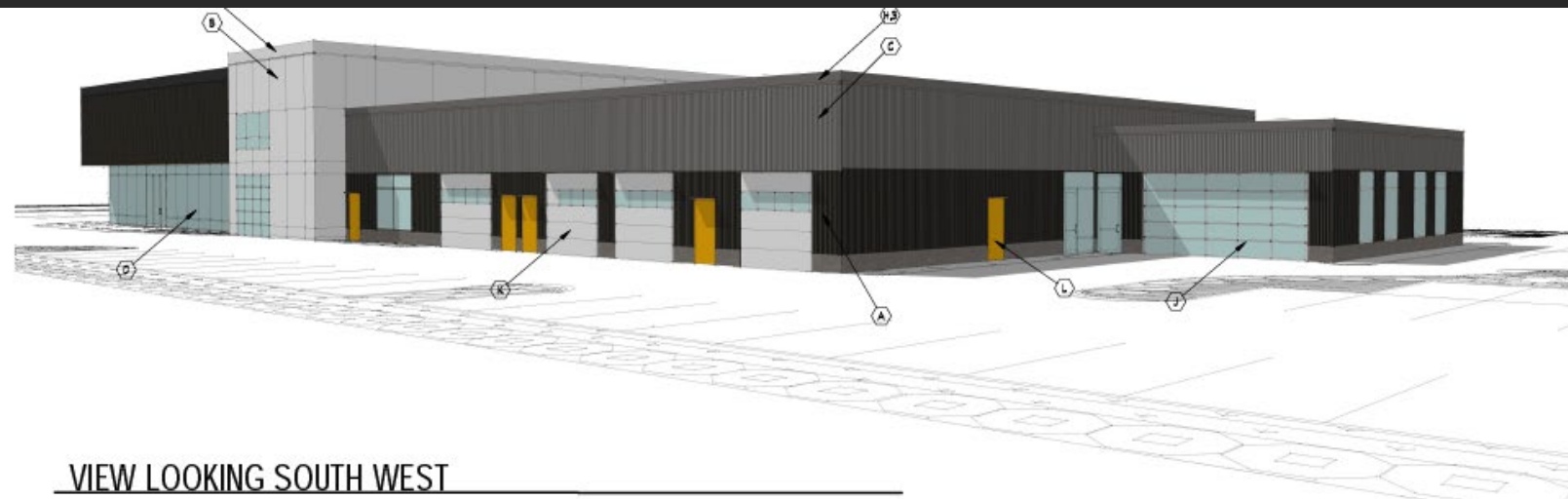
*Site Boundaries
are Approximate

Property Info

- + **Price:** *Call Broker for Pricing
- + **Tax Parcels (3):** 310533-002-052-00, 310533-002-053-00, 310533-002-009-00
- + **Size:** ±138,000 SF site (3.17 Acres)
- + **Zoning:** General Commercial (GC)
- + Manufacturing Industrial Center (MIC)
- + Marysville North Opportunity Zone
- + All Utilities Available

Completed Planning, Permitting, & Site Work

- ✓ Site plan approved by city
- ✓ Insurance certificate in place
- ✓ Preliminary architecture and structural design enabling shortened development timelines.
- ✓ Preliminary geotechnical engineering study, confirming ground stability for construction
- ✓ Long-term groundwater monitoring confirms project viability
- ✓ Wetland report finalized, review completed and cleared



Flexible Zoning, Development Options

- ✓ Auto Dealerships
- ✓ Boat, RV, and equipment sales and repair
- ✓ Industrial: Warehouse with showroom, contractor headquarters, light manufacturing plant.
- ✓ Retail: Pad retail, QSR, Big Box, Fuel, Convenience
- ✓ Mobile home park / manufacturing housing development

Marysville Market & Demographics

The Marysville–Smokey Point area has rapidly emerged as one of Snohomish County’s most dynamic growth corridors, fueled by robust population growth, strategic infrastructure investment, and a pro-development municipal climate. Located just 35 miles north of Seattle with direct access to I-5, the Smokey Point district serves as a key commercial and industrial hub within the greater North Puget Sound region.

In recent years, Smokey Point has evolved into a regional destination for auto retail, anchored by high-profile dealerships such as Marysville Toyota, Rairdon’s Honda, and Kendall Ford and Subaru. The area has quickly developed into a dealership row, with multiple new franchises opening down along Smokey Point Blvd.

The activity has created a critical mass of automotive traffic and consumer awareness, offering significant synergies for new entrants and related commercial uses. The ongoing construction of a full I-5 interchange at 156th Street NE—just blocks from the offered property—is expected to dramatically enhance regional accessibility.

The City of Marysville and regional stakeholders have also positioned Smokey Point as a premier location for long-term investment through strategic zoning and incentive programs. The subject property is located within a federally designated Opportunity Zone, offering compelling tax benefits for long-term investors and developers.

The flexible General Commercial (GC) zoning allows for a range of high-value uses including auto dealerships, retail, manufactured housing communities, and certain light industrial operations. The combination of policy support, shovel-ready infrastructure, and a growing consumer base creates an ideal environment for development or land banking.

Investors seeking exposure to a proven and expanding commercial submarket will find Marysville/Smokey Point a uniquely positioned opportunity, underpinned by rapid population growth, improving freeway access, and ongoing private sector investment. Don’t miss a rare chance to secure a prime position in one of Washington’s fastest growing markets

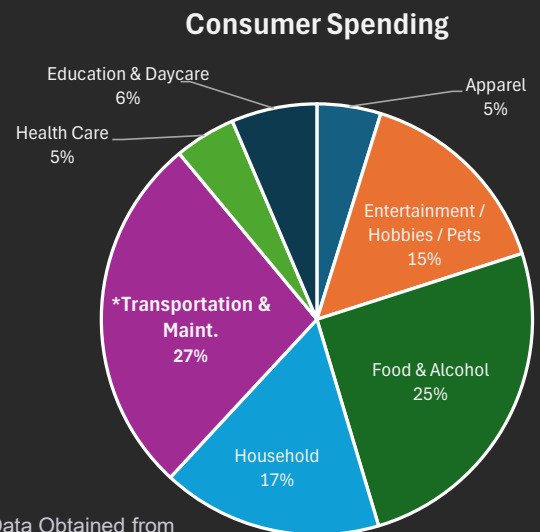
Population		
	<u>Within 5 Miles</u>	<u>Within 10 Miles</u>
2020	73,219	178,973
2024	74,432	184,856
2029 (Proj.)	77,699	193,514

Number of Households		
	<u>Within 5 Miles</u>	<u>Within 10 Miles</u>
2020	26,482	64,672
2024	26,960	66,777
2029 (Proj.)	28,175	69,950

Average Cars per Households		
	<u>Within 5 Miles</u>	<u>Within 10 Miles</u>
	2	2

Average Household Income		
	<u>Within 5 Miles</u>	<u>Within 10 Miles</u>
	\$112,784	\$115,632

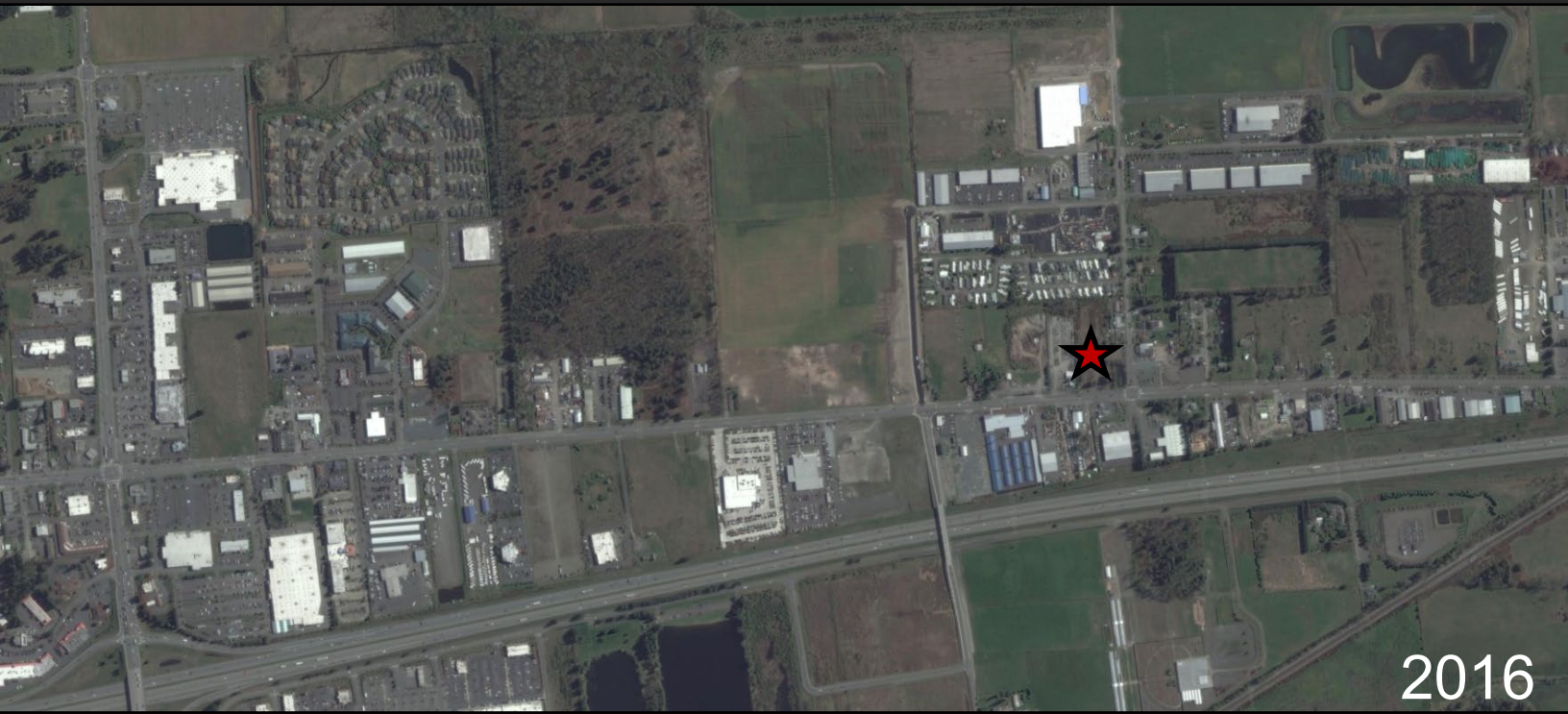
Daily Traffic Volume	
152nd & Smokey Point Blvd	17,296



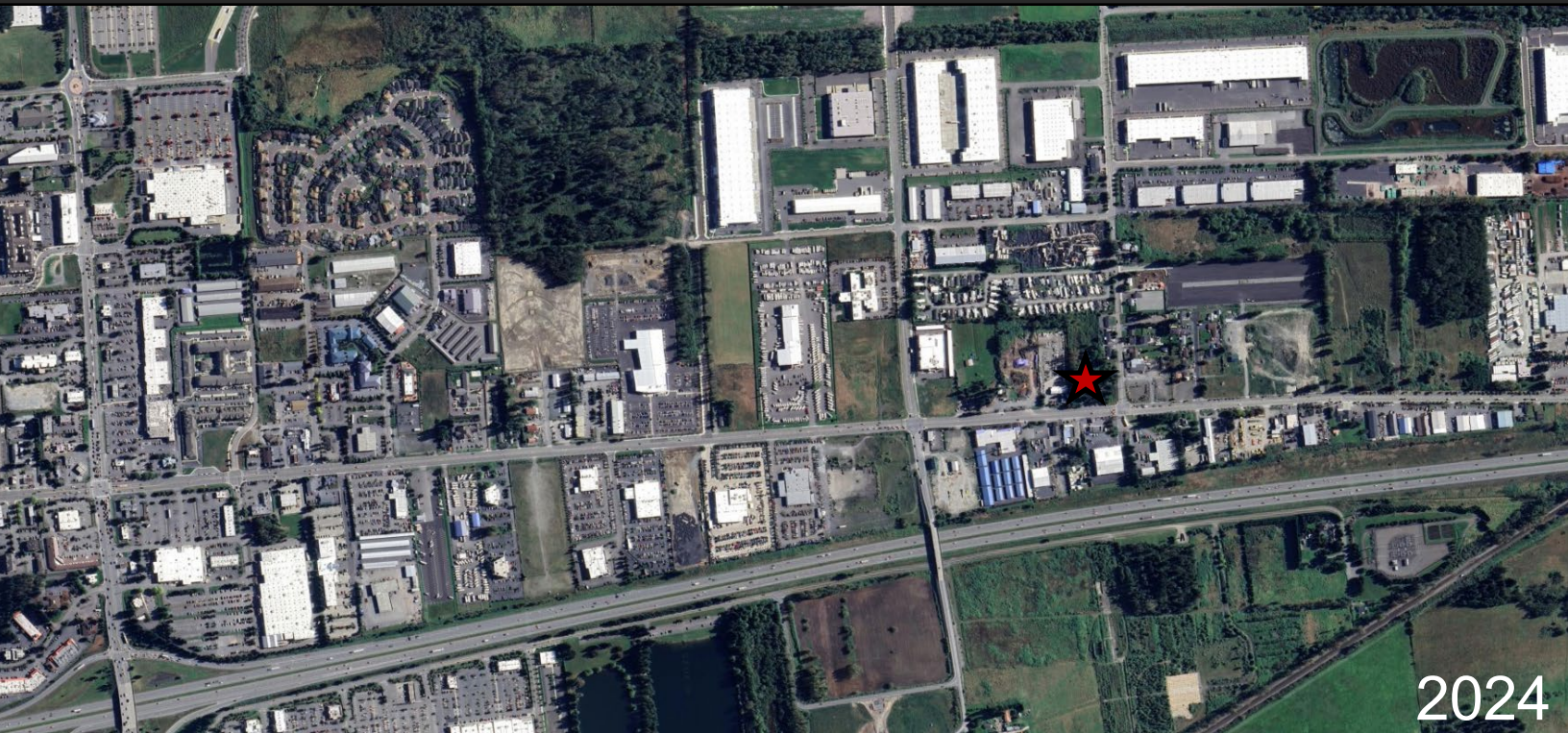
*Data Obtained from CoStar

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Development Boom



Neighborhood Map



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