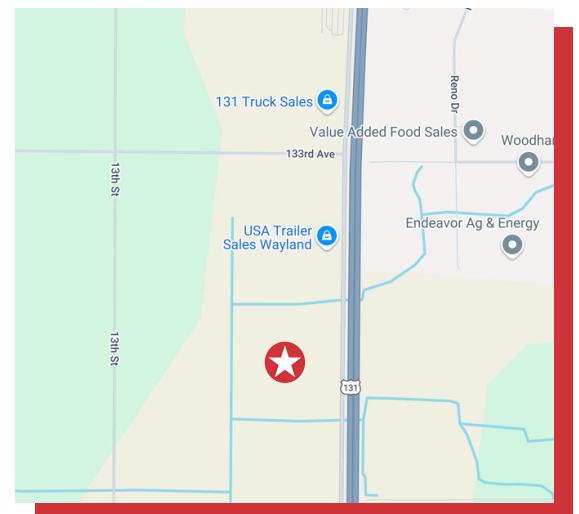




12TH STREET - LAND HOPKINS, MI 49328

Vacant Land for Sale

- 20 acres of land in Wayland, MI
- Close proximity & easy access to US-131 & M-6
- Excellent highway exposure
- 660 lin/foot of road frontage



LISTING AGENTS:

STU KINGMA, SIOR

O: 616.575.7022 | C: 616.581.5000

skingma@naiwwm.com

STAY CONNECTED



naiwwm.com
616.776.0100

SALE OVERVIEW

The property located on 12th Street in Hopkins is located just South of the US 131 Wayland exit and offers unparalleled highway exposure and excellent access. While not yet served by water and sewer, this site is located in the path of progress. Sites like this are rare and this is a unique opportunity to locate with US 131 visibility.

SALE INFORMATION

Price:	\$1,995,000.00
SEV (2024):	\$157,100.00
Taxable Value (2024):	\$75,439.00
Summer Taxes (2024):	\$1,169.06
Winter Taxes (2024):	\$1,168.16
Total Taxes (2024):	\$2,337.22
Sale Terms:	Cash, New Mortgage
PPN:	03-10-012-019-10

ZONING INFORMATION

COMMERCIAL AND INDUSTRIAL LAND USE

The subject property is deemed to be Developmental, which allows for more flexibility in land use and design compared to standard zoning.

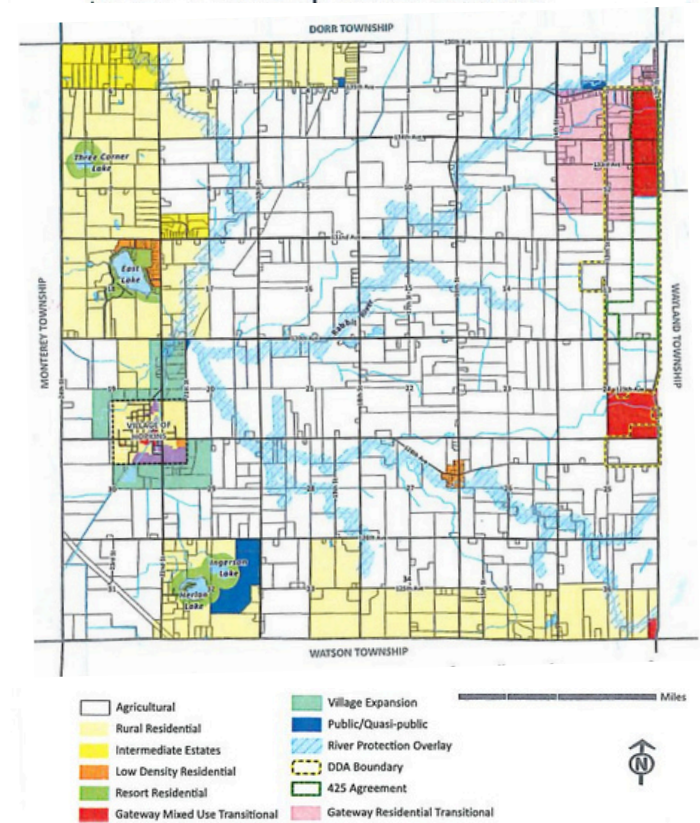
It is also within a 425 Act zone. A 425 Act zone refers to an agreement which allows two or more "local units" (i.e., a city, township or village) to conditionally transfer property from one jurisdiction to the other, for a specified period of years.

LEGAL DESCRIPTION

COM AT SE COR TH N 00DEG 18'14" W 1596.78' TO POB; TH S 89DEG 54'54" W 1341.71'; TH N 00DEG 25'16" W 649.66'; TH N 89DEG 54'54" E 1343.04'; TH S 00DEG 18'14" E 649.66' TO POB SEC 12 T3N R12W SKETCH: 20.02 AC (08).

ZONING MAP

MAP 7-1: Township Future Land Use

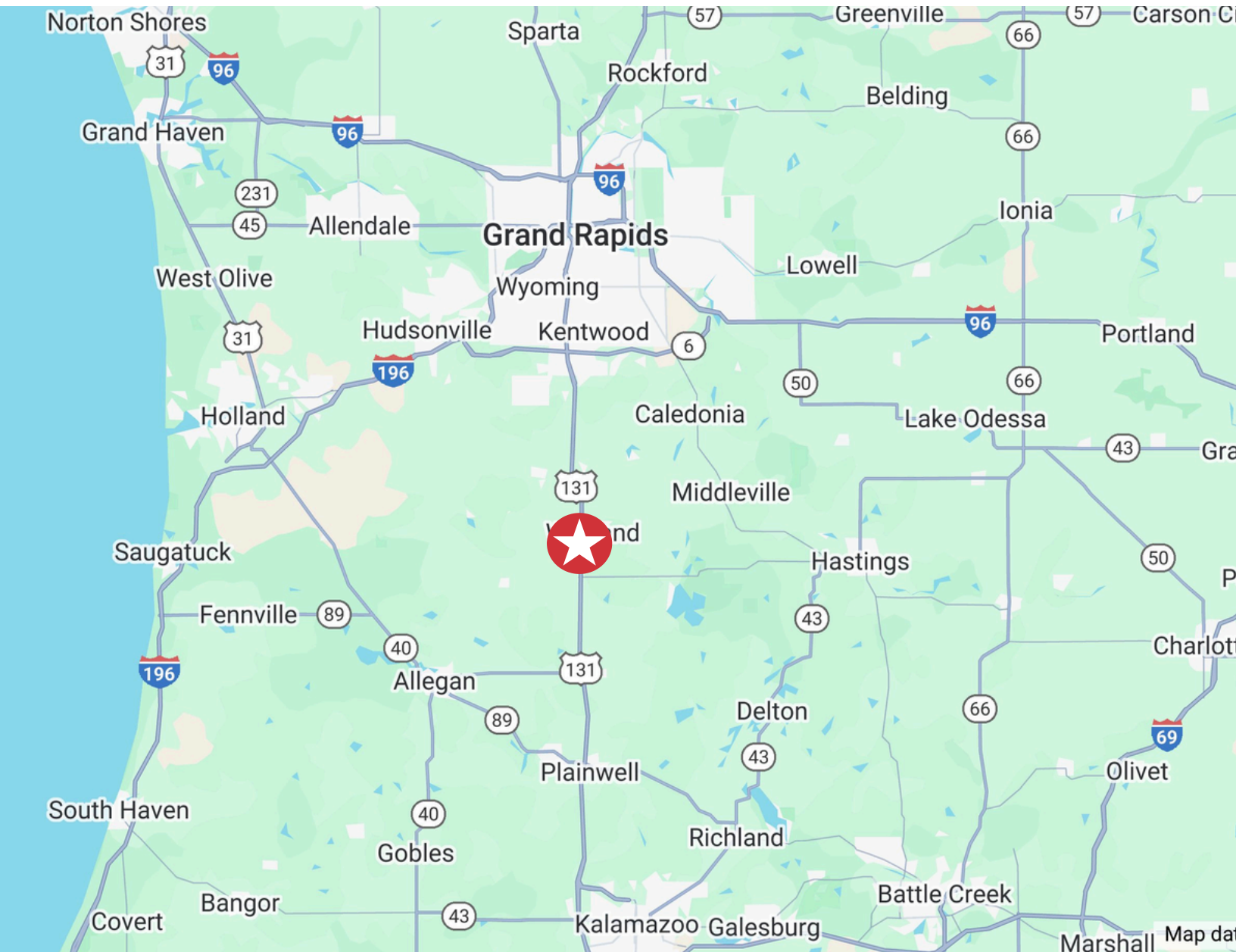


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PARCEL MAP



LOCATION MAP



PROXIMITY

US-131	1.24 miles
M-6	13.5 miles
I-196 via M-6	21.64 miles
I-94	29.44 miles
Gerald R Ford Intl. Airport	24.0 miles

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GRAND RAPIDS, MI

From world-class attractions and outdoor recreation to nationally ranked food and craft beverage scenes - Grand Rapids, MI is filled with spectacular art, live music, and endless opportunities for family fun!



visitmuskegon.org

MUSKEGON, MI

Located along the beautiful Lake Michigan shoreline, Muskegon County boasts three state parks, two major paddle sport rivers, and 26 miles of beaches. Muskegon County is the outdoor recreation hub of Michigan's sunset coast, every season of the year!



holland.org

HOLLAND, MI

Nestled into the wildly beautiful Lake Michigan shoreline and rich with it's deep-rooted Dutch heritage, Holland, MI is a year-round destination known for many things - springtime tulips, summer festivals, fall orchards, winter's holidays and more!



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MICHIGAN'S LARGEST WATER & AMUSEMENT PARK

📍 Michigan's Adventure



BEST PLACES FOR BUSINESS AND CAREERS

📍 Holland, MI



150 BEST PLACES TO LIVE IN THE U.S.

📍 Kalamazoo, MI

