

FOR SALE

PRIME COMMERCIAL LAND

8 ACRES — SMOKEY POINT BOULEVARD

📍 15901 Smokey Point Blvd Marysville, WA 98271



**PRICE:
CALL BROKER**

JON BOCKMAN

📞 425-417-5391

✉️ jbockman@rainiercp.com

PRIME COMMERCIAL LAND 8 ACRES

SMOKEY POINT BOULEVARD 15901 Smokey Point Blvd | Marysville, WA 98271



8± acres of build-ready commercial land on the Smokey Point Boulevard corridor - one of the last large contiguous development sites in Snohomish County's fastest-growing commercial trade area.



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PROPERTY HIGHLIGHTS

8.0 Acres (348,480 SF)

Sale Price: Call Broker

- » Prime 8-acre development opportunity
- » Flat, development-ready site with existing infrastructure
- » Highly flexible LI-GC zoning supports a variety of commercial and industrial uses
- » City Storm hook up reserved and ready to hook up
- » All utilities available to site
- » Traffic credits available for purchase from seller
- » Ideal for owner-users, developers, or long-term investors
- » Positioned within a rapidly expanding trade area with strong growth fundamentals
- » 0.4 of a mile to future 156th Street North East I-5 Interchange



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ZONING & LAND USE

GENERAL COMMERCIAL (GC) | CASCADE INDUSTRIAL CENTER OVERLAY

15901 Smokey Point Boulevard is zoned General Commercial (GC) under the City of Marysville Municipal Code (MMC 22C.020) — the City's most flexible and intensive commercial designation, providing for the broadest mix of commercial, wholesale, service, and recreation/cultural uses with compatible storage and fabrication uses, serving regional market areas.

PERMITTED & ACCOMMODATED USES INCLUDE:

- » New and used vehicle sales, dealerships, and vehicle service/repair
- » Retail sales and regional-serving commercial
- » Restaurants, drive-through facilities, and hospitality
- » Professional and medical office
- » Wholesale trade, showroom, and distribution
- » Service commercial, recreation, and entertainment
- » Compatible light fabrication, assembly, and storage

PRIME AUTOMOTIVE OPPORTUNITY

Smokey Point has drawn strong demand from car dealerships — multiple new dealerships are open or in permitting along this highly visible, I-5-adjacent corridor, including Marysville Ford and Marysville Honda directly nearby. At 8 acres, the site delivers the scale modern dealership prototypes demand: showroom, service drive, parts department, and large-format inventory display with corridor frontage.

DEVELOPMENT INCENTIVES

- » 10-year property tax exemption on the value of new industrial/manufacturing construction (WA SB 5761; Marysville Ord. 3020)
- » Federal Opportunity Zone eligibility
- » Streamlined, industry-friendly permitting through the City of Marysville



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MARKET OVERVIEW

MARYSVILLE, WASHINGTON: A PRIME LOCATION FOR COMMERCIAL DEVELOPMENT

Located in the heart of Snohomish County, Marysville is one of Washington's fastest-growing cities — strategically positioned 35 miles north of Seattle and 10 miles north of Everett, with direct access to Interstate 5, major state highways, and the Everett–Boeing aerospace corridor.

The city's robust infrastructure, deep labor pool, and business-friendly climate have attracted a diverse industry base spanning retail, advanced manufacturing, logistics, technology, and healthcare. Continuous population growth and household income gains support strong demand for retail, automotive, industrial, and commercial development.

The subject property sits at the front door of the Cascade Industrial Center — a regionally designated Manufacturing Industrial Center spanning 4,000+ acres across Marysville and Arlington, projected to generate 20,000 family-wage jobs over the next decade. Recent arrivals to the immediate trade area include Tesla, Amazon, Marysville Commerce Center, North Point Development, and Smart Cap DC North, alongside an active and expanding auto dealership corridor.

Nearby regional draws including the Tulalip Resort Casino and Seattle Premium Outlets pull both local and visitor traffic through the trade area year-round.



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LOCATION



TRAVEL TIMES

- Arlington — 8 Minutes
- Everett — 18 Minutes
- Stanwood — 18 Minutes
- Lake Stevens — 22 Minutes
- Mukilteo — 25 Minutes
- Snohomish — 25 Minutes
- Seattle — 45 Minutes
- Vancouver, BC — 2 Hours



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