



Land | For Sale | 1.40 - 12.40 Acres

## Unattainable Interstate 94 Frontage Prime Commercial Development Parcel

**5159 E Cork Street**  
Kalamazoo, MI 49048

### Overview

This 12.40 Acre parcel is one of a kind! The lone remaining undeveloped commercial parcel in Kalamazoo County on the most trafficked Interstate in Michigan, I-94. Immense frontage on the Interstate would provide any user, developer, operator, incredible exposure to approx. 50,000 to 68,000 cars per day depending on direction. Easy access off Cork Street affords any future Owner easy egress and ingress to and from the highway. All utilities available from Cork Street. Owner will divide or create a site condominium. Cost of infrastructure if split on the highway TBD.

**Sale Price**                      \$344,000 - \$2,750,000  
Acreage sizes are estimated. All splits to be verified.

**Matthew Callander, CCIM**  
269.384.8368 [direct]  
269.271.5187 [mobile]  
mcallander@ccmichigan.com

**Zachery VandeWeerd**  
269.373.8107 [direct]  
480.955.7999 [mobile]  
zvandeweerd@ccmichigan.com





## PROPERTY FEATURES



|                     |                               |
|---------------------|-------------------------------|
| County:             | Kalamazoo                     |
| Municipality:       | Comstock Twp.                 |
| Available for Sale: | 1.40 - 12.40 Acres            |
| Recommended Use:    | Vacant Land                   |
| Zoning Code:        | B-3                           |
| Zoning Description: | Commercial                    |
| Between Streets:    | Interstate 94 & Sprinkle Road |
| Street Type:        | Paved Public                  |
| Sewer:              | Public                        |
| Water Source:       | Public                        |
| Utilities Attached: | Gas and Electric              |



**5159 E Cork Street | Kalamazoo, MI 49048**

**Matthew Callander, CCIM**  
 269.384.8368 [direct]  
 269.271.5187 [mobile]  
 mcallander@ccmichigan.com

**Zachery VandeWeerd**  
 269.373.8107 [direct]  
 480.955.7999 [mobile]  
 zvandeweerd@ccmichigan.com







## SITE PLAN OPTION



5159 E Cork Street | Kalamazoo, MI 49048

**Matthew Callander, CCIM**  
269.384.8368 [direct]  
269.271.5187 [mobile]  
mcallander@ccmichigan.com

**Zachery VandeWeerd**  
269.373.8107 [direct]  
480.955.7999 [mobile]  
zvandeveerd@ccmichigan.com



## OVERVIEW

This 12.40 Acre parcel is one of a kind! The lone remaining undeveloped commercial parcel in Kalamazoo County on the most trafficked Interstate in Michigan. Immense frontage on the Interstate would provide any user, developer, incredible exposure to approx. 50,000 to 68,000 cars per day depending on direction.

- Premier I-94 Parcel
- Prime Visibility
- Highway Frontage
- Seller will Split
- Ease of Access

### Available Space

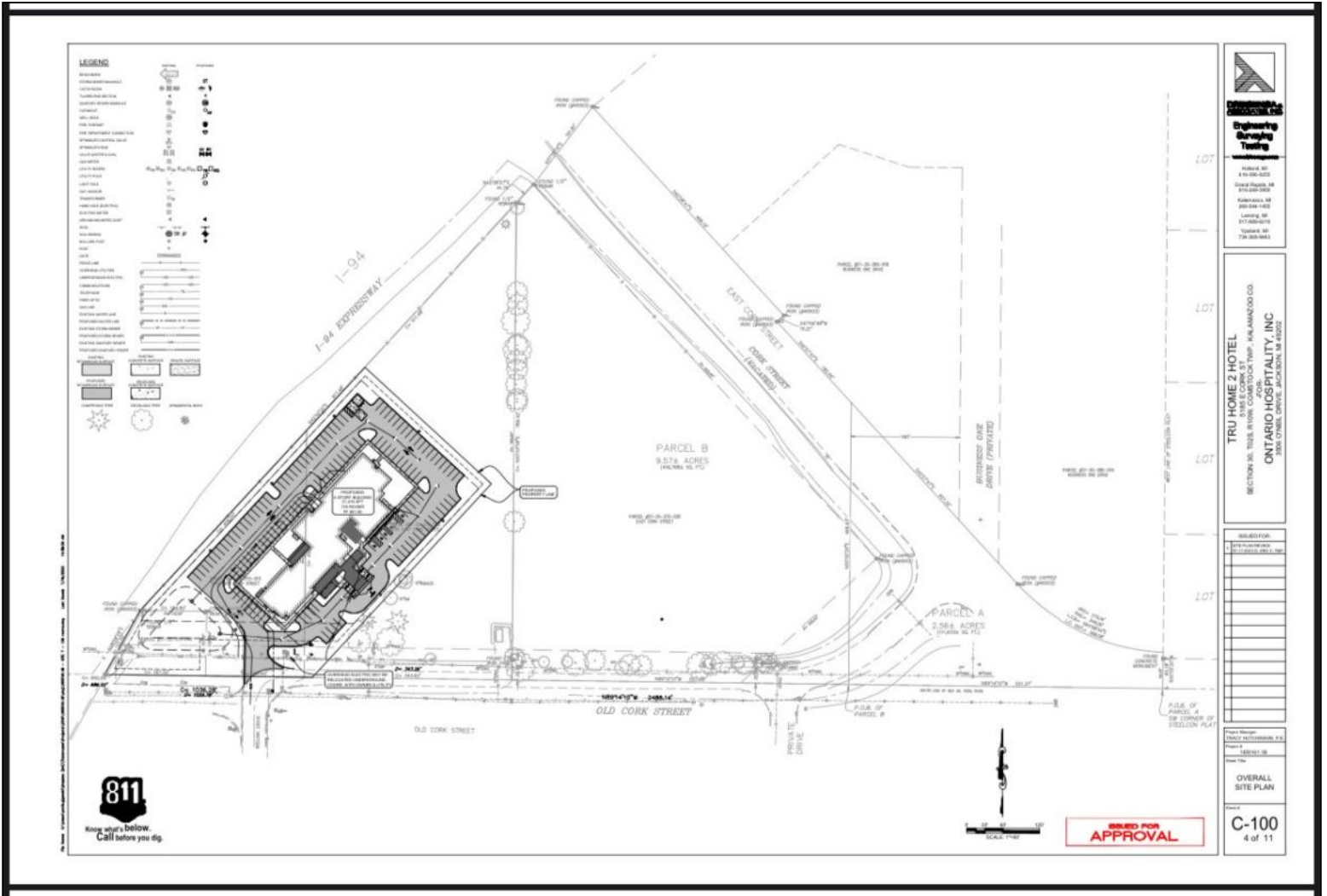
| Space:       | Size:      | Type:       | Availability:                           |
|--------------|------------|-------------|---|
| 1) Cork A    | 1.60 Acres | Vacant Land | For Sale @ \$344,000 (\$215,000/Acre)   |
| 2) Cork B    | 3.20 Acres | Vacant Land | For Sale @ \$688,000 (\$215,000/Acre)   |
| 3) Cork C    | 5 Acres    | Vacant Land | For Sale @ \$1,075,000 (\$215,000/Acre) |
| 4) Highway A | 1.40 Acres | Vacant Land | For Sale @ \$420,000 (\$300,000/Acre)   |
| 5) Highway B | 2.80 Acres | Vacant Land | For Sale @ \$840,000 (\$300,000/Acre)   |
| 6) Highway C | 4.20 Acres | Vacant Land | For Sale @ \$1,260,000 (\$300,000/Acre) |

5159 E Cork Street | Kalamazoo, MI 49048

**Matthew Callander, CCIM**  
269.384.8368 [direct]  
269.271.5187 [mobile]  
mcallander@ccmichigan.com



## HOTEL SITE PLAN



5159 E Cork Street | Kalamazoo, MI 49048

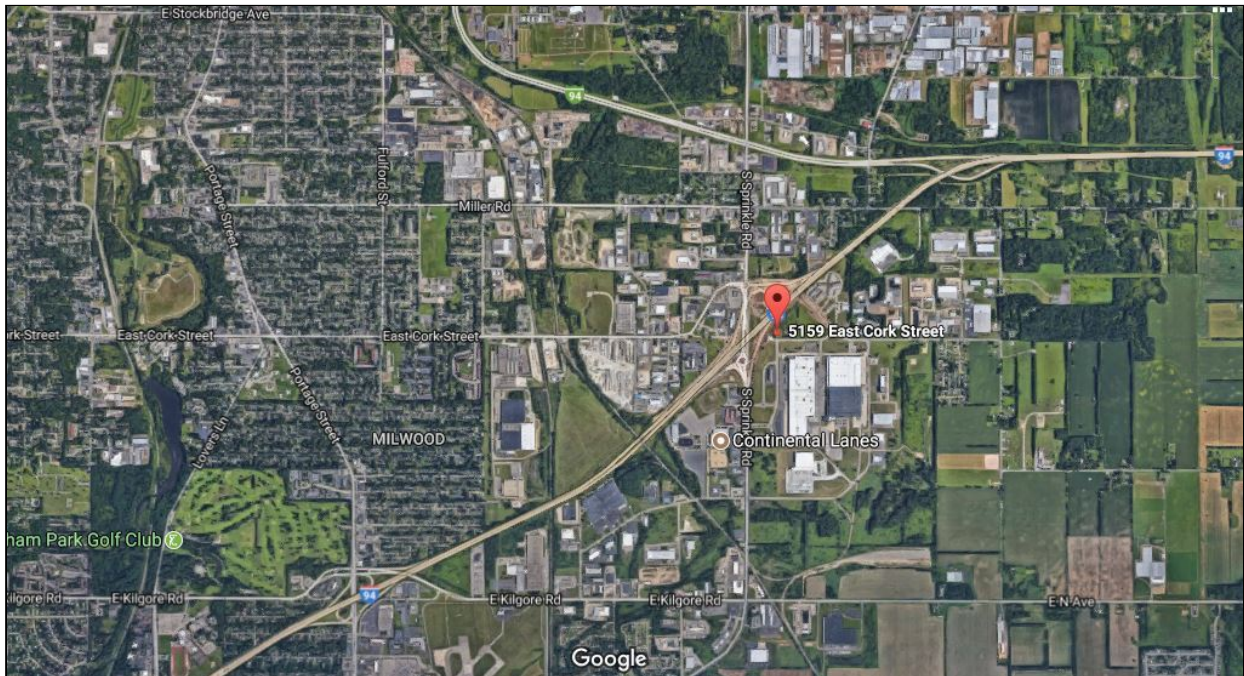
**Matthew Callander, CCIM**  
269.384.8368 [direct]  
269.271.5187 [mobile]  
mcallander@ccmichigan.com

**Zachery VandeWeerd**  
269.373.8107 [direct]  
480.955.7999 [mobile]  
zvandeweerd@ccmichigan.com





## AERIAL VIEWS



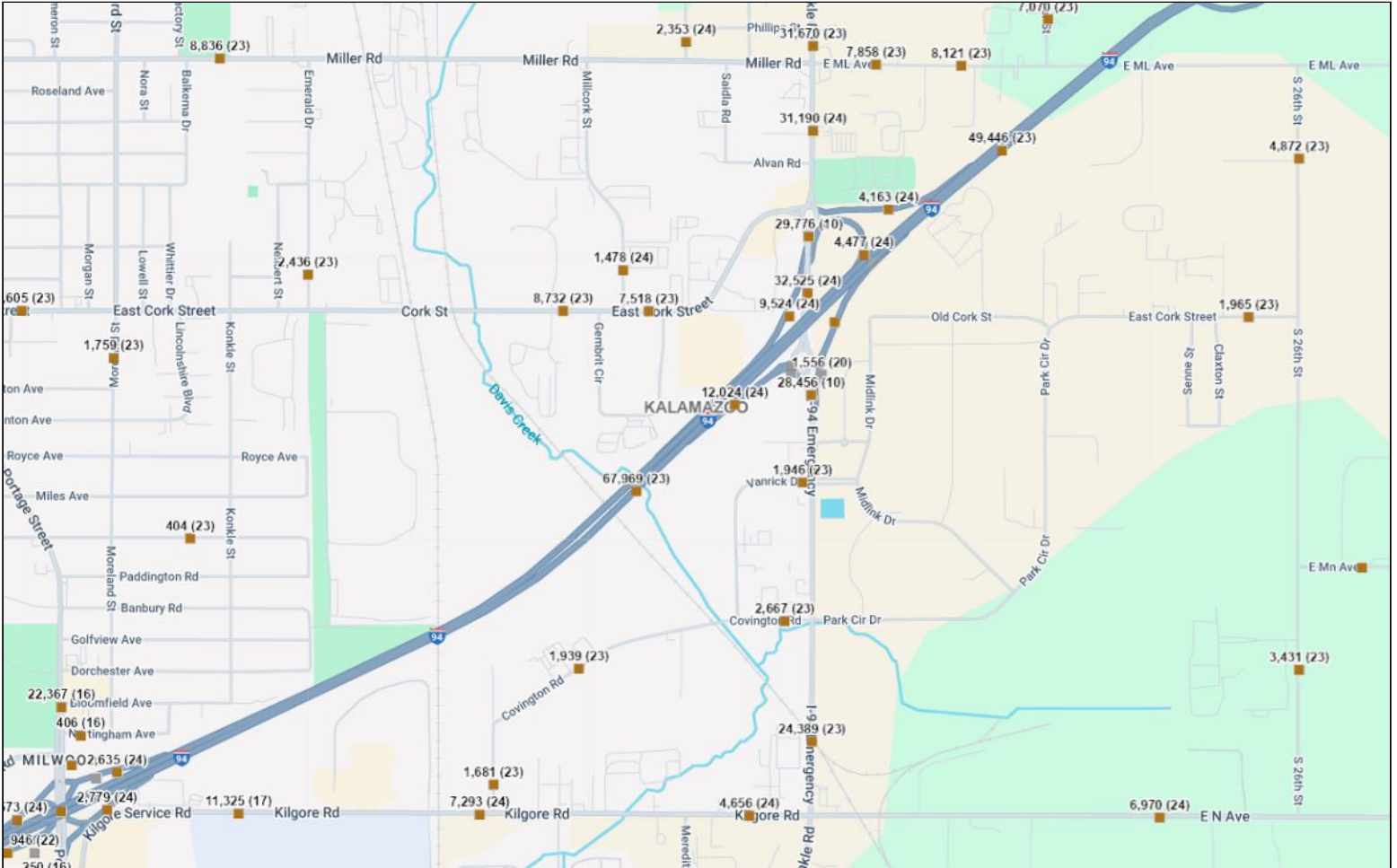
**5159 E Cork Street | Kalamazoo, MI 49048**

**Matthew Callander, CCIM**  
269.384.8368 [direct]  
269.271.5187 [mobile]  
mcallander@ccmichigan.com

**Zachery VandeWeerd**  
269.373.8107 [direct]  
480.955.7999 [mobile]  
zvandeweerd@ccmichigan.com



## TRAFFIC COUNTS



5159 E Cork Street | Kalamazoo, MI 49048

**Matthew Callander**, CCIM  
 269.384.8368 [direct]  
 269.271.5187 [mobile]  
 mcallander@ccmichigan.com

**Zachery VandeWeerd**  
 269.373.8107 [direct]  
 480.955.7999 [mobile]  
 zvandeweerd@ccmichigan.com

