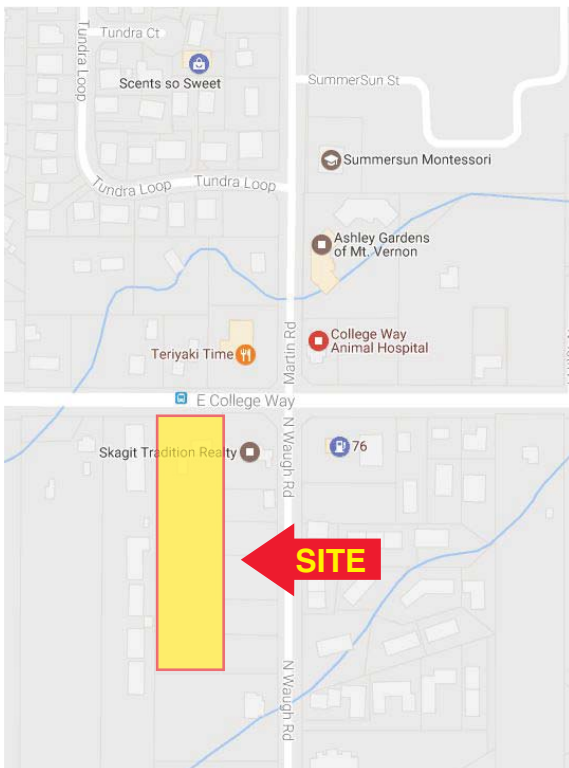




For Sale - 2.41 +/- Acres Development Site - Frontage on E College Way



Price - \$5,190,000

Parcel Number - P25263 (Skagit County)

Zoning C-4 & R-1

Frontage approximately 175' on E College Way

Newer retail and office buildings in vicinity

House on property could be renovated for office or retail use

2015 ADT (average daily traffic) Count 11,000.



Seattle Pacific Realty, Inc.

Contact

Sharon Crane

Broker

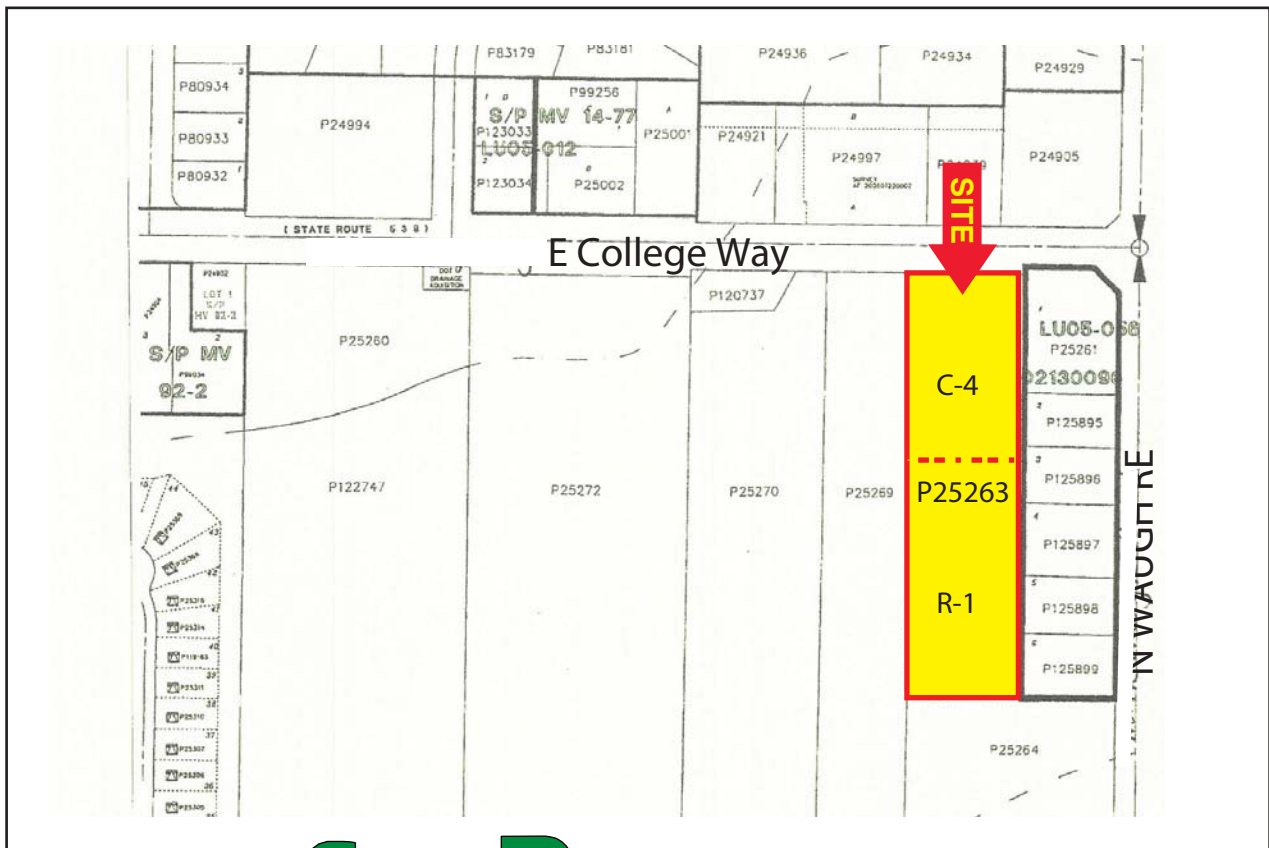
206.853.3725

Crane@seapac.com

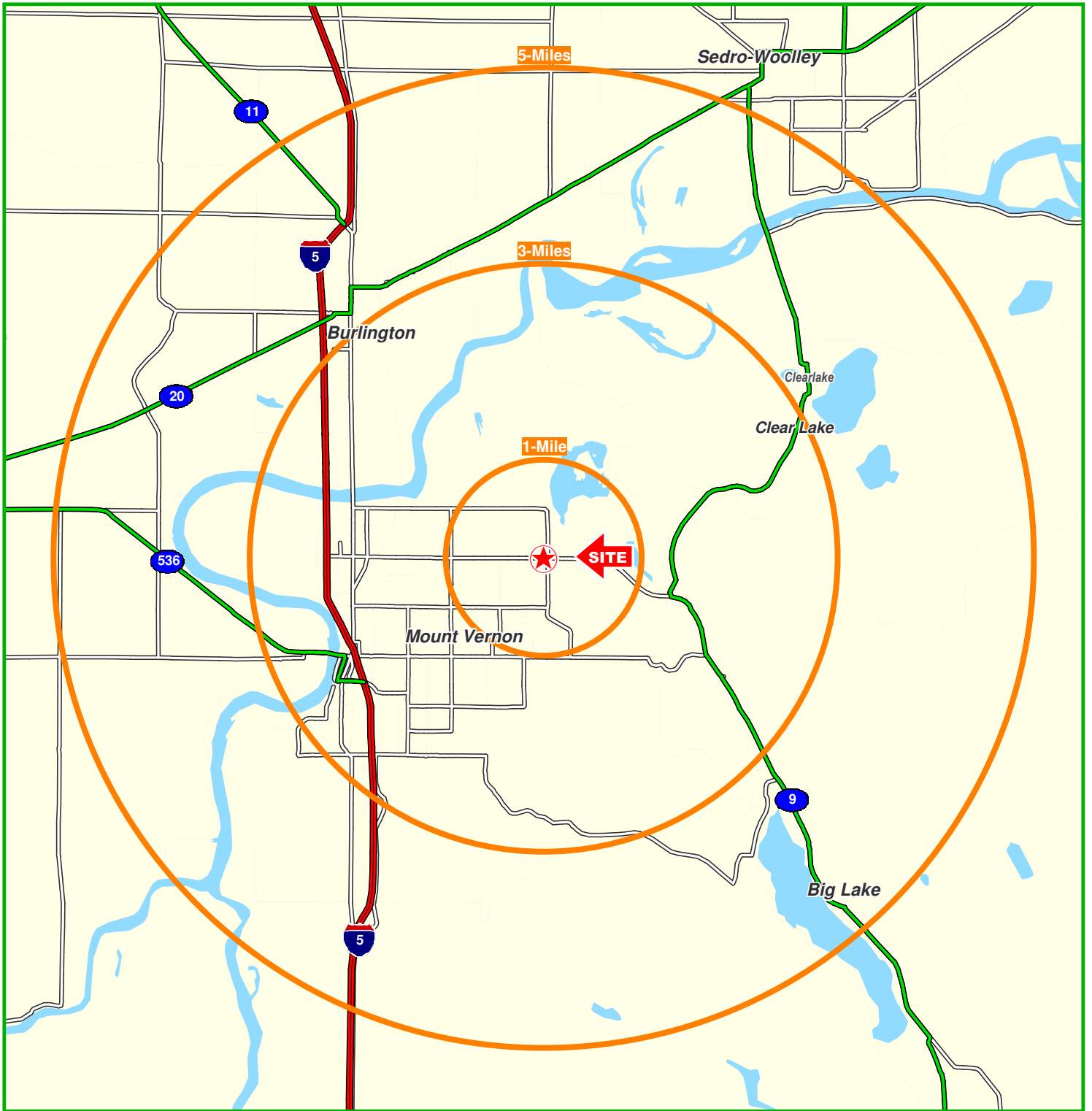
For Sale - 2.41 +/- Acres

E College Way, Mt Vernon

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2.41 ACRES
3740 E College Way
Mount Vernon, WA



Seattle Pacific Realty, Inc.

FULL DEMOGRAPHIC PROFILE

2000 - 2010 Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Prepared For

Lat/Lon: 48.435588/-122.2929285

May 2017

RF1

3740 E College Way Mount Vernon, WA		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2011 Estimated Population	7,197	36,496	51,634
	2016 Projected Population	7,188	38,321	53,349
	2010 Census Population	7,219	35,735	51,044
	2000 Census Population	6,341	30,221	43,319
	Historical Annual Growth 2000 to 2011	1.2%	1.9%	1.7%
	Projected Annual Growth 2011 to 2016	-0.0%	1.0%	0.7%
HOUSEHOLDS	2011 Est. Households	2,416	13,461	19,280
	2016 Proj. Households	2,676	15,621	21,997
	2010 Census Households	2,355	12,823	18,556
	2000 Census Households	2,057	10,733	15,566
	Historical Annual Growth 2000 to 2011	1.6%	2.3%	2.2%
	Projected Annual Growth 2011 to 2016	2.2%	3.2%	2.8%
AGE	2011 Est. Population 0 to 9 Years	11.0%	12.2%	12.4%
	2011 Est. Population 10 to 19 Years	11.7%	12.8%	12.6%
	2011 Est. Population 20 to 29 Years	14.8%	13.1%	12.8%
	2011 Est. Population 30 to 44 Years	22.8%	20.4%	19.8%
	2011 Est. Population 45 to 59 Years	21.7%	20.9%	21.5%
	2011 Est. Population 60 to 74 Years	12.4%	14.0%	14.3%
	2011 Est. Population 75 Years Plus	5.7%	6.5%	6.6%
	2011 Est. Median Age	36.0	37.6	38.1
MARITAL STATUS & SEX	2011 Est. Male Population	47.8%	49.5%	49.7%
	2011 Est. Female Population	52.2%	50.5%	50.3%
	2011 Est. Never Married	30.8%	25.1%	24.6%
	2011 Est. Now Married	50.8%	52.4%	52.9%
	2011 Est. Separated or Divorced	14.3%	16.7%	16.5%
	2011 Est. Widowed	4.1%	5.8%	5.9%
INCOME	2011 Est. HH Income \$200,000 or More	3.1%	1.9%	1.8%
	2011 Est. HH Income \$150,000 to 199,999	3.3%	3.4%	3.2%
	2011 Est. HH Income \$100,000 to 149,999	8.5%	9.9%	10.6%
	2011 Est. HH Income \$75,000 to 99,999	7.7%	13.9%	13.8%
	2011 Est. HH Income \$50,000 to 74,999	19.0%	21.3%	22.5%
	2011 Est. HH Income \$35,000 to 49,999	17.3%	15.5%	15.4%
	2011 Est. HH Income \$25,000 to 34,999	11.1%	12.1%	11.9%
	2011 Est. HH Income \$15,000 to 24,999	13.0%	10.9%	10.3%
	2011 Est. HH Income \$0 to 14,999	16.9%	11.0%	10.5%
	2011 Est. Average Household Income	\$ 63,872	\$ 65,647	\$ 65,755
	2011 Est. Median HH Income	\$ 46,113	\$ 51,865	\$ 53,079
	2011 Est. Per Capita Income	\$ 21,882	\$ 24,788	\$ 25,063
2011 Est. Number of Businesses	107	1,844	2,706	
2011 Est. Total Number of Employees	942	19,358	28,328	

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RACE	2011 Est. White Population	67.4%	74.2%	75.6%
	2011 Est. Black Population	1.2%	0.9%	0.9%
	2011 Est. Asian & Pacific Islander	3.1%	2.8%	2.6%
	2011 Est. American Indian & Alaska Native	1.3%	1.6%	1.6%
	2011 Est. Other Races Population	26.9%	20.4%	19.3%
HISPANIC	2011 Est. Hispanic Population	3,369	12,112	15,922
	2011 Est. Hispanic Population Percent	46.8%	33.2%	30.8%
	2016 Proj. Hispanic Population Percent	54.3%	39.1%	36.6%
	2010 Hispanic Population Percent	44.9%	31.9%	29.4%
EDUCATION (Adults 25 or Older)	2011 Est. Adult Population (25 Years or Older)	5,208	25,183	35,513
	2011 Est. Elementary (0 to 8)	18.9%	10.4%	9.7%
	2011 Est. Some High School (9 to 11)	8.2%	8.1%	8.0%
	2011 Est. High School Graduate (12)	28.7%	27.1%	27.0%
	2011 Est. Some College (13 to 16)	17.0%	21.6%	22.7%
	2011 Est. Associate Degree Only	9.8%	12.2%	12.4%
	2011 Est. Bachelor Degree Only	11.5%	12.3%	12.4%
	2011 Est. Graduate Degree	5.9%	8.3%	7.9%
HOUSING	2011 Est. Total Housing Units	2,583	14,342	20,611
	2011 Est. Owner Occupied Percent	53.0%	58.4%	58.6%
	2011 Est. Renter Occupied Percent	40.5%	35.5%	34.9%
	2011 Est. Vacant Housing Percent	6.5%	6.1%	6.5%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	3.7%	3.0%	2.6%
	2000 Homes Built 1995 to 1998	15.0%	8.7%	8.6%
	2000 Homes Built 1990 to 1994	16.6%	16.2%	14.8%
	2000 Homes Built 1980 to 1989	29.8%	15.7%	15.1%
	2000 Homes Built 1970 to 1979	24.3%	20.5%	20.1%
	2000 Homes Built 1960 to 1969	6.0%	8.4%	9.3%
	2000 Homes Built 1950 to 1959	1.6%	10.3%	10.5%
	2000 Homes Built Before 1949	3.0%	17.1%	18.9%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	-	0.2%	0.4%
	2000 Home Value \$400,000 to \$499,999	0.4%	0.5%	0.5%
	2000 Home Value \$300,000 to \$399,999	3.4%	3.0%	3.4%
	2000 Home Value \$200,000 to \$299,999	18.6%	13.0%	13.1%
	2000 Home Value \$150,000 to \$199,999	38.4%	27.0%	26.8%
	2000 Home Value \$100,000 to \$149,999	33.8%	44.8%	43.4%
	2000 Home Value \$50,000 to \$99,999	4.8%	10.8%	11.4%
	2000 Home Value \$25,000 to \$49,999	-	0.4%	0.6%
	2000 Home Value \$0 to \$24,999	0.9%	0.3%	0.2%
	2000 Median Home Value	\$ 164,014	\$ 145,947	\$ 146,636
	2000 Median Rent	\$ 538	\$ 576	\$ 583

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LABOR FORCE	2011 Est. Labor: Population Age 16+	5,894	29,252	41,401
	2011 Est. Civilian Employed	53.7%	56.6%	57.0%
	2011 Est. Civilian Unemployed	7.2%	6.4%	6.2%
	2011 Est. in Armed Forces	0.7%	0.9%	0.8%
	2011 Est. not in Labor Force	38.4%	36.1%	36.0%
	2011 Labor Force: Males	48.9%	49.4%	49.3%
	2011 Labor Force: Females	51.1%	50.6%	50.7%
OCCUPATION	2000 Occupation: Population Age 16+	2,500	13,293	19,273
	2000 Mgmt, Business, & Financial Operations	10.2%	10.0%	10.0%
	2000 Professional and Related	14.9%	15.9%	15.9%
	2000 Service	15.7%	16.5%	16.4%
	2000 Sales and Office	23.4%	25.8%	25.4%
	2000 Farming, Fishing, and Forestry	8.7%	5.4%	4.8%
	2000 Construction, Extraction, & Maintenance	5.8%	9.4%	10.1%
	2000 Production, Transport, & Material Moving	21.2%	17.1%	17.4%
	2000 Percent White Collar Workers	48.5%	51.6%	51.3%
	2000 Percent Blue Collar Workers	51.5%	48.4%	48.7%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	70.6%	76.0%	76.9%
	2000 Drive to Work in Carpool	20.9%	15.7%	15.0%
	2000 Travel to Work by Public Transportation	1.9%	1.1%	0.9%
	2000 Drive to Work on Motorcycle	-	0.1%	0.1%
	2000 Walk or Bicycle to Work	2.2%	2.6%	2.7%
	2000 Other Means	1.8%	1.3%	1.1%
	2000 Work at Home	2.6%	3.2%	3.3%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	39.5%	44.3%	43.8%
	2000 Travel to Work in 15 to 29 Minutes	30.7%	27.8%	28.5%
	2000 Travel to Work in 30 to 59 Minutes	20.4%	19.5%	19.2%
	2000 Travel to Work in 60 Minutes or More	9.4%	8.4%	8.5%
	2000 Average Travel Time to Work	22.3	21.4	21.6
CONSUMER EXPENDITURE	2011 Est. Total Household Expenditure (in Millions)	\$ 124.8	\$ 705.3	\$ 1,011.9
	2011 Est. Apparel	\$ 6.0	\$ 33.7	\$ 48.3
	2011 Est. Contributions & Gifts	\$ 7.7	\$ 43.6	\$ 62.4
	2011 Est. Education & Reading	\$ 3.3	\$ 18.5	\$ 26.5
	2011 Est. Entertainment	\$ 6.9	\$ 39.2	\$ 56.3
	2011 Est. Food, Beverages & Tobacco	\$ 20.3	\$ 113.7	\$ 163.0
	2011 Est. Furnishings And Equipment	\$ 5.3	\$ 30.7	\$ 44.2
	2011 Est. Health Care & Insurance	\$ 9.0	\$ 50.9	\$ 73.0
	2011 Est. Household Operations & Shelter & Utilities	\$ 37.3	\$ 210.4	\$ 301.6
	2011 Est. Miscellaneous Expenses	\$ 2.1	\$ 11.9	\$ 17.1
	2011 Est. Personal Care	\$ 1.8	\$ 10.3	\$ 14.7
	2011 Est. Transportation	\$ 24.9	\$ 142.5	\$ 204.9

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