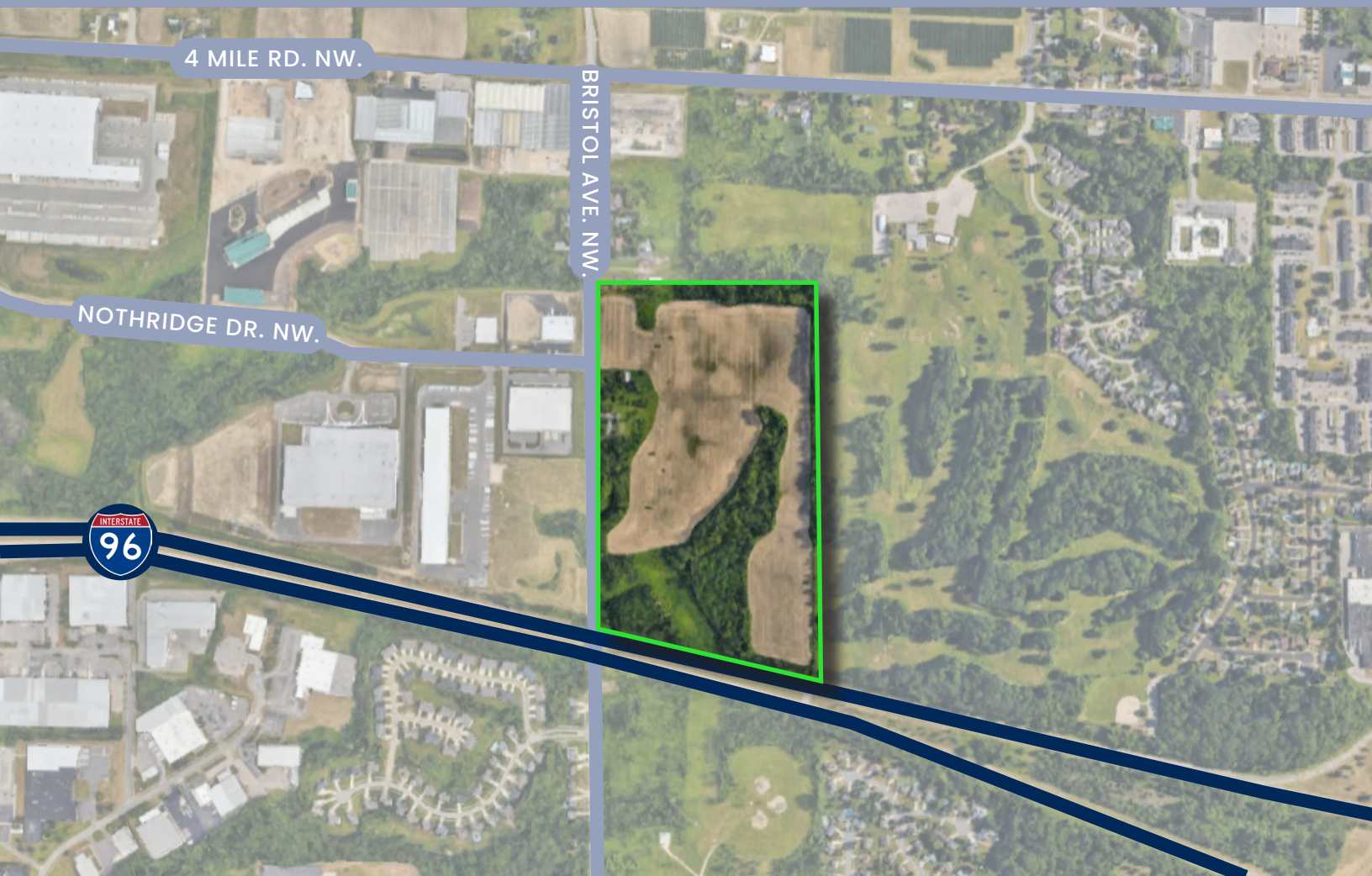




COMMERCE
COMMERCIAL REAL ESTATE
A CAWLEY COMPANY



DEVELOPMENT OPPORTUNITY

**3254 – 3300 BRISTOL AVENUE NW.
WALKER, MICHIGAN | 49544**



60 ACRES OF LAND | FOR SALE

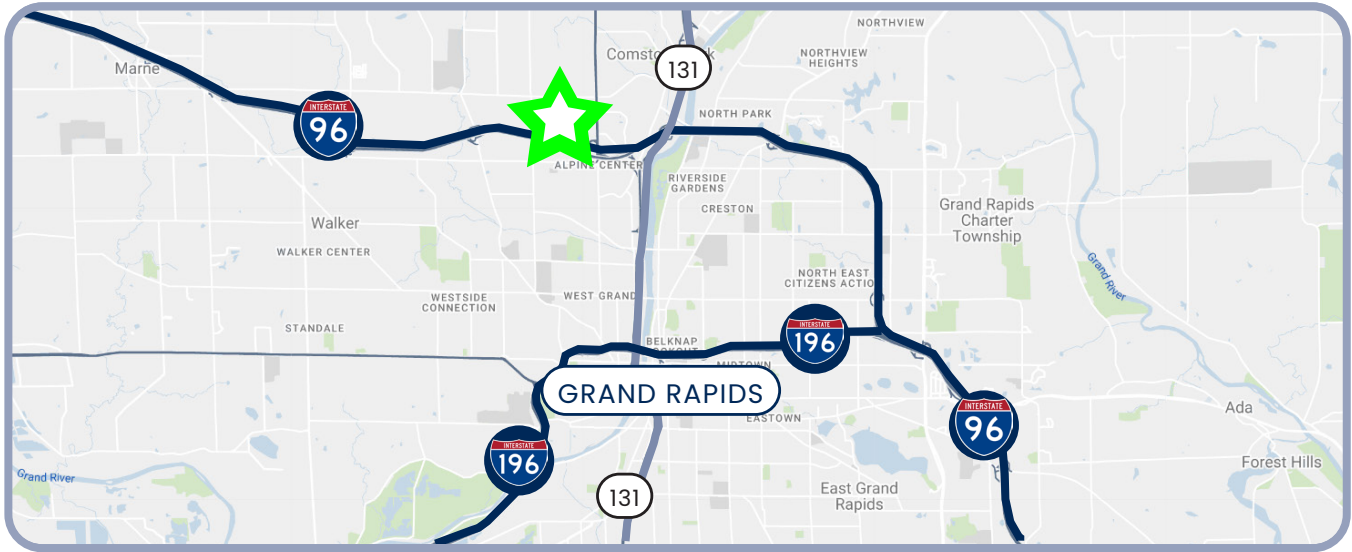
FRANK H. MELCHERT V, SIOR
MANAGING BROKER

 (616) 625- 8900
 Frank@CommerceCRE.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



3254 - 3300 BRISTOL AVENUE NW. | WALKER, MICHIGAN



DETAILS

Total Size:	± 60 Acres
Use:	Residential
Municipality:	City of Walker
PIN(s):	41-13-02-100-010; 011; 064
Sale Price:	Subject to Offer

HIGHLIGHTS



Available for the first time since 1894



55,064 VPD via I-96 (cross street Bristol Ave. NW.)



Quick Expressway Access

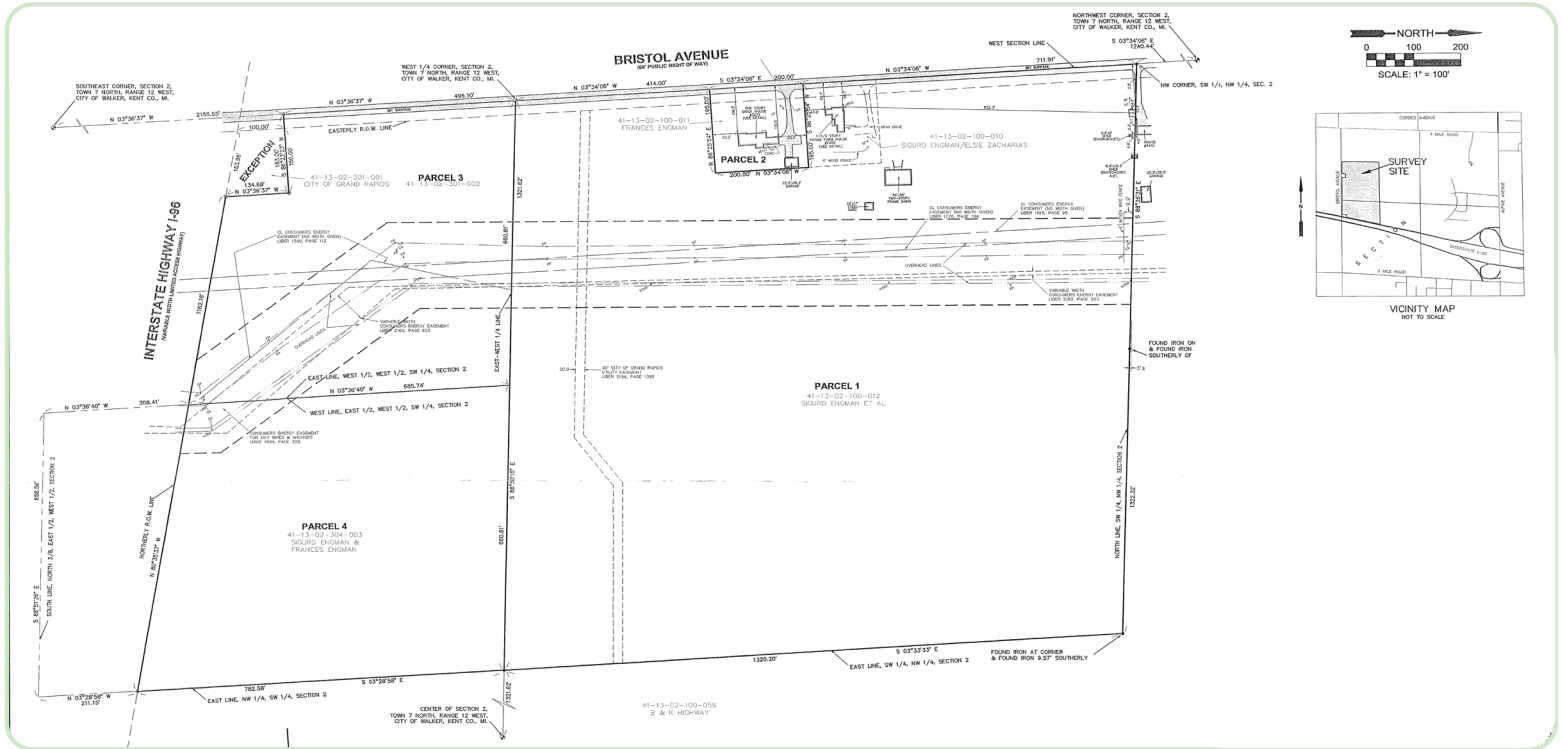
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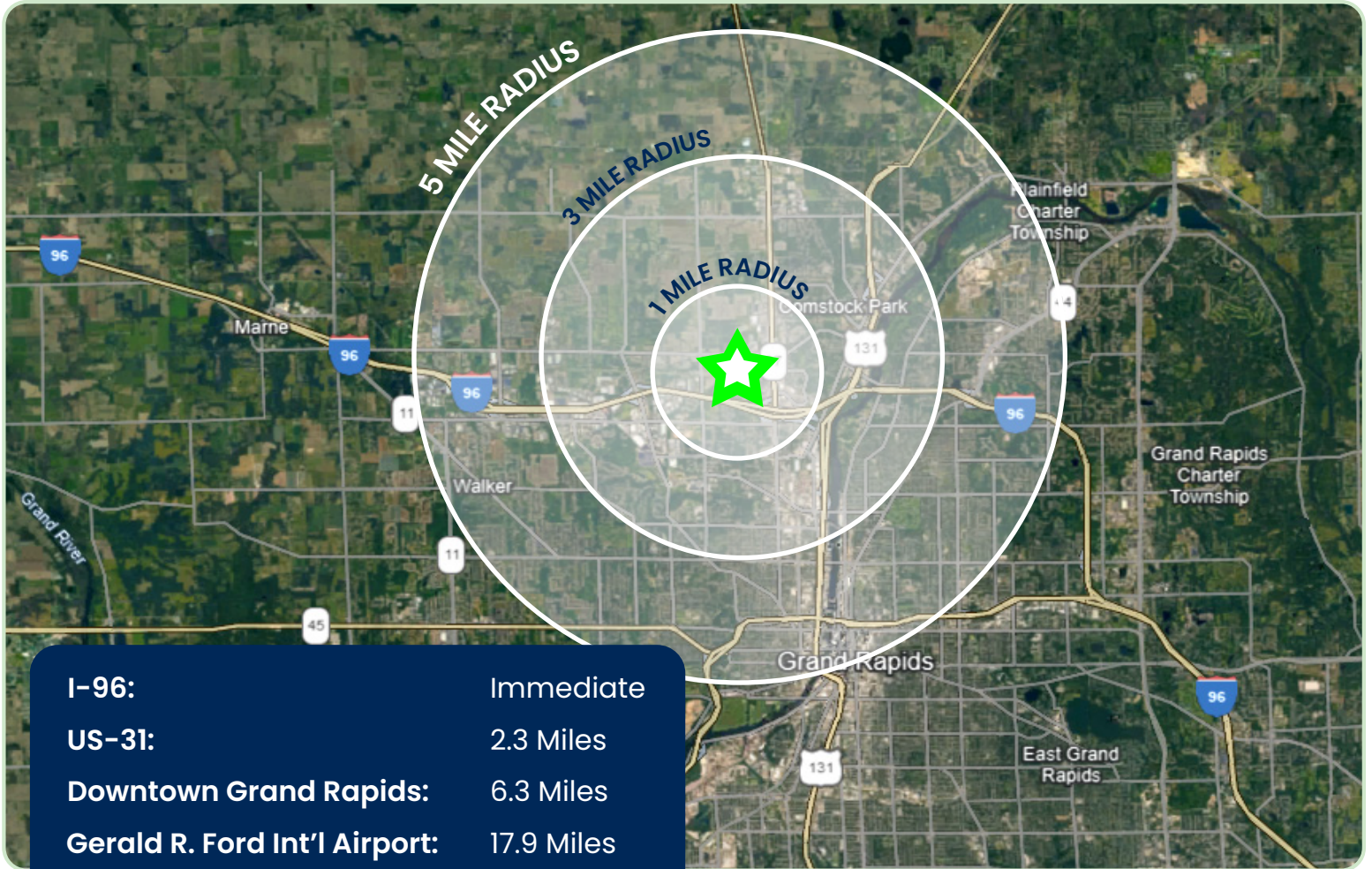
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I-96:	Immediate
US-31:	2.3 Miles
Downtown Grand Rapids:	6.3 Miles
Gerald R. Ford Int'l Airport:	17.9 Miles
Muskegon:	36.1 Miles
Kalamazoo:	56.3 Miles
Detroit:	162 Miles
Chicago:	183 Miles

2024 DEMOGRAPHICS

	5 MILE	3 MILE	1 MILE
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Population:	147,742	55,506	3,661
Day-Time Population:	179,212	60,888	8,404
Total Employees:	107,155	33,311	5,101
Total Businesses:	6,477	1,924	227

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