

FOR SALE

COOK ROAD LAND

BURLINGTON, WA



Fairfield
BY MARRIOTT



77,000+ VEHICLES
Average Daily Traffic



SUBJECT
PROPERTY

KIDDER.COM

km Kidder
Mathews



Property Features

Zoned for Freeway Oriented
Commercial Users

6.4 AC

Cook Road & Old Hwy 99: 12,300 VPD

Cook Road & I-5 on-ramp: 15,600 VPD

I-5: 77,000 VPD





DEMOGRAPHICS

POPULATION

	5 Minutes	10 Minutes	15 Minutes
2026 ESTIMATED	34,929	90,360	133,375
2031 PROJECTED	36,600	92,005	135,591
2010 ESTIMATED	29,907	80,719	118,895
2020 CENSUS	33,057	89,001	130,472

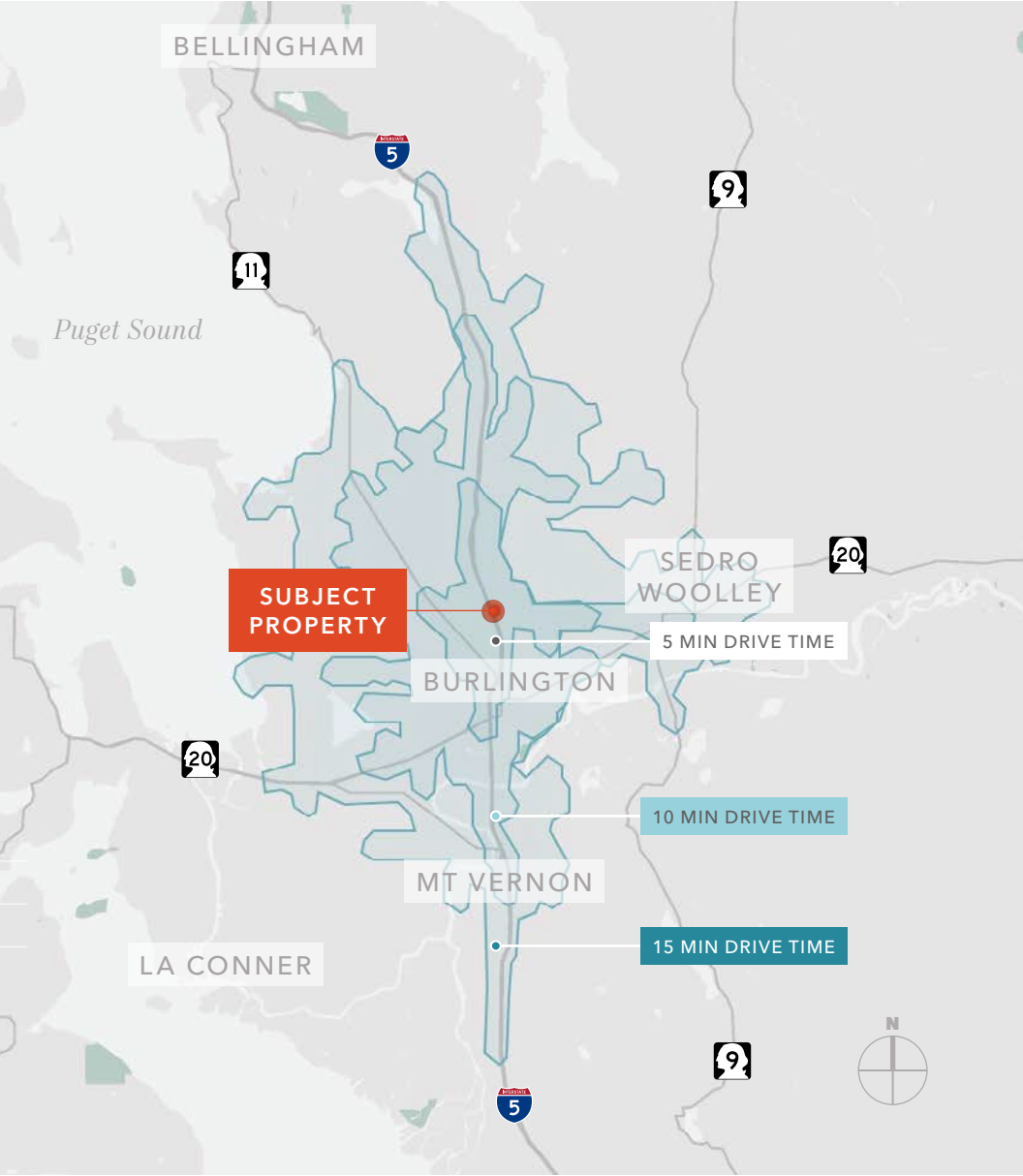
MEDIAN AGE & GENDER

	5 Minutes	10 Minutes	15 Minutes
MEDIAN AGE	37.7	39.1	42.0
% FEMALE	49.9%	50.0%	50.2%
% MALE	50.1%	50.0%	49.8%

HOUSEHOLD INCOME

	5 Minutes	10 Minutes	15 Minutes
2026 MEDIAN	\$90,258	\$92,559	\$97,673
2031 MEDIAN PROJECTED	\$90,142	\$92,565	\$97,757
2026 AVERAGE	\$114,340	\$119,729	\$131,024
2031 AVERAGE PROJECTED	\$114,106	\$119,739	\$131,143

Data Source: ©2026, Sites USA





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