

DEVELOPMENT LAND FOR SALE

CHERETTE | GROUP



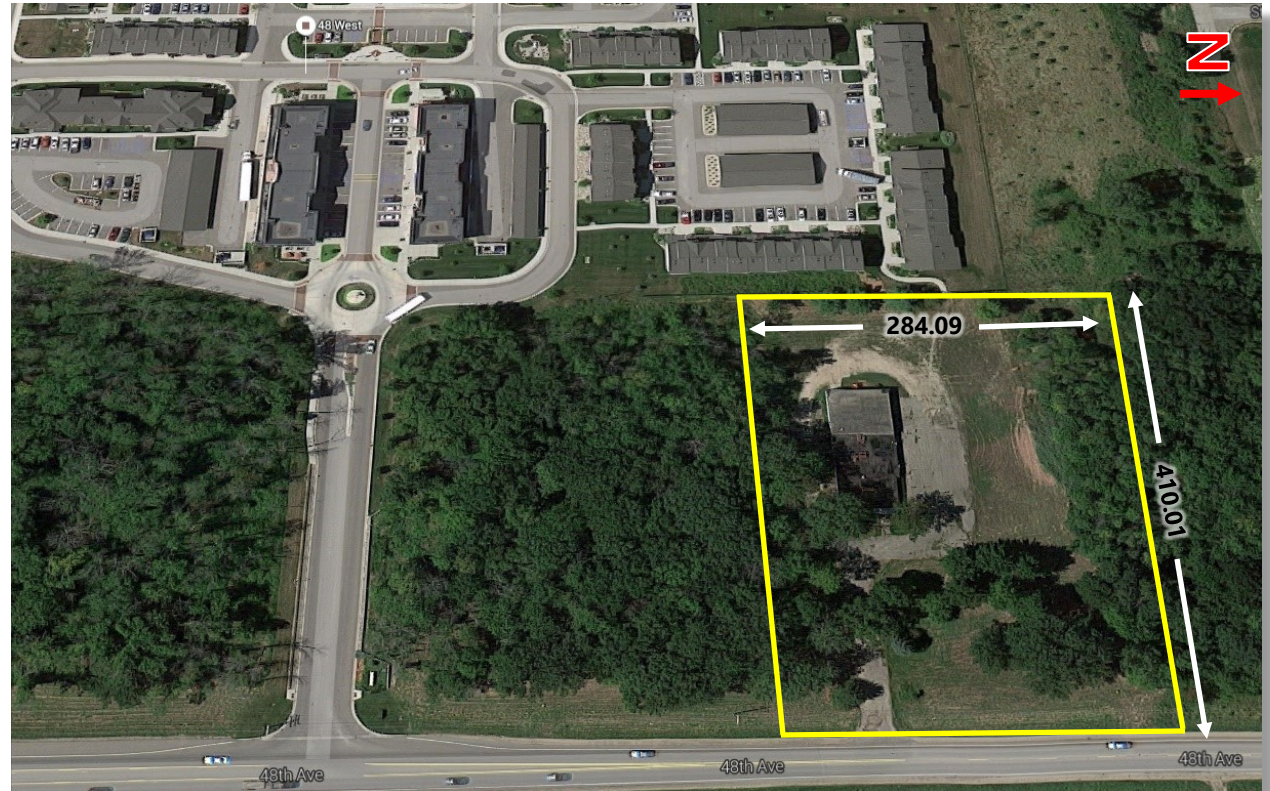
## DEVELOPMENT OPPORTUNITY

2.67 Acres Near Grand Valley State University

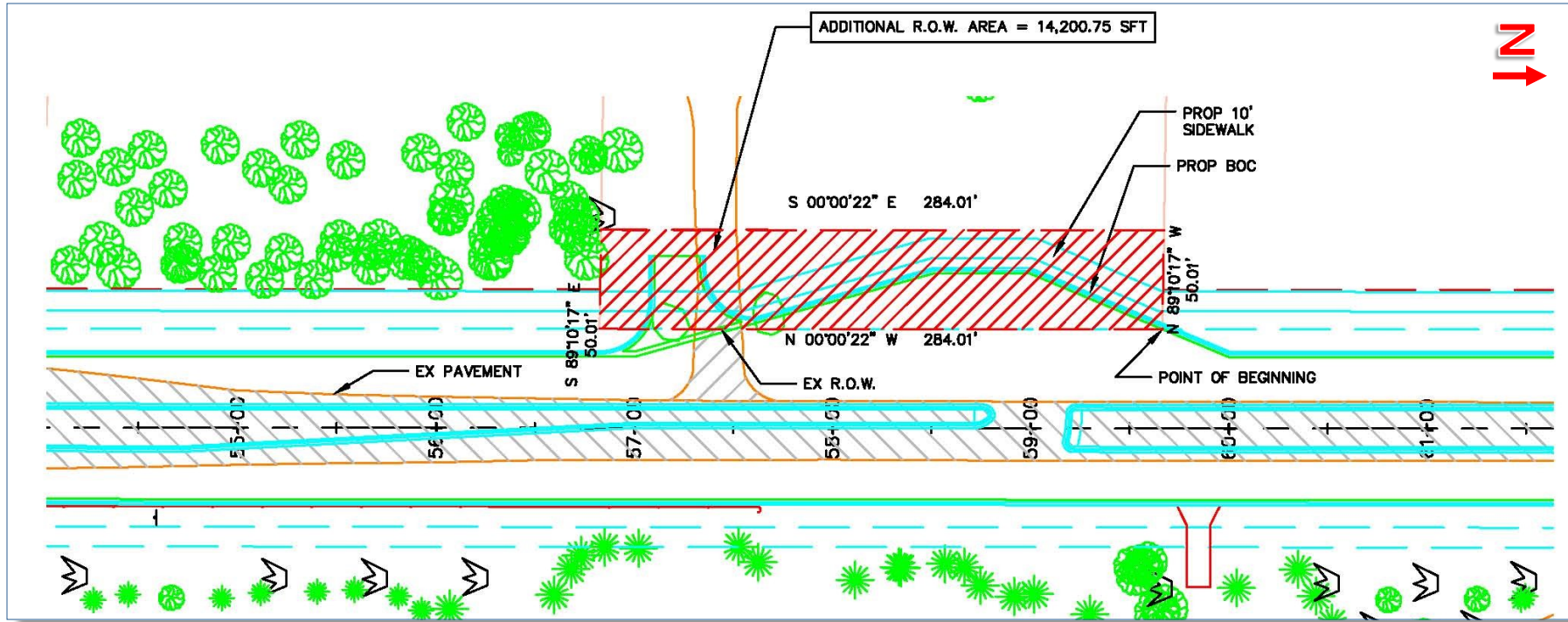
Office | Retail | Medical | Financial | Multi-family | Restaurant

# Summary

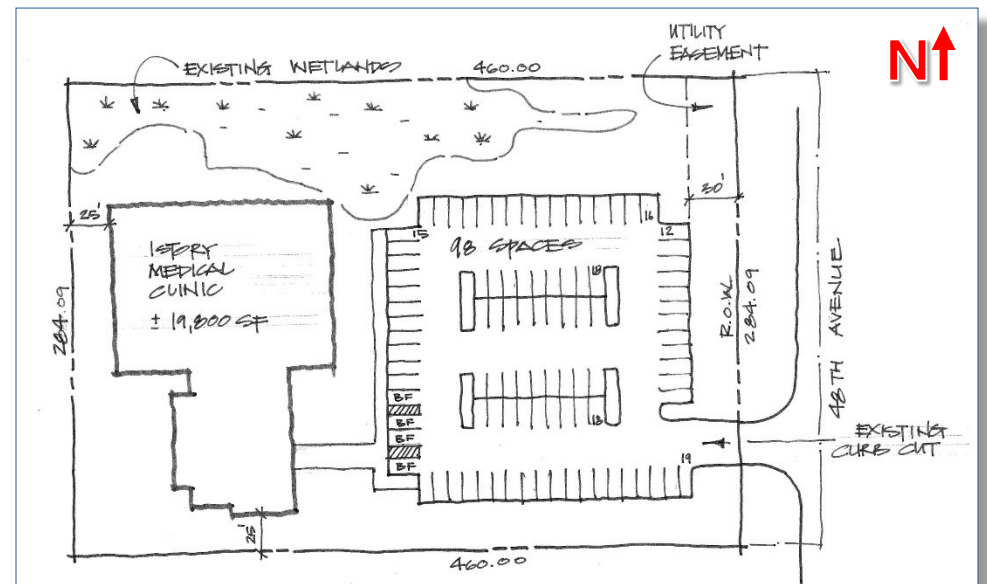
- Offered for sale is 2.67 acres of development land or a possible build to suit. Previous building has been removed.
- The subject property is across from the Meadows Golf Club at GVSU and neighbors 48 West which is a large multi-family/retail community that includes a movie theater, restaurants, and a full array of student services.
- All municipal utilities are in place at the property.
- Located just south of Lake Michigan Drive, this site provides easy access to Grand Valley State University (1 mile), as well as many neighboring communities and retailers.
- The site is pre-approved for up to a 19,800 square foot, 2-story building and is zoned 201 Commercial which allows for many uses such as office, medical, retail, financial institution, restaurant or multi-family.
- Neighboring communities include:
  - 48 West (.25 Mile)
  - The Meadows Golf Club (.25 Mile)
  - Meadows Crossing's Apts. (.3 Mile)
  - Campus West Apartments (.4 Mile)
  - TRIO North (.5 Mile)
  - TRIO Apts. & Townhomes (.5 Mile)
  - TRIO Center (.8 Mile)
  - Copper Beach Townhomes (.9 Mile)
  - GVSU Campus (1.0 Mile)
- Purchase price for this site is \$525,000.



# Subject Property: Site Plan



- Parcel Number: 70-09-25-200-013
- 2016 Student Enrollment: 25,325
- Population:
  - 1 Mile: 10,549
  - 3 Miles: 22,758
  - 5 Miles: 59,551
- MDOT Approved Site Plan
- New 10' wide pedestrian walkway to accommodate students and residents to the University, area bus stops, and retailers.
- Boulevard construction completed in 2016



# Contact Information

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## C H E R E T T E | G R O U P

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### **Todd Kamps, CCIM | SIOR**

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Any inquiries, questions, and offers should be directed to Todd Kamps at the address listed herein. This is the first time this property has been offered for sale.



**DISCLAIMER AND NOTICE TO BUYER** *The information herein is provided ONLY AS AN INTRODUCTION TO THE PROPERTY. All parties interested in purchasing should base their decision on the results of their independent inspection of the property. All parties should satisfy themselves as to the condition of the property with respect to the legal, environmental or physical conditions of the property and title thereto. The Owner, Agent and all parties acting on behalf of the Owner or Agent make no representations as to the accuracy or completeness of the information included in this property profile. This information is believed to be accurate. We are not responsible for misstatements of facts, errors or omissions, prior sale, changes of price or withdrawal from the market without notice. All property outlines contained herein are approximate and should not be relied upon as actual parcel boundaries*