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FEBRUARY 2012
VACANT LAND

LAND DIVISION

Bryan Bench

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Jeff Chrystal

Thomas Elhart

Thomas Eurich

Mike Mikesell

Jim Olsen

Caroline Fox Pavone

Gene Szepeinski

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DIRECT DIAL

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269-385-2000

616-396-7788

231-799-9900

616-235-6005

231-799-9900

269-385-2000

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616-235-6013

269-385-2000

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Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ALLENDALE					
4966 Rich Street	7.22	Industrial	\$285,190.00	\$39,500 \$0.91	Gene Szepeinski Cathy Bottema
Comments: Great piece of property in growing Allendale! Only 1.5 miles from Grand Valley State University entrance. Can be combined with adjacent listed parcels for up to 20 acres total.					
4923 Allen Park Drive	7.05	Industrial	\$278,475.00	\$39,500 \$0.91	Gene Szepeinski Cathy Bottema
Comments: Great building lot at end of cul-de-sac in growing Allendale! Just 1 mile from Grand Valley State University entrance. Class A road, water and sewer stubbed into property. Can be combined with adjacent listed parcels for up to 20 acres total.					
BANGOR					
450 Cemetery Road	38.90	R-1	\$70,000.00	\$1,799 \$0.04	Gene Szepeinski Marc R. Tourangeau
Comments: Future phases of Arlington Stations Subdivision approved for 89 lots includes approximately 1,700 feet of sewer installed adjacent to Phase 1 which has 15 ready to build lots available at \$3,000/lot package price. Potential other uses.					
M43 Highway Lot #: 1-4	1.10-4.70	Comm/PUD	\$75,000.00	\$15,957 \$0.37	Gene Szepeinski Marc R. Tourangeau
Comments: Flexible commercial PUD offering sites from 1.1 to 4.7 acres for a variety of potential uses on M43 in Bangor between Kalamazoo and South Haven.					
136 Wheeling Street	4.10	R-1	\$45,000.00	\$10,976 \$0.25	Gene Szepeinski Marc R. Tourangeau
Comments: 15 ready to build lots at Arlington Stations on the eastern edge of Bangor at a package price of \$3,000/lot. Additional 38.9 acres for 89 lots in future Phases available at \$70,000. Individual lot sales considered.					

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BATTLE CREEK					
12918 Beadle Lake Road	1.61	LC	\$145,000.00	\$90,062 \$2.07	Caroline Fox Pavone
Comments: Property zoned retail next to busy strip center and across from Harper Creek Schools. Great proximity to I-94 for coffee shop. Lot to be split for additional parking for strip center next door, subject to township approval.					
BYRON CENTER					
6010-6156 Burlingame Avenue SW	53.15	Industrial	\$1,594,500.00	\$30,000 \$0.69	Cathy Bottema Gene Szepeinski
Comments: Master-planned industrial, subject to rezoning. Water runs along north edge of property @ 60th. Sewer at Burlingame, Clyde Park, and 64th. M-6 visibility. Growing industrial area, just south of Gezon Parkway.					
8087 Clyde Park Avenue SW	23.40	D-1	\$819,000.00	\$35,000 \$0.80	Mike Mikesell Steven G. Gordon Cathy Bottema
Comments: Water and sewer at street. Located just south of Spartan Stores, across from Allen Edwins, Dayton Hudson and Masterpiece Flower. Located in an area of existing businesses and new commercial growth/construction. Possible Split.					
8565 Byron Commerce Drive SW Lot #: 4 Byron Commerce Center	1.79	D1-PUD	\$179,900.00	\$100,503 \$2.31	Gene Szepeinski Cathy Bottema
Comments: Hard to find small acreage building site in a quality business park near 131 and M6. Owner will build to suit.					
CALEDONIA					
6207 East Paris Avenue SE	9.77	I-1	\$630,000.00	\$64,483 \$1.48	Mike Mikesell Cathy Bottema
Comments: Outside storage is subject to zoning requirement. Property, located in Gaines Township, is currently improved with single-family home and storage building. 8" sanitary sewer lateral is located at NE corner of parcel (lateral). Water at road (tap). Buyer is responsible for hook-ups to sewer and water.					

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Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CALEDONIA					
7100 & 7200 Kalamazoo Avenue SE	7.20	PUD	\$1,390,000.00	\$193,056 \$4.43	Mike Mikesell Thomas J. Elhart
Comments: Seven acres adjoining country club and across from restaurant. Includes 1,521 SF home. Perfect for medical, office or senior living. Near M-6.					
8285 Broadmoor Avenue SE	2.01	PUD	\$449,000.00	\$223,383 \$5.13	Mike Mikesell
Comments: Great Retail/Commercial location on Broadmoor with high traffic counts. Two miles south of M-6. Across the road from Wendy's and Uccellos Italian restaurant, near stoplight at corner. Easy to develop property, ready for your business.					
CARSON CITY					
V/L Garlock Road	72.80	Agricultural	\$364,900.00	\$5,012 \$0.12	Gene Szepeinski
Comments: Originally designed for mobile home park, as it adjoins the local wastewater treatment plant, excellent tillable ground, can be developed in the future. Part of the property is Fish Creek, and also there is a small amount of frontage on M-57 at W Carson City limits. Also includes 5 additional parcel#'s. 59-002-013-016-00, 59-002-013-017-00, 59-002-200-073-00, 59-051-700-051-00, 59-002-013-018-00.					
CEDAR SPRINGS					
4575 Russell Street NE	95.75	PUD	\$500,000.00	\$5,222 \$0.12	Gene Szepeinski
Comments: Phases 2 thru 5 of Russell Ridge a PUD approved for 78 single family sites and 50 condo units with easy 131 access.					
14377 White Creek Avenue	5.20	Highway Com	\$375,000.00	\$72,115 \$1.66	David Zeemering
Comments: US 131 highway frontage with exposure to over 26,700 vehicles per day. National retail nearby includes Save-A-Lot, Tractor Supply Co., Wendy's, etc.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CEDAR SPRINGS					
14141 White Creek Avenue	2.61	Hwy. Commercial	\$195,000.00	\$74,713 \$1.72	David Zeemering
Comments: Fantastic exposure with over 200 frontage feet on US 131. Price recently reduced. You will not find a better value on vacant land with highway frontage. Zoned Commercial and utilities in the street.					
14291 White Creek Avenue	1.47	Highway Com	\$125,000.00	\$85,034 \$1.95	David Zeemering
Comments: Improved lot with great frontage on US 131. Adjacent to Save-A-Lot Foods and near other national retail and medical office.					
COMSTOCK PARK					
6484 Alpine Avenue NW	13.28	C-2	\$1,066,000.00	\$80,271 \$1.84	Mike Mikesell James Yurgaites
Comments: Retail or mixed use development site on Alpine with its own approved sewer system and engineered detention pond. Will Build-to-Suit.					
COOPERSVILLE					
15704 48th Avenue (Land)	16.71	Commercial	\$399,000.00	\$23,878 \$0.55	Jeffrey A. Tucker Gene Szpeinski
Comments: I-96 exposure with 1,100 feet of frontage at Exit 19 off ramp. Excellent outdoor retail site with office/showroom on 16.7 acres.					
FRUITPORT					
6571 Airline Road	1.90	B-3	\$859,900.00	\$452,579 \$10.39	Scott Kotrch Bryan D. Bench
Comments: Excellent lit corner, can buy business or corner for development of gas station, pharmacy, convenience store, or restaurant.					

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GRAND HAVEN					
16015 Lake Michigan Drive	50.41	Agricultural	\$1,550,000.00	\$30,748 \$0.71	Thomas J. Elhart
Comments: Excellent visibility on this corner location of US-31 and Lake Michigan Drive. High traffic counts on US-31, possible rail spur available. Many uses possible with township approvals. Acreage to be verified.					
14841 168th Avenue	15.00	AG	\$750,000.00	\$50,000 \$1.15	Bryan D. Bench Scott Kotrch
Comments: 15-acre parcel located in growing area of Grand Haven Township. Master plan calls for rezoning through development. Near Meijer and other new commercial and high density residential developments. Wal-Mart anchored development located just west of property.					
600 N. Miller Drive Lot #: N Land Parcels	14.39	Commercial	\$2,750,000.00	\$191,105 \$4.39	John A. Mundell III Scott Kotrch
Comments: North Land parcels consist of 14.39 parcels situated along the tributary of the Grand River with the eastern most parcel located at US-31 and the tributary, one lot along US-31 north of Adams street and the western most parcel located along the railroad tracks. The lot on the corner of Adams and US-31 has been approved for a building approximately 4500 square feet in size, and could have a drive through. The use of the other parcels has been approved for a mixed use of Office and retail, with specific pads designed for restaurant use, and a community pavilion designed for outdoor entertainment, and wintertime activities.					
515 Adams Street	1.34	PUD	\$175,000.00	\$130,597 \$3.00	John A. Mundell III Scott Kotrch
Comments: Outstanding turn-key hotel/conference center operator opportunity. All feasibility studies, appraisals, environmental, zoning, and approvals have been completed. Site approved by Hilton Garden Inns, and approved by city planning commission. Owner can literally break dirt immediately after close. Site surrounded by retail, restaurant, and residential condominiums.					
540 A Way Street Lot #: 13	0.97	PUD	\$300,000.00	\$309,278 \$7.10	John A. Mundell III Scott Kotrch
Comments:					

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Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
GRAND RAPIDS					
4910 60th Street SE	14.86	PUD	\$1,950,000.00	\$131,225 \$3.01	David Zeemering
Comments: Commercial/Retail development site located on the northwest corner of M-37 (Broadmoor) and M-6 (Paul Henry Freeway). Fantastic location for hotels, restaurants, drive-thru banks, etc.					
1187 3 Mile Road	10.62	SA	\$550,000.00	\$51,789 \$1.19	Jeffrey A. Tucker David Zeemering
Comments: Unique and rare development site in growing city of Walker. Located just West of the I-96/Alpine Avenue interchange. This beautiful rolling acreage overlooks the highway - perfect for future office or multi-family development. 4,592 SF home and 2 outbuildings also included.					
4888 Town Center Drive SE Meadowbrook Business Park	5.47	PUD	\$595,000.00	\$108,775 \$2.50	Mike Mikesell Gene Szepeinski
Comments: Meadowbrook site previously proposed for hotel. Variety of general commercial uses possible within PUD. Next to busy gas/convenience store and near Broadmoor Avenue, M-6, Davenport University and the airport. SEV \$357,000. Adjacent 4.08 acres also available.					
4834 Town Center Drive SE	4.08	PUD	\$720,000.00	\$176,471 \$4.05	Gene Szepeinski
Comments: Near new Davenport Campus and M-6/Broadmoor (M37) interchange. PUD zoning, office, hotel pad, etc. High visibility from Broadmoor. Adjacent 5.47 acres also available.					
50 Easthampton Court	4.04	R-1	\$325,000.00	\$80,446 \$1.85	Gene Szepeinski
Comments: 8 ready to build lots with walkout potential in the Hamptons with Forest Hills Schools and nearby elementary. Easy expressway access to downtown.					
5749 28th Street SE	3.03	B-2	\$120,000.00	\$39,604 \$0.91	Gene Szepeinski
Comments: Office/Hotel site across from Meijers with 28th Street access (two roads & one at Kraft Ave) & signage available. Call Listing agent regarding detention area.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
GRAND RAPIDS					
5757 28th Street SE	1.99	B-2	\$55,000.00	\$27,638 \$0.63	Gene Szepeinski
Comments: Wooded office site with two access drives to 28th Street and one to Kraft.					
4726 Plateau View Drive NE	1.91	PUD	\$49,900.00	\$26,126 \$0.60	Gene Szepeinski
Comments: Nearly 2 acre wooded parcel on a cul-de-sac in private Ridgewood View neighborhood of custom homes near 1000 Oaks Country Club. 24 beautiful homesites amid 40 acres of hills and trees.					
HASTINGS					
1575 M-43 Highway	5.70	R-5 Rec	\$260,000.00	\$45,614 \$1.05	David Zeemering
Comments: Commercial development site on busy M-37/M-43 in Hastings. Adjacent to Wal-mart development and in an area featuring many national and local retailers.					
HOLLAND					
850 E. 48th Street	29.35	I-2	\$219,000.00	\$7,462 \$0.17	Thomas J. Elhart
Comments: Great property with I-196 exposure and directly across the road from the new battery plant. Adjacent to railroad, access possible. Priced to sell!					
3438 N. 120th Avenue	20.00	AG	\$500,000.00	\$25,000 \$0.57	Thomas J. Elhart
Comments: 20 acres for sale. High traffic location near apartments and condos. Includes 2 pole barns with rent potential, 28' x 64' and 32' x 56'. Master planned multi-family.					
795-801 Paw Paw Drive	17.62	Residential	\$150,000.00	\$8,513 \$0.20	Gene Szepeinski Thomas J. Elhart
Comments: Level parcel sloping up toward Paw Paw Dr adjacent to commercial and apartment development on Waverly Rd.					

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HOLLAND					
12191-12199 Felch Street	7.56	C-1	\$750,000.00	\$99,206 \$2.28	Thomas J. Elhart
Comments: 7.56 acres on Felch Street among major retail, office and medical buildings. Located on the north side of Holland. Easy access. Two homes on the property rent for \$845 and \$525 per month.					
2921 120th Avenue	1.80	C-1	\$149,900.00	\$83,278 \$1.91	Thomas J. Elhart
Comments: Great location on the north side for your future office or commercial business. High traffic location (15,455 cars/day). 1,500 SF house on property is rented for \$800.00 per month. Leave the house and build your building next door.					
408 Baypark Drive Lot #: 3	0.81	PUD	\$316,000.00	\$390,123 \$8.96	Thomas J. Elhart
Comments: Retail vacant land located west of new Spectrum Medical Offices. Great restaurant location. Private road - \$100/month dues.					
0 S 160th Avenue	0.51	Commercial	\$79,900.00	\$156,667 \$3.60	Thomas J. Elhart
Comments: Corner lot near South Shore Drive, adjacent to grocery/convenience store, zoned commercial.					
HOWARD CITY					
0 W Howard City Edmore Road	12.50	Residential	\$312,250.00	\$24,980 \$0.57	Gene Szepeinski
Comments: Frontage along 131 northbound off-ramp to M82 exit. 12.5 acres with adjacent 10.5 additional acres available. Good location for auto/truck center, retail, restaurant, campground and distribution.					
21249 W Howard City Edmore Road	10.50	R-1	\$189,000.00	\$18,000 \$0.41	Gene Szepeinski
Comments: Located just east of US 131 at the Howard City exit (118). Additional land is available if needed.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
HUDSONVILLE					
2110 Chicago Drive	1.26	Commercial	\$229,000.00	\$181,746 \$4.17	Gene Szepeinski
Comments: Excellent property located at the corner of Chicago Drive and Port Sheldon St. High traffic counts, great retail, gas station, etc.					
JENISON					
3358 Bauer Road	18.55	Residential/Imp	\$345,000.00	\$18,598 \$0.43	Gene Szepeinski
Comments: Development opportunity in area of newer residential developments. Close to churches and shopping. Sewer and water stubbed into edge of property, ready to go.					
KALAMAZOO					
VL KL Avenue	8.50	R-2	\$490,000.00	\$57,647 \$1.32	Jeff Chrystal Caroline Fox Pavone
Comments: Corner site on traffic light with good traffic counts. Great site for credit union or bank. Adjacent to WMU land to the north. Land splits available in any desired configuration with necessary municipal approvals.					
4110 - 4120 S. Sprinkle Road	4.83	M-1	\$495,000.00	\$102,484 \$2.35	Jeff Chrystal
Comments: Fabulous retail sites on Sprinkle Road south of I-94 just off traffic light at the SW Corner of Sprinkle and Covington. 2 lots consisting of 300 feet of Sprinkle Road frontage and a 3rd lot consisting of 767 feet of frontage on Covington Road for a total of 8.47 acres. The 4.83 acres on Sprinkle does adjoin the 3.64 acres on Covington surrounding the Subway Building and Michigan Office Environments Building. Wetlands in rear but road frontage is high and dry					
3732 Covington Road	3.64	M-1	\$145,000.00	\$39,835 \$0.91	Jeff Chrystal
Comments: Lot consists of 767 feet of frontage on Covington Road plus a small easement and frontage on Sprinkle for a total of 3.64 acres. Additional available 4.83 acres on Sprinkle does adjoin the 3.64 acres on Covington surrounding the Subway Building and Michigan Office Environment's Building. Wetlands in rear but road frontage is high and dry.					

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KALAMAZOO					
3650 Alvan Road	3.52	M-1	\$150,000.00	\$42,614 \$0.98	Ted Vliek
Comments: Great price for a development site of this quality. Lots of road frontage. Ideal for auto, boat or RV sales, distribution or service business. This parcel may be sold with 2720 Sprinkle Road (Joyners Auto Sales) or separately. It is possible to split this site. This is a bank owned property and will be sold.					
1 E. ML Avenue	3.00	O-1	\$85,000.00	\$28,333 \$0.65	Marc R. Tourangeau Jeff Chrystal
Comments: Fantastic development opportunity for office use on gently rolling wooded land with frontage along I-94 and ML Avenue. Convenient to Kalamazoo/Portage area.					
234 W. Cedar Street	1.33	CC	\$649,000.00	\$487,970 \$11.20	Marc R. Tourangeau Jeff Chrystal
Comments: Solid two story brick office building located in south downtown area. This price includes many parcels of vacant land. It is possible to just sell the office building and accompanying parking lot for a lower price. Building is currently occupied by a tenant but will be vacant soon. This building is located within walking distance of the Kalamazoo Mall and provides easy access with onsite parking. Fantastic re-development site.					
2828 S. Portage Street	0.39	CC	\$119,000.00	\$305,128 \$7.01	Jeff Chrystal Ted Vliek
Comments: Prime retail site adjacent to Wendy's on Portage Street. Property abuts 6 acres of vacant land to the west. Combined land is a great site for multi-family or assisted living.					
KENTWOOD					
2720 52nd Street	61.70	R1-B	\$864,000.00	\$14,003 \$0.32	Gene Szepeinski
Comments: Rolling, wooded land to include an extension of Breton Ave with development potential for a variety of housing types and density and access to Wing Ave.					

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KENTWOOD					
4333 Shaffer Avenue	35.98	R PUD-1	\$230,000.00	\$6,392 \$0.15	Gene Szepeinski
Comments: PUD proposed for 193 units including single family and condominium sharing community amenities of existing Cobblestone at the Ravines development to south.					
5515 East Paris Avenue	13.50	R PUD 1	\$425,000.00	\$31,481 \$0.72	Gene Szepeinski
Comments: Paris Meadows offers 55 Ready to build ranch style attached condos adjacent to Bailey's Grove- great location. 6 units completed/occupied.					
2802 44th Street SE	11.00	R PUD	\$225,000.00	\$20,455 \$0.47	Gene Szepeinski
Comments: Approved PUD for 41 condos. Possible to revise plan to suit your needs. Additional land to north available. Bank owned.					
4375-4401 36th Street SE	7.49	R-1C	\$249,000.00	\$33,244 \$0.76	Gene Szepeinski
Comments: Versatile site in area of industrial and residential, great for clinics, senior housing and many others with special use permit.					
4474 60th Street SE	4.08	R-1	\$281,500.00	\$68,995 \$1.58	Mike Mikesell Cathy Bottema
Comments: Strategically located land with 325 foot frontage on 60th Street. Very near M6 Interchange, East Beltline and Steelcase. Rare smaller parcel. Master planned Industrial. All utilities on site.					
6591-6615 Shoreside Court SE	3.50	PUD	\$40,000.00	\$11,429 \$0.26	Gene Szepeinski
Comments: Final Phase of Summer Shores Condominiums with 19 ranch condos planned. Lakefront sites available. Includes PP#'s 41-22-06-377-078 to 096. (19 total). Final 4 Plex pad in Phase 3 also available for \$29,000.					

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KENTWOOD					
2956 Vanover Street	3.33	R PUD-1	\$160,000.00	\$48,048 \$1.10	Gene Szepeinski
Comments: 25 Ready to build single family home sites in Cobblestone at the Ravines. Community pool and play areas. Owner will consider sale of multiple and single sites. For \$8,000 per lot as a package. (Includes Lots: 8,9,10,14,18,19,20,21,22,23,24,25,26,27,28,30,31,33,34,35,36,37,38,39,40)					
4055 Broadmoor Avenue SE	2.14	I-1	\$219,000.00	\$102,336 \$2.35	Cathy Bottema
Comments: Small acreage site located on heavily traveled north/south Beltway, approximately 2 miles north of M-6.					
260-266 Shoreside Drive SE	1.00	PUD	\$29,000.00	\$29,000 \$0.67	Gene Szepeinski
Comments: Ready to build 4 Plex condo site-final one available with 19 buildings completed in Summer Shores. Also available for \$40,000-Final Phase of 19 ranch condos planned -lakefront sites available. Includes PP#'s 41-22-06-377-066 to 069 (4 total).					
2210 East Paris Avenue SE	0.81	C-4	\$385,000.00	\$475,309 \$10.91	David Zeemering Jeffrey A. Tucker
Comments: Extremely rare small building parcel in popular East Paris corridor. Design and build the perfect building or build-to-suit/lease back available.					
2838 Vanover Street	0.34	R PUD-1	\$35,000.00	\$102,632 \$2.36	Gene Szepeinski
Comments: Ready to build 14 attached condo sites for ranch and townhome styles in Cobblestone at the Ravines. (Includes lots: 1,2,3,4,5,6,7,8,9,50,51,52,53,54)					

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LUDINGTON					
2442 W. US 10 Highway	9.75	Comm 202	\$695,000.00	\$71,282 \$1.64	Scott Kotrch
Comments: A great site in Mason county at lit corner of US-10 and Stiles Road. When traveling from the west, you must pass this property to get to the casino in Manistee. Excellent site for strip center or C-Store.					
US 10	3.23	Commercial	\$89,000.00	\$27,529 \$0.63	Scott Kotrch
Comments: Commercial property west of US-31 with high visibility across from Lowe's.					
MARNE					
1100 Comstock Street	1.24	Industrial	\$44,900.00	\$36,210 \$0.83	Cathy Bottema
Comments: Paved corner lot, with approximately 20 parking spots, electrical service and plugs ready to go for your trucks or Rv's to plug into for the coming winter months.					
MARSHALL					
19157 E. Michigan Avenue	135.00	Hwy. Srv. Comm.	\$2,490,000.00	\$18,444 \$0.42	Marc R. Tourangeau Ted Vliek
Comments: 135 acres of Prime Commercial Property with 2,000 feet of frontage on I-94 just outside the Marshall City limits. Extremely easy on-off access to I-94.					
VL B Avenue	77.50	AG	\$387,500.00	\$5,000 \$0.12	Marc R. Tourangeau Ted Vliek
Comments: Flat tillable acreage.					

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MARSHALL					
210 Winston Court	3.72	B-4	\$368,280.00	\$99,000 \$2.27	Caroline Fox Pavone Ted Vliek
Comments: Lot dimensions are approximate. High-end Professional Park located adjacent to I-69 along Marshall's retail corridor. Flat, condominium sites with all public utilities and curb cuts. Many potential uses here including: medical, nursing care, professional office, etc. Condominium Board approval required. Hook up charges and assessments may apply.					
206 Winston Drive	2.84	B-4	\$281,160.00	\$99,000 \$2.27	Caroline Fox Pavone Marc R. Tourangeau
Comments: Lot dimensions are approximate. High-end Professional Park located adjacent to I-69 along Marshall's retail corridor. Flat, condominium sites with all public utilities and curb cuts. Many potential uses here including: medical, nursing care, professional office, etc. Condominium Board approval required. Hook up charges and assessments may apply.					
208 Winston Court	2.36	B-4	\$233,640.00	\$99,000 \$2.27	Caroline Fox Pavone Marc R. Tourangeau
Comments: Lot dimensions are approximate. High-end Professional Park located adjacent to I-69 along Marshall's retail corridor. Flat, condominium sites with all public utilities and curb cuts. Many potential uses here including: medical, nursing care, professional office, etc. Condominium Board approval required. Hook up charges and assessments may apply.					
106 Winston Drive	1.89	B-4	\$299,000.00	\$158,201 \$3.63	Caroline Fox Pavone Marc R. Tourangeau
Comments: Lot dimensions are approximate. High-end Professional Park located adjacent to I-69 along Marshall's retail corridor. Flat, condominium sites with all public utilities and curb cuts. Many potential uses here including: medical, nursing care, professional office, etc. Condominium Board approval required. Hook up charges and assessments may apply.					
712 Winston Drive	1.00	B-4	\$99,000.00	\$99,000 \$2.27	Caroline Fox Pavone Marc R. Tourangeau
Comments: Lot dimensions are approximate. High-end Professional Park located adjacent to I-69 along Marshall's retail corridor. Flat, condominium sites with all public utilities and curb cuts. Many potential uses here including: medical, nursing care, professional office, etc. Condominium Board approval required. Hook up charges and assessments may apply.					

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Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MARSHALL					
218 Winston Drive	0.94	B-4	\$93,060.00	\$99,000 \$2.27	Caroline Fox Pavone Marc R. Tourangeau
Comments: Lot dimensions are approximate. High-end Professional Park located adjacent to I-69 along Marshall's retail corridor. Flat, condominium sites with all public utilities and curb cuts. Many potential uses here including: medical, nursing care, professional office, etc. Condominium Board approval required. Hook up charges and assessments may apply.					
MARTIN					
1690 12th Street	23.91	Industrial	\$126,000.00	\$5,270 \$0.12	Gene Szepeinski
Comments: Property adjoins existing 200,000 sq.ft. building. Easy on/off access to US-131, Exit 55, mid way between Grand Rapids and Kalamazoo. Great visibility from US-131. 8+ acres easily buildable, sandy soils.					
MUSKEGON					
MCBP-North Lot #: 1-19 Muskegon County Business Park North	2.70-108.80	Industrial	\$4,352,000.00	\$40,000 \$0.92	Bryan D. Bench Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					
2898 Industrial Parkway Lot #: 19 Muskegon County Business Park North	20.70	Industrial	\$828,000.00	\$40,000 \$0.92	Bryan D. Bench Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					
2626 E Apple Avenue Lot #: B	20.00	C2	\$300,000.00	\$15,000 \$0.34	Cathy Bottema Bryan D. Bench
Comments: 20 acres of undeveloped land with frontage on busy Apple Ave (M-46). Located just east of Sheridan in close proximity to new commercial and residential developments. Excellent mixed-use development opportunity.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MUSKEGON					
Harvey Street Lot #: Unit 1-8	15.33	PUD	\$2,100,000.00	\$139,836 \$3.14	Jim Olsen
Comments: Lot by Meijer and across Harvey from Target and other national retailers. Great location for office or retail. All utilities in place.					
Hein Drive Lot #: 1	11.70	Industrial	\$468,000.00	\$40,000	Bryan D. Bench
Muskegon County Business Park North				\$0.92	Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					
2025-2089 Sternberg Road	11.62	B-2	\$1,700,000.00	\$146,299 \$3.36	Jim Olsen
Comments: Be part of the fastest growing commercial area in Muskegon County. Corner property with lots of frontage. Being sold as vacant land, but has storage buildings and house on property. Parcels can be purchased separately. 2025 Sternberg - \$835,000 2089 Sternberg - \$665,500					
Airline Road Lot #: 1-8	10.00	B-3	\$575,000.00	\$57,500 \$1.32	Bryan D. Bench
Comments: Approved eight unit, 10-acre condo development with I-96 frontage/visibility offers excellent opportunity for any retail or service business that requires highway exposure. Situated in close proximity to the Lakes Mall development area and proposed casino development (across I-96).					
2704 Industrial Parkway Lot #: 13	10.00	Industrial	\$400,000.00	\$40,000	Bryan D. Bench
Muskegon County Business Park North				\$0.92	Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MUSKEGON					
2800 Industrial Parkway Lot #: 14	9.60	Industrial	\$384,000.00	\$40,000	Bryan D. Bench
Muskegon County Business Park North				\$0.92	Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					
2630 Industrial Parkway Lot #: 12	9.40	Industrial	\$376,000.00	\$40,000	Bryan D. Bench
Muskegon County Business Park North				\$0.92	Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					
2920 Industrial Parkway Lot #: 18	5.80	Industrial	\$232,000.00	\$40,000	Bryan D. Bench
Muskegon County Business Park North				\$0.92	Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					
2210 Whitehall Road	5.61	C-2	\$149,000.00	\$26,560	Bryan D. Bench
				\$0.61	
Comments: Commercial development site located on a hard-lit intersection at River and Whitehall Roads. New development planned for this area of Dalton Township will increase demand for commercial/retail.					
2887 Industrial Parkway Lot #: 15	5.20	Industrial	\$208,000.00	\$40,000	Bryan D. Bench
Muskegon County Business Park North				\$0.92	Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MUSKEGON					
2829 Hein Drive Lot #: 7	4.00	Industrial	\$160,000.00	\$40,000	Bryan D. Bench
Muskegon County Business Park North				\$0.92	Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					
1951 Sternberg Road	3.70	PUD	\$555,000.00	\$150,000	Jim Olsen
				\$3.44	
Comments: Property is adjacent to The Lakes Mall, the fastest growing retail and office market in the county. Adjoining property available making a 6.9 acre parcel on the corner of Sternberg & Quarterline.					
2826 Hein Drive Lot #: 6	3.70	Industrial	\$148,000.00	\$40,000	Bryan D. Bench
Muskegon County Business Park North				\$0.92	Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					
2917 Industrial Parkway Lot #: 16	3.50	Industrial	\$140,000.00	\$40,000	Bryan D. Bench
Muskegon County Business Park North				\$0.92	Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					
2979 Industrial Parkway Lot #: 17	3.40	Industrial	\$136,000.00	\$40,000	Bryan D. Bench
Muskegon County Business Park North				\$0.92	Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MUSKEGON					
MCABP Muskegon County Airport Business Park	1.89-3.30	SUD	\$99,000.00	\$30,000 \$0.69	Bryan D. Bench Jim Olsen
Comments: Premier industrial park within the city of Norton Shores in Muskegon County. Several attractive parcels available in the fully-improved Muskegon County Airport Business Park. Easy access to I-96 and US-31. Adjacent to the airport. Attractive setting with modern manufacturing operations within the park.					
4946 Paul Court Lot #: Lot 13 Muskegon County Airport Business Park	3.30	SUD	\$99,000.00	\$30,000 \$0.69	Bryan D. Bench Jim Olsen
Comments: Premier industrial park within the city of Norton Shores in Muskegon County. Several parcels available in the fully-improved Muskegon County Airport Business Park. Easy access to I-96 and US-31. Adjacent to the airport. Attractive setting with modern manufacturing operations within the park.					
1989 Sternberg Road	3.20	PUD	\$544,000.00	\$170,000 \$3.90	Jim Olsen
Comments: This corner parcel is near The Lakes Mall. Also available is the adjacent property making the lot size 6.9 acres.					
2774 Hein Drive Lot #: 5 Muskegon County Business Park North	2.80	Industrial	\$112,000.00	\$40,000 \$0.92	Bryan D. Bench Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					
2775 Industrial Parkway Lot #: 8 Muskegon County Business Park North	2.80	Industrial	\$112,000.00	\$40,000 \$0.92	Bryan D. Bench Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MUSKEGON					
2677 Industrial Parkway Lot #: 10 Muskegon County Business Park North	2.70	Industrial	\$108,000.00	\$40,000 \$0.92	Bryan D. Bench Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					
770 Airport Place Lot #: Lot 31 Muskegon County Airport Business Park	2.70	SUD	\$81,000.00	\$30,000 \$0.69	Bryan D. Bench Jim Olsen
Comments: Premier industrial park within the city of Norton Shores in Muskegon County. Several parcels available in the fully-improved Muskegon County Airport Business Park. Easy access to I-96 and US-31. Adjacent to the airport. Attractive setting with modern manufacturing operations within the park.					
2625 Industrial Parkway Lot #: 11 Muskegon County Business Park North	2.70	Industrial	\$108,000.00	\$40,000 \$0.92	Bryan D. Bench Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					
2726 Hein Drive Lot #: 4 Muskegon County Business Park North	2.70	Industrial	\$108,000.00	\$40,000 \$0.92	Bryan D. Bench Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					
2678 Hein Drive Lot #: 3 Muskegon County Business Park North	2.70	Industrial	\$108,000.00	\$40,000 \$0.92	Bryan D. Bench Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MUSKEGON					
2628 Hein Drive Lot #: 2	2.70	Industrial	\$108,000.00	\$40,000	Bryan D. Bench
Muskegon County Business Park North				\$0.92	Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					
2723 Industrial Parkway Lot #: 9	2.70	Industrial	\$108,000.00	\$40,000	Bryan D. Bench
Muskegon County Business Park North				\$0.92	Jim Olsen
Comments: Muskegon County Business Park North offers over 110 acres of shovel ready, fully improved industrial land. Equipped with new infrastructure and on-site rail access. Located in a Michigan "Tax-Free" Renaissance Zone. Also part of the "Muskegon 25" incentive that provides for FREE land (5 acres per 25 new jobs) and reduced utility expenses for new industrial users. Minutes from US31.					
740 E Porter Road Lot #: Lot 26	2.47	SUD	\$74,100.00	\$30,000	Bryan D. Bench
Muskegon County Airport Business Park				\$0.69	Jim Olsen
Comments: Premier industrial park within the city of Norton Shores in Muskegon County. Several parcels available in the fully-improved Muskegon County Airport Business Park. Easy access to I-96 and US-31. Adjacent to the airport. Attractive setting with modern manufacturing operations within the park.					
4769 Harvey Street	2.31	PUD	\$495,000.00	\$214,286	Bryan D. Bench
				\$4.92	
Comments: Over 2 acres of prime development land for retail or office. Located north of Sternberg near the new Meijer and other commercial developments.					
4875 Paul Court Lot #: Lot 17	2.30	SUD	\$69,000.00	\$30,000	Bryan D. Bench
Muskegon County Airport Business Park				\$0.69	Jim Olsen
Comments: Premier industrial park within the city of Norton Shores in Muskegon County. Several attractive parcels available in the fully-improved Muskegon County Airport Business Park. Easy access to I-96 and US-31. Adjacent to the airport. Attractive setting with modern manufacturing operations within the park.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MUSKEGON					
700 E Porter Road Lot #: Lot 25	2.11	SUD	\$63,300.00	\$30,000	Bryan D. Bench
Muskegon County Airport Business Park				\$0.69	Jim Olsen
Comments: Premier industrial park within the city of Norton Shores in Muskegon County. Several parcels available in the fully-improved Muskegon County Airport Business Park. Easy access to I-96 and US-31. Adjacent to the airport. Attractive setting with modern manufacturing operations within the park.					
5078 Robert Hunter Drive Lot #: Lot 28	2.00	SUD	\$60,000.00	\$30,000	Bryan D. Bench
Muskegon County Airport Business Park				\$0.69	Jim Olsen
Comments: Premier industrial park within the city of Norton Shores in Muskegon County. Several parcels available in the fully-improved Muskegon County Airport Business Park. Easy access to I-96 and US-31. Adjacent to the airport. Attractive setting with modern manufacturing operations within the park.					
5890-5990 Commerce Centre Drive	2.00	PUD	\$99,900.00	\$49,950	Bryan D. Bench
				\$1.15	
Comments: Up to two acres of development land located in the Lakes Mall/Harvey corridor. Aggressively-priced. Zoned PUD to provide for multiple-use options.					
2052 Sternberg Road	1.99	B-3	\$450,000.00	\$226,131	Jim Olsen
				\$5.19	
Comments: Two acres just east of Meijer and The Lakes Mall. Exit at Sternberg and I-96 is on the MDOT's 5-year plan to begin in 2008.					
2140 Sternberg Road	1.97	B-3	\$299,000.00	\$151,777	Jim Olsen
				\$3.48	
Comments: Site located just east of The Lakes Mall. 1,092 sq. ft. house may be adapted to office use with zoning and site plan approval.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MUSKEGON					
1619 E Mt. Garfield Road	1.93	PUD	\$599,900.00	\$310,829 \$7.14	Jim Olsen
Comments: One of the last corners adjacent to the Lakes Mall. This commercial corner is across from the JCPenney entrance. Also next to Lakes Commerce Centre and near the Lakes Crossing Development (Kohl's, Shoe Carnival, JoAnn Fabrics), Lakeshore Marketplace, several new restaurants, and the new Meijer.					
712 E Ellis Road Lot #: Lot 10 Muskegon County Airport Business Park	1.89	SUD	\$56,700.00	\$30,000 \$0.69	Bryan D. Bench Jim Olsen
Comments: Premier industrial park within the city of Norton Shores in Muskegon County. Several parcels available in the fully-improved Muskegon County Airport Business Park. Easy access to I-96 and US-31. Adjacent to the airport. Attractive setting with modern manufacturing operations within the park.					
Harvey Street Lot #: Unit 4	1.80	PUD	\$313,932.00	\$174,407 \$4.00	Jim Olsen
Comments: Lot by Meijer and across Harvey from Target and other national retailers. Great location for office or retail. All utilities in place.					
Harvey Street Lot #: Unit 1	1.74	PUD	\$680,724.00	\$392,348 \$9.01	Jim Olsen
Comments: Lighted corner zoned PUD with great visibility next to Meijer and across from Target and other national retailers. Great location for a restaurant or other retail. Additional land available.					
Harvey Street Lot #: Unit 2	1.42	PUD	\$493,472.00	\$348,497 \$8.00	Jim Olsen
Comments: Outlot next to Meijer and across from Target and other national retailers. Additional land available. All utilities in place.					
Harvey Street Lot #: Unit 6	1.29	PUD	\$224,368.00	\$173,929 \$3.99	Jim Olsen
Comments: Lot by Meijer and across Harvey from Target and other national retailers. Great location for office or retail. All utilities in place.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MUSKEGON					
Harvey Street Lot #: Unit 8	1.15	PUD	\$199,624.00	\$173,586 \$3.99	Jim Olsen
Comments: Lot by Meijer and across Harvey from Target and other national retailers. Great location for office or retail. All utilities in place.					
Harvey Street Lot #: Unit 7	1.12	PUD	\$243,455.00	\$217,371 \$4.99	Jim Olsen
Comments: Lot by Meijer and across Harvey from Target and other national retailers. Great location for office or retail. All utilities in place.					
886 E Sternberg Road	0.72	GO	\$88,000.00	\$122,222 \$2.81	Bryan D. Bench
Comments: Near Sternberg and Grand Haven Road intersection in the fastest growing commercial area along the lakeshore and in close proximity to the Muskegon County Airport. Zoned general office. Owners willing to complete build-to-suit. Terms are negotiable (lease, lease-option, sale, etc.)					
Harvey Street Lot #: Unit 5	0.58	PUD	\$116,595.00	\$201,026 \$4.62	Jim Olsen
Comments: Lot by Meijer and across Harvey from Target and other national retailers. Great location for office or retail. All utilities in place.					
5890-5990 Commerce Centre Drive Lot #:	0.50	PUD	\$25,000.00	\$50,000 \$1.15	Bryan D. Bench
Comments: Development parcel situated within a mixed-use PUD in close proximity to the Lakes Mall corridor. Ideal for office development. Priced to sell. Adjacent parcels up to 2 acres also available.					
5890-5990 Commerce Centre Drive Lot #:	0.50	PUD	\$25,000.00	\$50,000 \$1.15	Bryan D. Bench
Comments: Development parcel situated within a mixed-use PUD in close proximity to the Lakes Mall corridor. Ideal for office development. Priced to sell. Adjacent parcels up to 2 acres also available.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MUSKEGON					
5890-5990 Commerce Centre Drive Lot #:	0.50	PUD	\$25,000.00	\$50,000 \$1.15	Bryan D. Bench
Comments: Development parcel situated within a mixed-use PUD in close proximity to the Lakes Mall corridor. Ideal for office development. Priced to sell. Adjacent parcels up to 2 acres also available.					
5890-5990 Commerce Centre Drive Lot #:	0.50	PUD	\$25,000.00	\$50,000 \$1.15	Bryan D. Bench
Comments: Development parcel situated within a mixed-use PUD in close proximity to the Lakes Mall corridor. Ideal for office development. Priced to sell. Adjacent parcels up to 2 acres also available.					
PARCHMENT					
530 Riverview Drive	1.00-91.38	I-M Ind	\$6,500,000.00	\$71,135 \$1.63	Marc R. Tourangeau Jeff Chrystal
Comments:					
VL Riverview Drive	15.18	C-1	\$295,000.00	\$19,433 \$0.45	Jeff Chrystal Caroline Fox Pavone
Comments: 15.18 acres just north of Parchment. Great acreage for many possible uses. Water and sewer to site. Corner location with lots of road frontage. Adjacent to industrial park but also has commercial value.					
PLAINFIELD TOWNSHIP					
4603 East Beltline Avenue NE	1.78	R-4	\$65,900.00	\$37,022 \$0.85	Gene Szepeinski Cathy Bottema
Comments: Hilltop Grand River alley view ideal for condo or apartment use that is zoned for up to 12 units per acre. Great location near prestigious 1000 Oaks Country Club. Easy access to Plainfield, Rockford and I-96 to downtown.					

Address			Price Per Acre		
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
PORTAGE					
1305 & 1315 W. Centre Avenue	3.36	OS-1	\$595,000.00	\$177,083 \$4.07	Ted Vliek Caroline Fox Pavone
Comments: This is a great development site on Centre between Westnedge and Oakland Drive. It is approximately 3.4 acres that can be sold as one piece or divided. If divided, current ownership will share in the development cost. 230 feet of frontage on Centre and enough land to build 20,00 sq. ft. of prime office space. This would make a great owner occupied project with enough land to add a few office rental units.					
6033 Oakland Drive	1.87	OS-1	\$160,000.00	\$85,561 \$1.96	Ted Vliek Caroline Fox Pavone
Comments: Great building site in Portage, next to the Fire Station on Oakland Drive just south of Milham Road. Site can accommodate a large building or two smaller offices. Beautiful wooded site with all the utilities available. Just a short distance to I-94. Owner is flexible with terms and will take a land contract or possible trades for lake property.					
4721 W. Milham Avenue	1.25	B-2	\$189,000.00	\$151,200 \$3.47	Caroline Fox Pavone Jeff Chrystal
Comments: Value is in the land. Wedel's location is across 12th Street, near Bickford Assisted Living/Memory Care and City of Portage - Westfield Park is across Milham.					
203 E. Centre Avenue	1.01	B-3	\$425,000.00	\$420,792 \$9.66	Jeff Chrystal Marc R. Tourangeau
Comments: Could be part of larger downtown City of Portage Retail Development as there is plenty of additional vacant land surrounding site. Great retail site for bank or credit union. Easy ingress and egress from Centre or Brown Avenue. There is an existing house on the Centre Avenue site that is considered a tear down.					
375-1 Mall Drive	1.00	B-2	\$395,000.00	\$395,000 \$9.07	Jeff Chrystal Caroline Fox Pavone
Comments: Corner lot directly across from Art Van Furniture. Great visibility from the Crossroads Mall traffic. Great building site for small professional office or retail use.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
PORTAGE					
5831 Oakland Drive	0.40	OS-1	\$149,000.00	\$372,500 \$8.55	Marc R. Tourangeau Jeff Chrystal
Comments: Last parcel in high end office park located off Oakland Drive between I-94 and Milham Road. Great location for medical, CPA, attorneys or other professionals. Owner is a licensed Real Estate Broker in the State of Michigan.					
117 E. Centre Avenue	0.19	B-3	\$79,000.00	\$415,789 \$9.55	Jeff Chrystal Ted Vliek
Comments: Prime development site. Adjacent to potential Downtown City of Portage retail/office development sites. Great for bank or credit union.					
217 E. Centre Avenue	0.18	B-3	\$150,000.00	\$833,333	Jeff Chrystal Ted Vliek
Comments: Prime development. Currently a rental house adjacent to potential Downtown City of Portage retail/office development sites. Great for bank or credit union. Existing house with renter.					
REED CITY					
5116 220th Avenue	13.74	Residential	\$725,000.00	\$52,766 \$1.21	Cathy Bottema David Zeemering
Comments: Value is in the land. Located at Reed City interchange of US-10 & US-131 (Richmond Township, Osceola County). Mc Donalds, Burger King, Family Farm & Home and gas stations at same interchange. Home (1,516 SF) and barn on site, currently rented. Subject to rezoning. Sewer and water at street.					
ROCKFORD					
8927 Elstner Avenue	60.24	PUD	\$415,000.00	\$6,889 \$0.16	Gene Szpeinski Cathy Bottema
Comments: Rolling acreage previously approved as a 62 home PUD in a convenient location with growth potential near the City of Rockford and 131.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ROCKFORD					
11400 14 Mile NE	2.00-12.40	C-2	\$89,000.00	\$7,177 \$0.17	Gene Szepeinski
Comments: 2 to 12.4 acre parcels with extensive M57 frontage between Rockford and Greenville adjacent to daycare and residential neighborhood.					
8620 Algoma Avenue NE	10.30	C-2	\$1,200,000.00	\$116,505 \$2.67	Gene Szepeinski Cathy Bottema
Comments: Exposure on US 131 Southbound. Zoning allows for a wide variety of uses and development possibilities. Easy access to US 131 at 10 Mile exit. Property has 2 leased buildings (6,432 & 5,600 SF). Great location at 131 & 10 Mile off-ramp.					
SAUGATUCK					
631 Perryman Street	115.85	CRC	\$14,500,000.00	\$125,162 \$2.87	John A. Mundell III Gene Szepeinski
Comments: A rare opportunity to acquire an Historic Campground facility with over 115 acres adjacent to Saugatuck's Oval Beach with nearly a half mile of beautiful Lake Michigan beach frontage. Wonderful settings for a variety of cottages and cabins with spectacular views. Kalamazoo River frontage parcels included.					
SCHOOLCRAFT					
11820 S. Shaver Road	1.18	C-4	\$189,000.00	\$160,169 \$3.68	Ted Vliek Jeff Chrystal
Comments: Great site just off 131 on Shaver Road. Additional land could be assembled for larger parcel. Excellent highway exposure, minimal trees for easy development.					
SPARTA					
30 Homestead Acres Road	6.50	PUD	\$200,000.00	\$30,769 \$0.71	Gene Szepeinski
Comments: Ready to build 33 attached condo units in the Village of Sparta convenient to schools, shopping and Grand Rapids. Homestead Acres has 10 built/occupied condominiums.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
SPARTA					
195 Liberty Street NW	2.52	R PUD	\$135,000.00	\$53,571 \$1.23	Gene Szepeinski
Comments: 19 ready to build lots at Bedford Falls in Sparta @ \$7,105 per lot.					
11361 Sparta Avenue Lot #: E	1.94	Industrial	\$75,000.00	\$38,660 \$0.89	Gene Szepeinski
Comments: Sandy, flat, buildable lot, great exposure on Sparta Avenue.					
WAYLAND					
290 Reno Drive	0.96	B-2, Commercial	\$155,000.00	\$161,458 \$3.71	Cathy Bottema Richard Helsel
Comments: Excellent site with US-131 frontage at the Wayland, northbound exit. Zonec B-2. Motel, Restaurant, professional/office building or other similar use. There is a liquor license available, per owner. There may be additional land available and could be a great Hotel site just north of the Casino. Site has all the necessary utilities available.					
WEST OLIVE					
15371 Lake Michigan Drive	39.25	Residential	\$295,000.00	\$7,516 \$0.17	Thomas J. Elhart
Comments: Close to US 31, could be commercially zoned frontage per township approval, layout completed by engineering firm (21 lots of 1-2 acres each for housing). Land Contract terms: \$50,000 down, \$1,600 per month at 5.25% with a 3 year balloon.					
WYOMING					
5366 Wilson Avenue SW	25.00	Residential	\$1,200,000.00	\$48,000 \$1.10	Gene Szepeinski
Comments: Development opportunity. Excellent location between Rivertown Mall and M-6. Possible PUD development potential.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
WYOMING					
4806 Kenowa Avenue	10.50	Residential	\$339,900.00	\$32,371 \$0.74	Gene Szepeinski
Comments: I-196 frontage and exposure. All utilities available. POLP to be split, home on property not included. Great site for church or related use.					
3360 56th Street SW	6.74	ER	\$117,000.00	\$17,359 \$0.40	Gene Szepeinski
Comments: Planned as Phase 4 of Hickory Ridge Estates for 13 lots on a cul-de-sac with daylight and walkout potential. Grandville schools.					
ZEELAND					
Port Sheldon Street	77.34	Res/AG	\$980,000.00	\$12,671 \$0.29	Thomas J. Elhart
Comments: 77 acres in Borculo. 1/2 zoned Residential and 1/2 zoned Agricultural. Zeeland Schools. Electric available at street. Presently leased for farming.					
0 Pierce Street	31.06	Agricultural	\$349,000.00	\$11,236 \$0.26	Thomas J. Elhart
Comments: Excellent site for building or for future development. Over half of the property is farmland, so income can be generated until development is started.					
404 W. Centerstone & 301 Royal Park	3.46	C-3	\$252,000.00	\$72,832 \$1.67	Thomas J. Elhart
Comments: Commercial lots for sale. Highway visibility. Great office service commercial location.					
404 W. Centerstone Court	1.87	C-3	\$140,000.00	\$74,866 \$1.72	Thomas J. Elhart
Comments: Commercial lot for sale. Highway visibility. Great office service commercial location. SEV & TEV are both \$73,600.					

Exclusive Land Listings

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ZEELAND					
301 W. Royal Park Drive	1.59	C-3	\$112,000.00	\$70,440 \$1.62	Thomas J. Elhart

Comments: Commercial lot for sale. Highway visibility. Great office service commercial location. SEV & TEV are both \$57,900.