



2.29 Acre, Multi-Parcel
Ideal for hotel, retail with
fuel/convenience, office, medical,
restaurant, and mixed-use
development.

In the Central Marysville
Redevelopment Master Plan Zone
(Expected Completion 2022)

Less than 1.5 Mile from the Seattle
Premium Outlet and Tulalip Resort

FOR SALE

HIGHWAY OFF-RAMP DEVELOPMENT SITE

11520 37th St NE & 3628 116th St NE

Marysville, Washington 98271 - 8457

HIGHWAY OFF-RAMP DEVELOPMENT SITE – MARYSVILLE, WA

We are pleased to present an incredible opportunity in Marysville WA.

Highway Off-Ramp Development Site is suitable for hotels, retail buildings with gas/convenience stores, professional office buildings, restaurants, and more.

Lively Marysville corridor with high traffic flow and excellent visibility.

Minutes away from I-5 Exit. Less than 1.5 Mile from the Seattle Premium Outlet and Tulalip Resort.

Located in the Central Marysville Redevelopment Master Plan zone!



	Population	Average HH Income
Mile 1	3,328	\$76,069
Mile 3	25,358	\$69,660
Mile 5	52,532	\$70,596

HIGHWAY OFF-RAMP DEVELOPMENT SITE

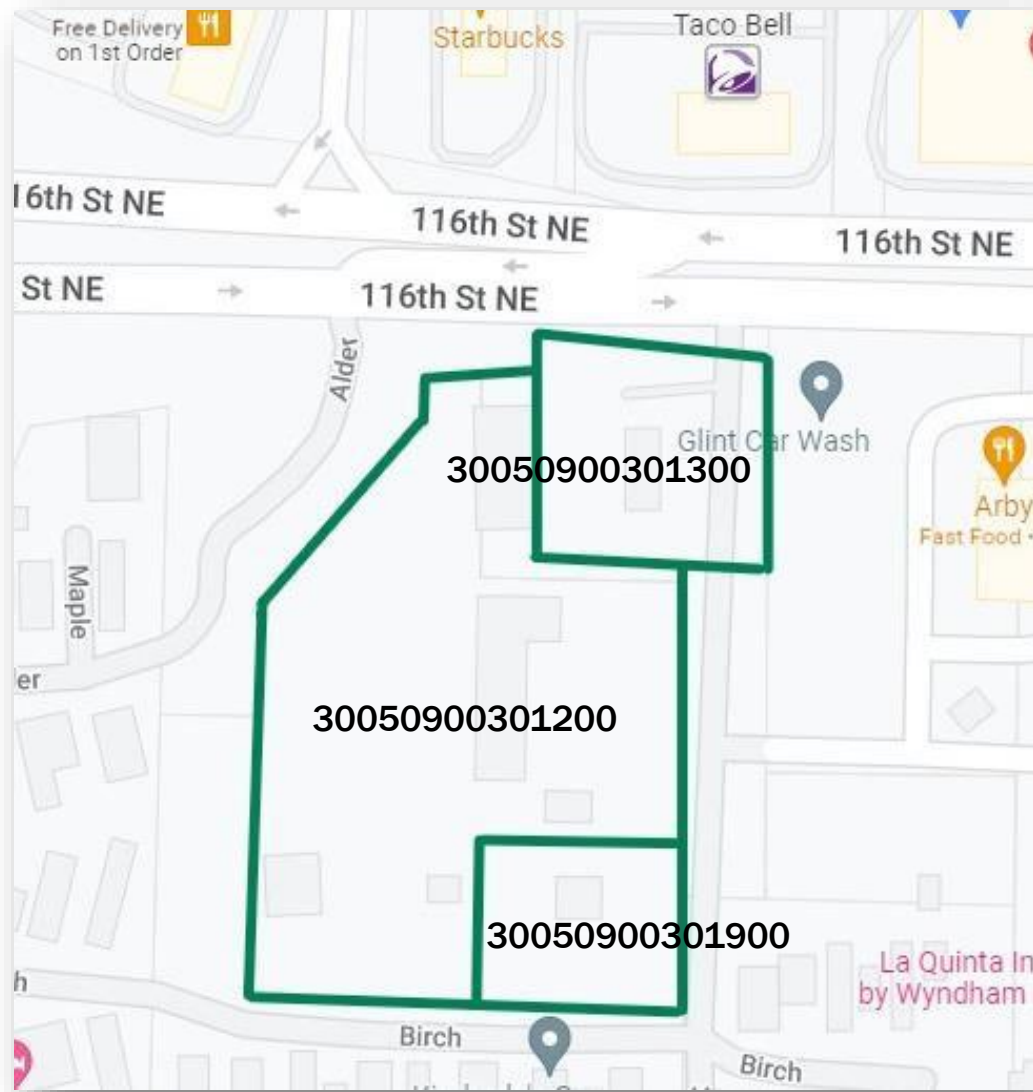
Asking Price	\$ 4,290,000
Price Per SQFT	\$ 43.01
Zoning	Community Business
Opportunity Type	Development
Total Land Area	2.29 Acre
Existing Building	Residential Duplex
Sewer Electricity Gas Storm System	At Site
Parcel Numbers	30050900301200 30050900301300 30050900301900



CBF, LLC dba Genesis Realty | Chong Lee, des Broker | Email: wbico@yahoo.com | Tel: (425) 949-4989

CBF, LLC dba Genesis Realty | SK Kim, Senior Broker | Email: skkim.wa@gmail.com | Tel: (425) 900-7640

HIGHWAY OFF-RAMP DEVELOPMENT SITE – MARYSVILLE, WA



30050900301200

- Residential Duplex
- 1.33 Acre

30050900301300

- Vacant Lot
- 0.66 Acre

30050900301900

- Vacant Lot
- 0.66 Acre



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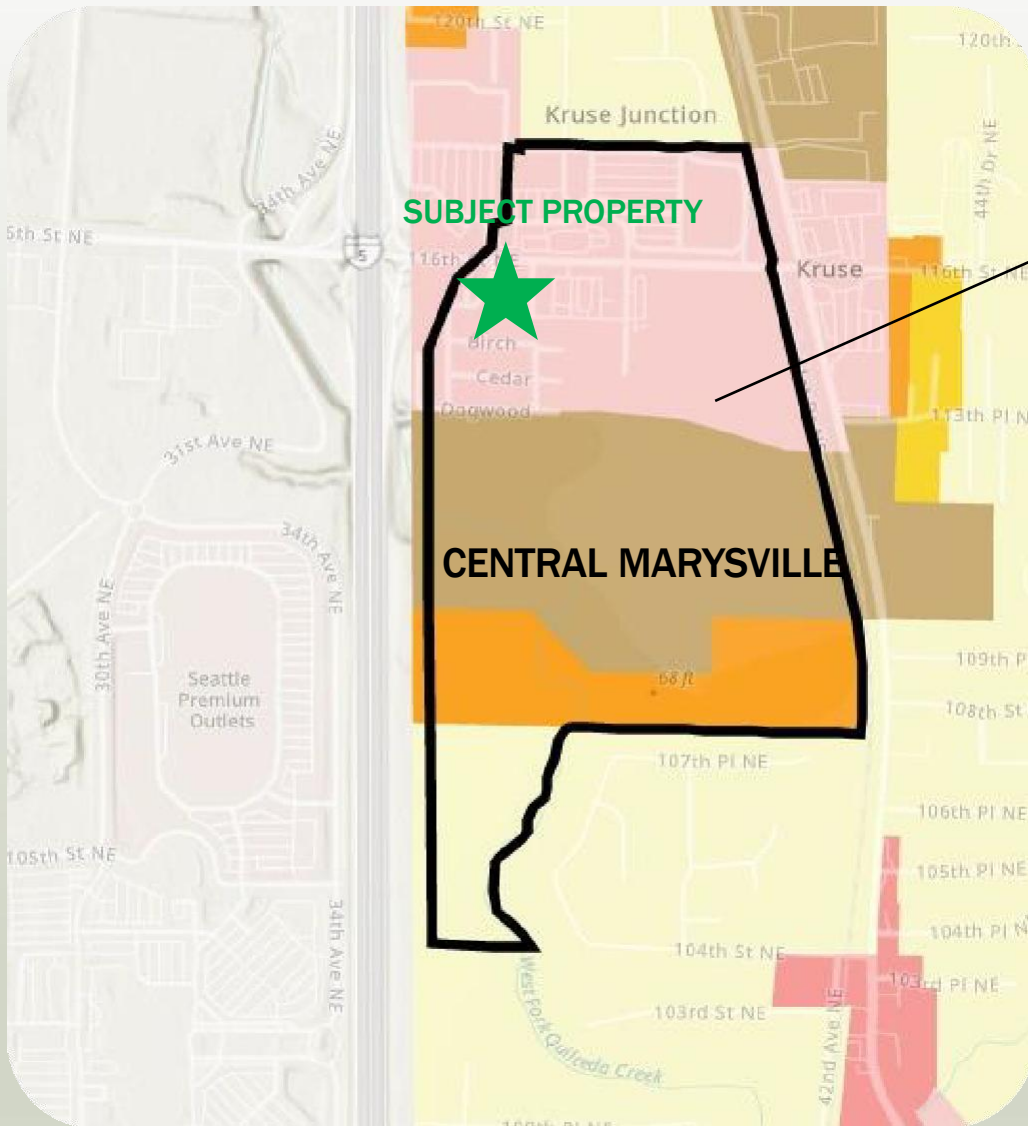
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116TH STREET MASTER PLAN

Connection between Marysville and the
Quil Ceda Village (Tulalip Reservation)

Allow Direct Access to Marysville and
Quil Ceda Village from Interstate 5

State Ave Corridor Widening Project
(2022)



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MARYSVILLE, WA



Situated between Seattle and Vancouver, B.C., Marysville is the second largest city in Snohomish County and one of the fastest growing city in the state of Washington. This business-friendly city offers great benefit such as no city B&O tax, Property Tax Exemption for qualifying businesses, and more! With rapidly developing infrastructures and excellent Transportation including adjacent freeway and railway, nearby airports and sea-ports, Marysville is an exceptional, fast growing business-ready city!