

West Michigan Offices

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MAY 2012
VACANT LAND

LAND DIVISION

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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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231-799-9900

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231-799-9900

269-385-2000

616-235-6008

269-385-2000

616-235-6013

269-385-2000

616-235-6007

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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 Szpeinski 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 Szpeinski 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.					
BATTLE CREEK					
80 N. 20th Street	15.54	REF	\$395,000.00	\$25,418 \$0.58	Ted Vliek Jeff Chrystal
Comments: Former Battle Creek Health System building site. Great development potential on this large acreage parcel in the center of many rooftops, approximately 15.54 acres. The dimensions are 1,066 feet of frontage on 20th street and 623 feet on W. Highland Blvd. Currently zoned REF, ideal site for multi-family in Lakeview School System. Restaurants and retail very close by. Site could be expanded to include the corner of 20th and W. Territorial Road with a traffic light.					
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 Szpeinski
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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
BYRON CENTER					
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.					
245 92nd Street SW	22.14	Industrial	\$719,550.00	\$32,500 \$0.75	Cathy Bottema Gene Szepeinski
Comments: Large acreage parcel adjacent to existing Byron Commerce Industrial Park. Extensive frontage along southbound US-131. Sewer and water available at Byron Commerce. Currently zoned Agricultural; Master planned Industrial. Call Listing Agent regarding 2012 crops. Subject to rezoning.					
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.					
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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CALEDONIA					
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	\$249,000.00	\$3,420 \$0.08	Gene Szpeinski
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 Szpeinski
Comments: Phases 2 thru 5 of Russell Ridge a PUD approved for 78 single family sites and 50 condo units with easy 131 access.					
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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
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.					
EAST LANSING					
16901-16927 West Road Maynard Office Park	1.59	B-4	\$139,900.00	\$87,987 \$2.02	Jeffrey A. Tucker Jack Johns
Comments: 1.59 acre East Lansing office parcel in the fastest growing business corridor off of Lake Lansing Road. Great opportunity for a financial company to own their own site. This bank owned property.					
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
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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
GRAND HAVEN					
600 N. Miller Drive Lot #: N Land Parcels	14.39	Commercial	\$2,750,000.00	\$191,105 \$4.39	John A. Mundell III
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
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
Comments:					
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	\$499,000.00	\$46,987 \$1.08	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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
GRAND RAPIDS					
4888 Town Center Drive SE	5.47	PUD	\$595,000.00	\$108,775	Mike Mikesell
Meadowbrook Business Park				\$2.50	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	Gene Szepeinski
				\$4.05	
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	Gene Szepeinski
				\$1.85	
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	Gene Szepeinski
				\$0.91	
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.					
5757 28th Street SE	1.99	B-2	\$55,000.00	\$27,638	Gene Szepeinski
				\$0.63	
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	Gene Szepeinski
				\$0.60	
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.					

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Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
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	\$125,000.00	\$7,094 \$0.16	Gene Szepeinski Thomas J. Elhart
Comments: Level parcel sloping up toward Paw Paw Dr adjacent to commercial and apartment development on Waverly Rd.					
136th Avenue	11.39	Agricultural	\$270,900.00	\$23,784 \$0.55	Thomas J. Elhart
Comments: Over 40,000 cars per day on US 31. 11 acre parcel at Port sheldon & US-31. Split possible. Zoned AG, Master planned Commercial. Farm market, restaurant, many possibilites. Electric available at street.					
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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
HOLLAND					
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.					
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.					

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KALAMAZOO					
VL KL Avenue	8.50	R-2	\$450,000.00	\$52,941 \$1.22	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.					
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: Great development site adjoining City of Kalamazoo's vacant land (offering greater development potential along with potential Brownfield Tax Credits). This parcel is located within walking distance of the Kalamazoo Library, Kalamazoo Civic Theatre, The Art Institute, The State Theatre, The Kalamazoo Mall, several Churches, and all the businesses located downtown. Great opportunity for new office complex, or perhaps a new urban residential area. City of Kalamazoo's property is a Brownfield 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.					

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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.					
Cobblestone Development	39.65	R PUD-1	\$425,000.00	\$10,719 \$0.25	Gene Szepeinski
Comments:					
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.					
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.					
1728-1760 East Paris Avenue SE	6.30	C-4	\$900,000.00	\$142,857 \$3.28	Cathy Bottema Gene Szepeinski
Comments: Extensive East Paris frontage (490` +/-) located in front of the Saladin Temple with multiple building sites. Additional Options Available: 17,129 SF building with two storage buildings on 9.3 acres or 15.63 acres. Subject to split.					
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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
KENTWOOD					
6591-6615 Shoreside Court SE	3.50	PUD	\$40,000.00	\$11,429 \$0.26	Gene Szpeinski
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.					
4055 Broadmoor Avenue SE	2.14	I-1	\$215,000.00	\$100,467 \$2.31	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 Szpeinski
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.					
LUDINGTON					
2442 W. US 10 Highway	9.75	Comm 202	\$695,000.00	\$71,282 \$1.64	David Zeemering
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	David Zeemering
Comments: Commercial property west of US-31 with high visibility across from Lowe's.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(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					
VL 16 1/2 Mile Road	840.00	Agricultural	\$7,100,000.00	\$8,452 \$0.19	Jeff Chrystal
Comments: Four (4) large acreage parcels totaling up to 834 acres of pristine Michigan hunting or private retreat property with possible development opportunities. Properties include wooded water frontage, wetlands, thick pines and heavy hardwoods, tillable, rolling hills, perfect waterfowl and wildlife habitat.					
16150 F Drive	209.00	Residential	\$2,400,000.00	\$11,483 \$0.26	Jeff Chrystal
Comments: Long Lake is approximately 36 acres. Pine Lake is approximately 18 acres. Site has over 1800 lineal feet of lake frontage on 209 acres with opportunities for pristine privacy. Elevated views of both Pine Lake and Long Lake. Heavily wooded by lake with gently rolling terrain. Property has development potential for upscale residential subdivision. Great fishing and hunting. Approximately 50 acres are tillable. Other large acreage tracts available by same ownership.					
VL 18 Mile Road	157.37	Residential	\$1,200,000.00	\$7,625 \$0.18	Jeff Chrystal
Comments: Large private retreat. Blue Lake is approximately 2.5 acres. Own almost an entire private lake on 157 acres of heavily wooded land. Front area is tillable farm land but rear acreage is rolling hills. Excellent hunting. Other large acreage parcels available by same ownership.					
VL Old US 27	135.00	Residential	\$1,300,000.00	\$9,630 \$0.22	Jeff Chrystal
Comments: Maynard Lake is approximately 16 acres, over 2000 lineal feet of lake frontage. Prime, private hunting preserve. Heavily wooded to elevated views of Maynard Lake and wetlands. Rolling terrain excellent for deer, turkeys and waterfowl. Beautiful building site for private residence or retreat. Other large acreage tracts available by same ownership.					

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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.					
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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MARSHALL					
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.					
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	\$98,500.00	\$4,120 \$0.10	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.					

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					
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.					
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).					

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					
4946 Paul Court Lot #: Lot 13	3.30	SUD	\$99,000.00	\$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.					
MCABP	1.89-3.30	SUD	\$99,000.00	\$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.					
1989 Sternberg Road	3.20	PUD	\$544,000.00	\$170,000	Jim Olsen
				\$3.90	
Comments: This corner parcel is near The Lakes Mall. Also available is the adjacent property making the lot size 6.9 acres.					
2775 Industrial Parkway Lot #: 8	2.80	Industrial	\$112,000.00	\$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.					
2774 Hein Drive Lot #: 5	2.80	Industrial	\$112,000.00	\$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						
2726 Hein Drive Lot #: 4	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.						
2678 Hein Drive Lot #: 3	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.						
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.						

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MUSKEGON					
2677 Industrial Parkway Lot #: 10	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.					
770 Airport Place Lot #: Lot 31	2.70	SUD	\$81,000.00	\$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.					
2625 Industrial Parkway Lot #: 11	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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MUSKEGON					
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.					
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.					
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.					
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.					
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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MUSKEGON					
2140 Sternberg Road	1.97	B-3	\$299,000.00	\$151,777 \$3.48	Jim Olsen
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.					
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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MUSKEGON					
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.					
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.					

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.					
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:					
PLAINFIELD TOWNSHIP					
4603 East Beltline Avenue NE	1.78	R-4	\$65,900.00	\$37,022 \$0.85	Gene Szepeinski
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.					
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.					
5831 Oakland Drive	0.40	OS-1	\$138,000.00	\$345,000 \$7.92	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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
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 Szepeinski 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.					
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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
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					
8630 & 8780 Sparta Avenue	55.90	Com 1, Res 3, Ag 1 & Ag 2	\$1,650,000.00	\$29,517 \$0.68	David Zeemering Gene Szepeinski
Comments: Development land in growing Sparta Township. May be divided.					
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.					
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.					
SPRING LAKE					
203 S. Cutler Street Lot #: Par A	0.61	Industrial	\$159,900.00	\$262,131 \$6.02	Bryan D. Bench
Comments: Vacant land parcel located in the Village of Spring Lake. Located in area of mixed use, including new retail development. Owner will build to suit. Part of a larger parcel and requires a land division and may require re-zoning for intended use.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
TRAVERSE CITY					
1469 US 31 North	0.69	RB	\$1,375,000.00	\$1,992,754 \$45.75	Thomas R. Eurich
Comments: Ideal for hotel/motel, restaurant combination, condominiums, or resort. Located in a prime resort location on Munson Avenue (US 31) only 500 feet east of a state park. Occupying 158' of sugar sand beachfront on Traverse City Easty Bay arm of Lake Michigan. Minimal tear down of three small, older buildings open this flat site for waterfront use.					
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. Zoned 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.					
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.					
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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
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.					
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.					