



130 Platted lots for sale

Centennial Farms Holts finest subdivision

4371 Garden Gate Drive

Holt, MI 48842



- 130 Total platted lots on 41.56+ Acres (Already platted so no approval brain damage)
- Zoned R1E Medium Density Residential
- 57 Lots in Phase 2 have engineering drawings complete
- Great opportunity to complete a successful subdivision
- All utilities stubbed to the end of Garden Gate Drive
- Ready for immediate development
- Priced at \$725,000 or \$5,576.92 per lot
- Golden opportunity to build homes in Holt

Presented By:

Gil Opaleski and David Kolar

Kolar Commercial Group

725 S. Adams, Suite 217

Birmingham, MI 48009 (248) 647-7600

Gil Cell: 248-755-3484

David Cell: 313-600-274



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Holt, MI 48842



- 130 Total platted lots on 41.56± Acres (Already platted so no approval brain damage)
- Holt has an excellent housing market currently averaging 13 days on market
- Holt's Residential real estate is considered to be a Seller's market with multiple offers
- Great opportunity to complete a successful subdivision
- The complete set of drawings for Phase 2 is available upon request.
- Ready for immediate development
- See the Zillow estimate of home values in the existing subdivision attached.
- Current values between \$260,000 and \$350,000

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4 bd | 3 ba | 2,917 sqft

4371 Garden Gate Dr, Holt, MI 48842

Sold

: \$345,000 | Sold on 08/30/24 | Zestimate®: \$351,000

Est. refi payment: \$2,398/mo Refinance your loan

Home value Owner tools Home details Neighborhood details

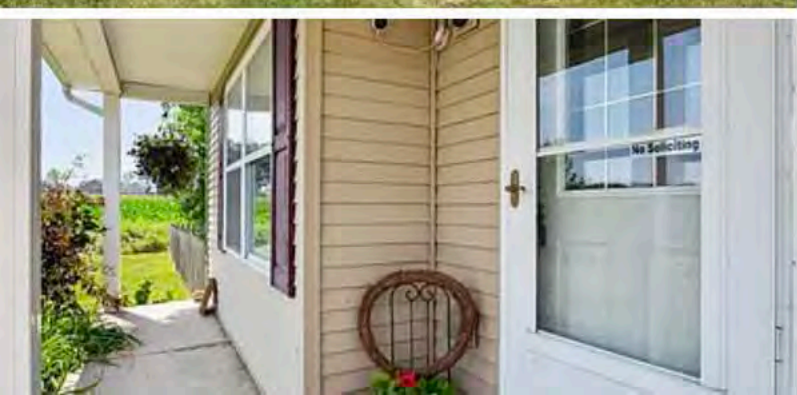
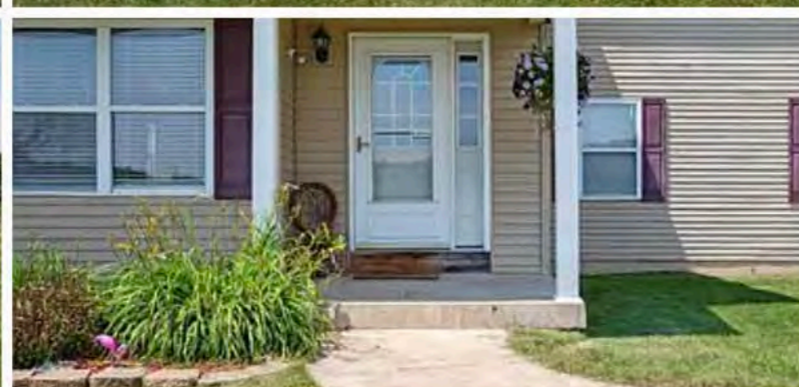
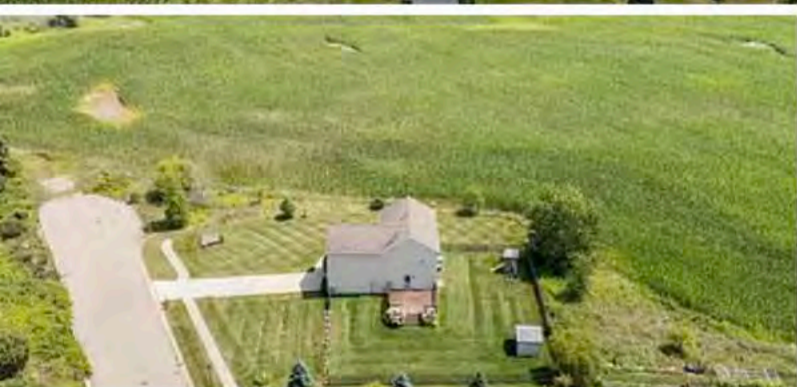
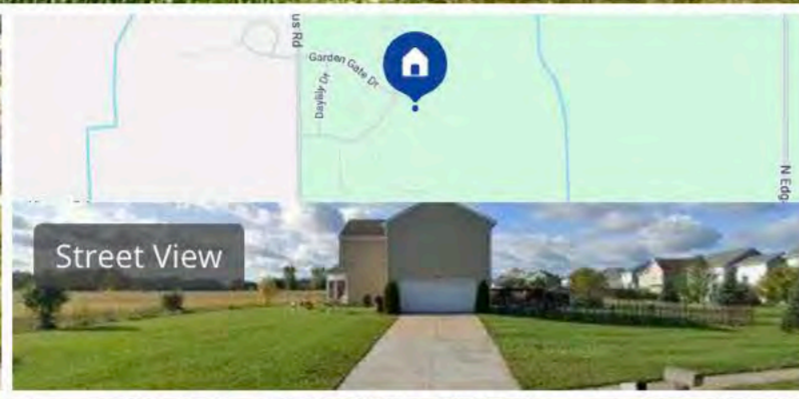


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Home value



Zestimate range

\$316,000 - \$390,000



Zestimate

\$351,000



Last 30-day change

+ \$1,600 (+0.5%)



Zestimate per sqft

\$120

Zestimate history & details

Estimated net proceeds

\$41,101

Est. selling price of your home

\$ 351,000

Est. remaining mortgage

\$ 274,060



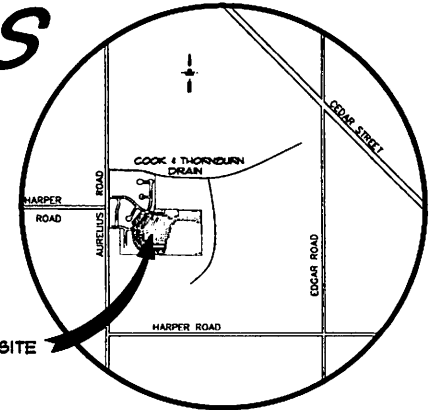
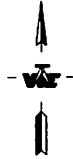
CONSTRUCTION PLANS FOR *CENTENNIAL ESTATES*

----- PHASE 2 -----

PART OF THE NW 1/4 OF SECTION 26,
DELHI TOWNSHIP
INGHAM COUNTY, MICHIGAN

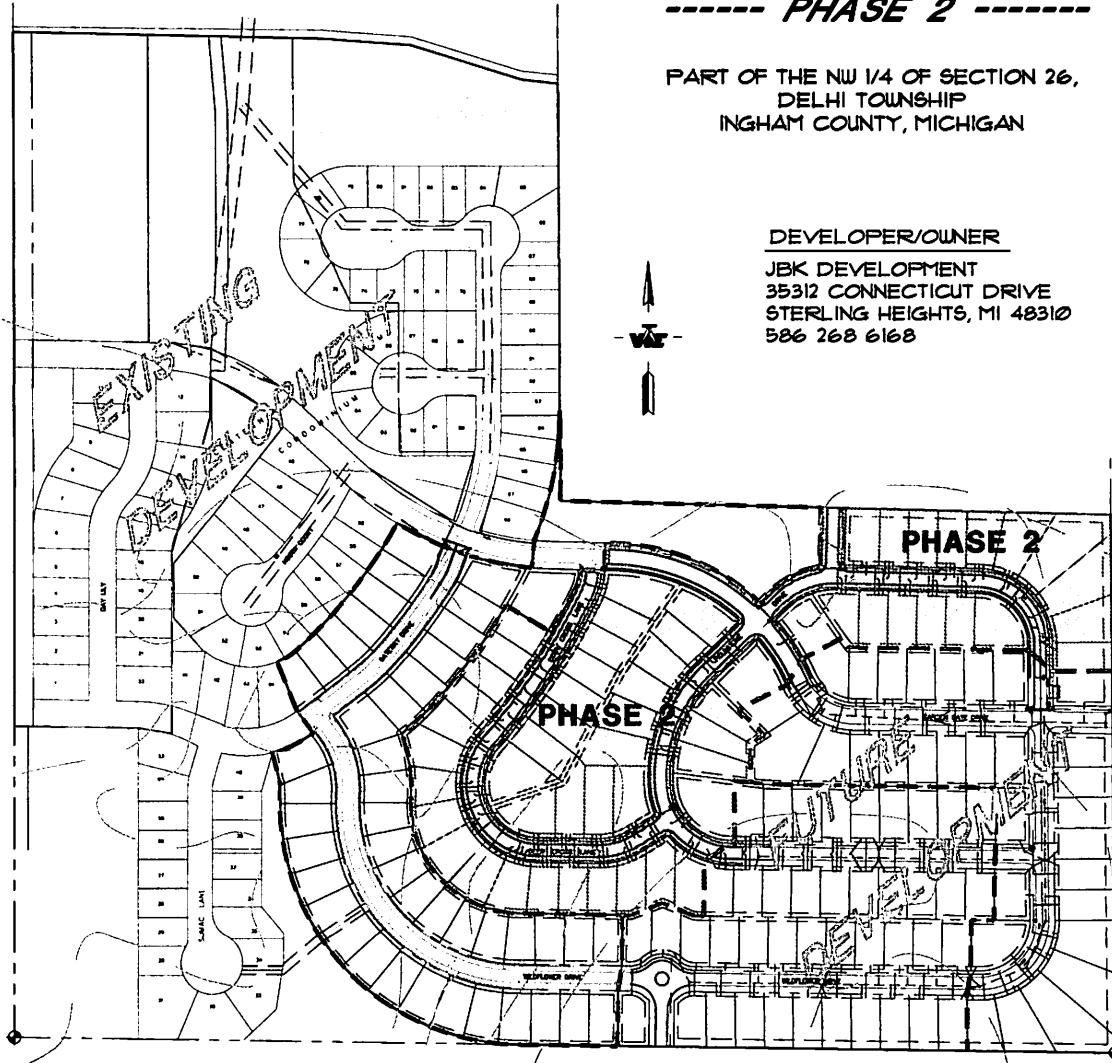
DEVELOPER/OWNER

JBK DEVELOPMENT
35312 CONNECTICUT DRIVE
STERLING HEIGHTS, MI 48310
586 268 6168



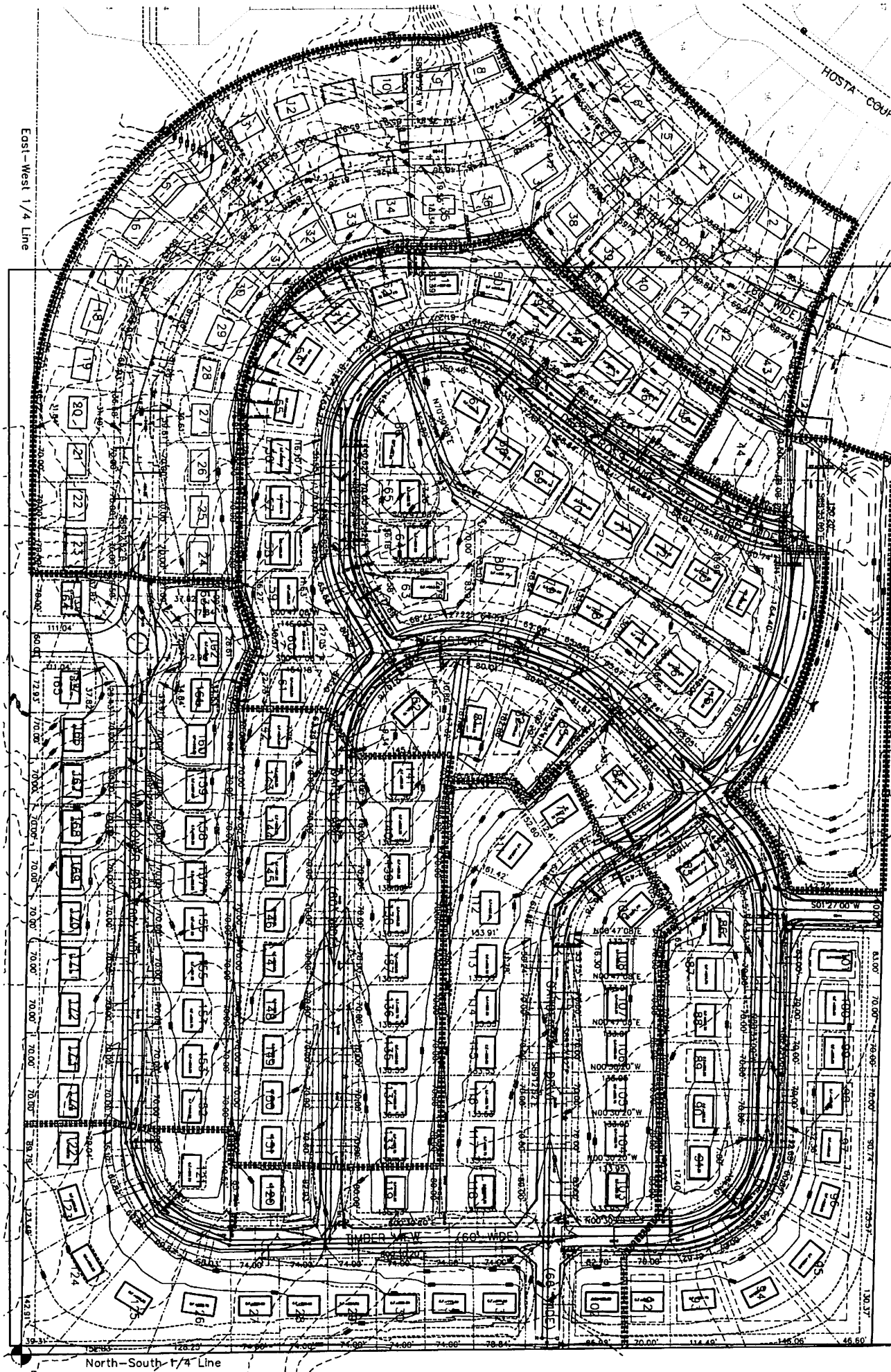
VICINITY MAP

NO SCALE



C0.0	COVER SHEET
C0.1	SHEET INDEX
C0.2	OVERALL UTILITY PLAN
C1.0	PRELIMINARY PLAN
C2.0	GARDEN GATE DRIVE PLAN AND PROFILE
C3.0	DEER CROSS LANE PLAN AND PROFILE
C4.0	DEER CROSS LANE PLAN AND PROFILE
C5.0	FIELDSTONE LANE PLAN AND PROFILE
C6.0	FIELDSTONE LANE PLAN AND PROFILE
C7.0	TIMBER VIEW PLAN AND PROFILE
C8.0	DAISY LANE PLAN AND PROFILE
C9.0	BLACK BEAR LANE PLAN AND PROFILE
C10.0	GRADING PLAN
C10.1	SOIL EROSION PLAN
C10.2	SOIL EROSION DETAILS AND NOTES
C11.0	DETAIL SHEET
C12.0	LANSING BOARD OF WATER + LIGHT
C12.1	STANDARD DETAILS + NOTES
C12.2	LANSING BOARD OF WATER + LIGHT
C12.3	STANDARD DETAILS + NOTES
C12.4	LANSING BOARD OF WATER + LIGHT
C12.5	STANDARD DETAILS + NOTES

WOLVERINE
ENGINEERS AND SURVEYORS, INC.
312 NORTH STREET
MASON, MICHIGAN 48854
317-676-9200
FAX - 317-676-9396



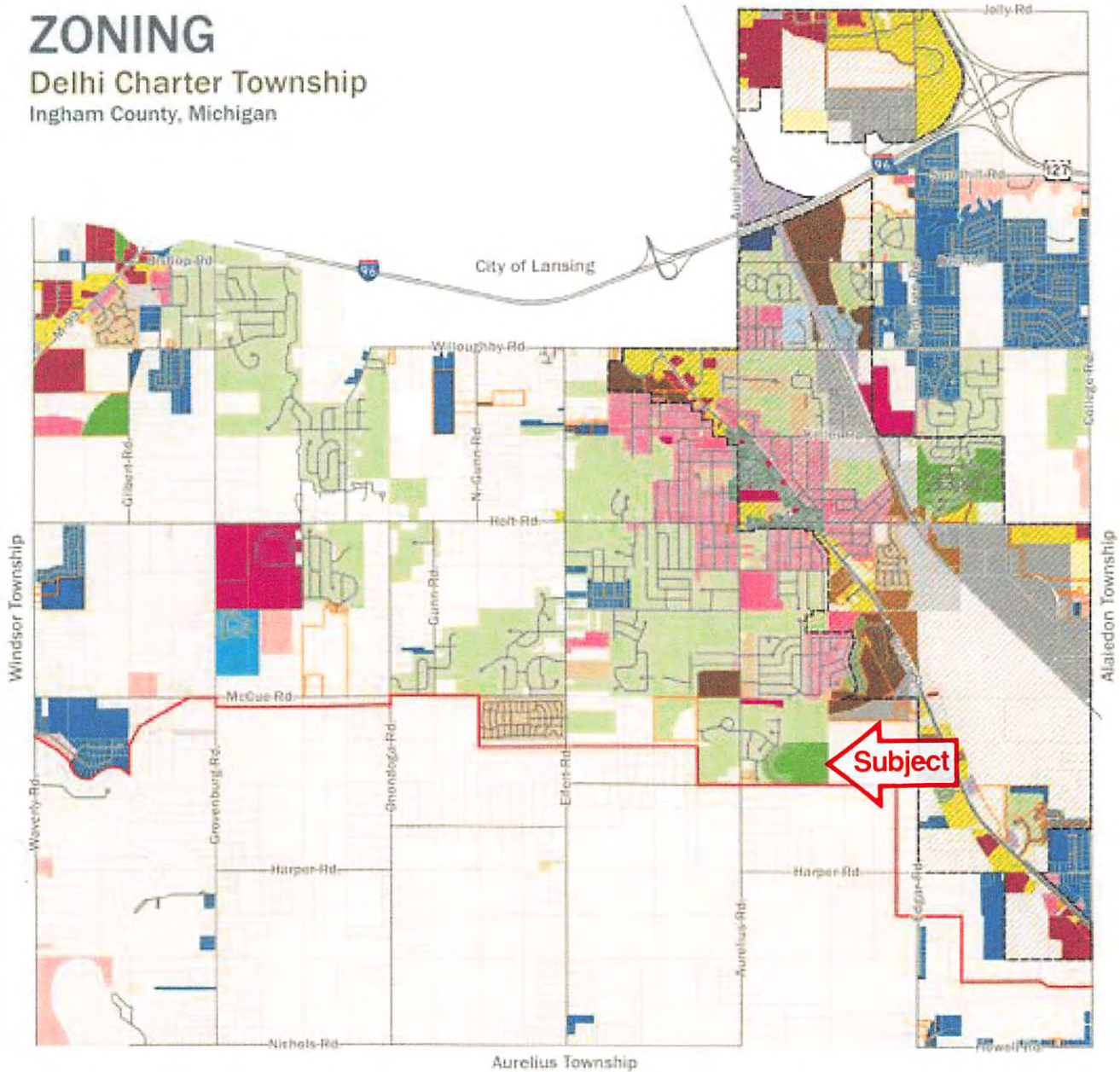
East-West 1/4 Line

HOSTA-CGUH

North-South 1/4 Line

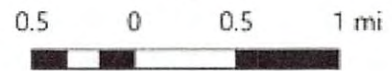
ZONING

Delhi Charter Township
Ingham County, Michigan

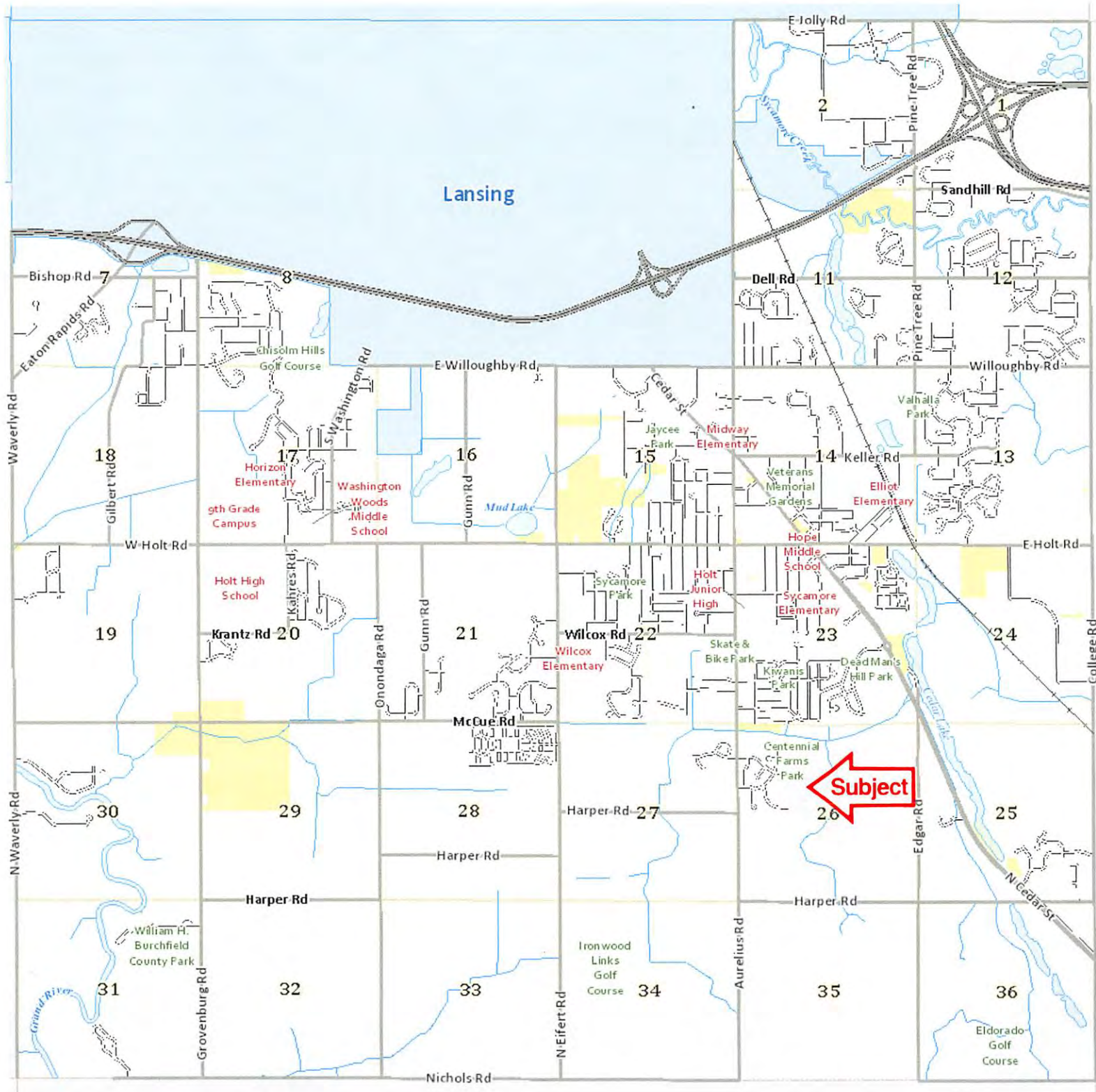


LEGEND

A-1	IW	R-1D
C-1	PD	R-1E
C-2	PD-2	RM
C-3	PD-3	RM-1
IA	PP	TC
IM	R-1A	Parcel with Multiple Zones
IP	R-1B	Delhi DDA Boundary
IR	R-1C	Urban Service Boundary



Data Source:
Delhi Charter Township





Subject

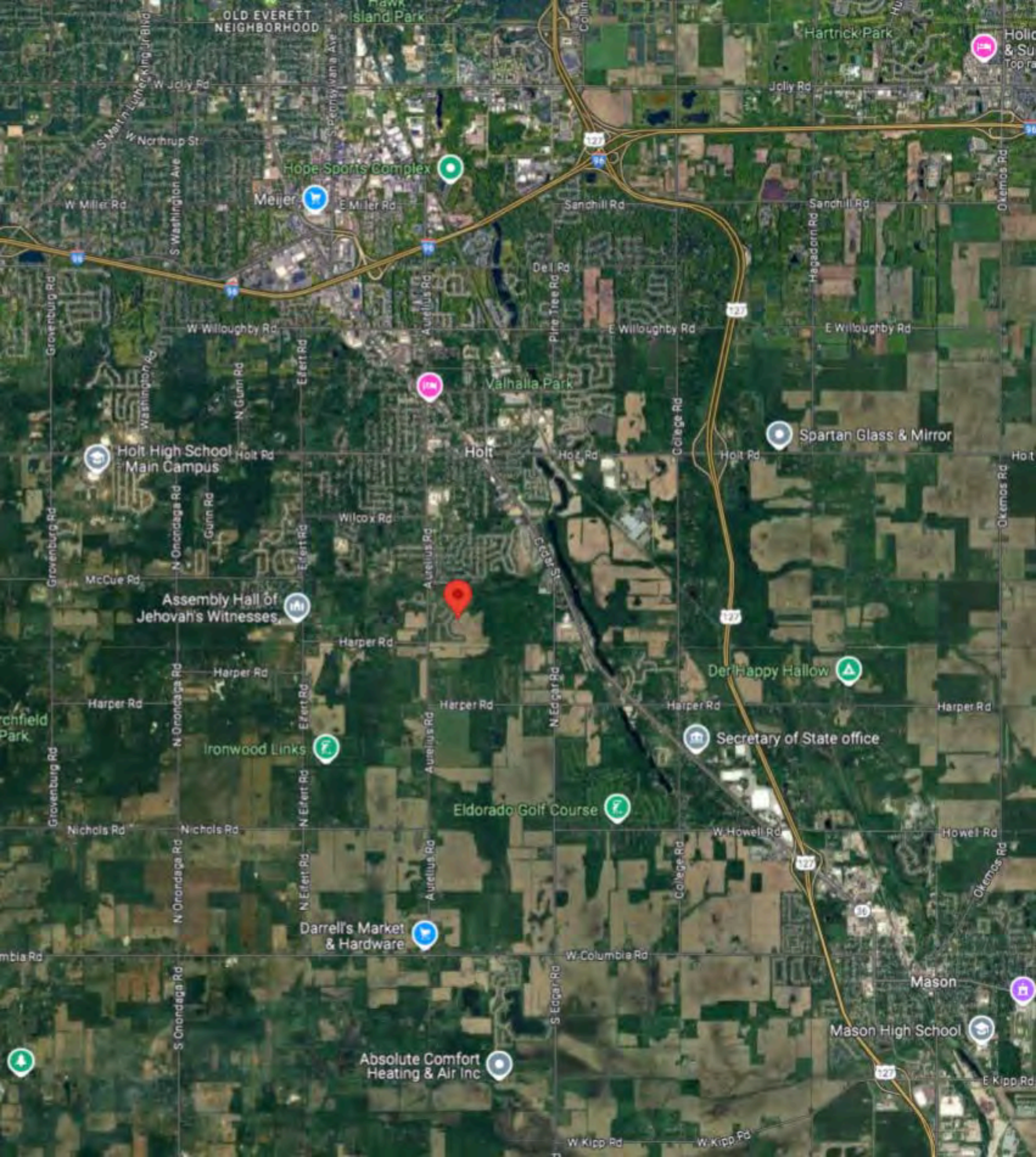












OLD EVERETT NEIGHBORHOOD

Island Park

Hartnck Park

Hollo & Su Top ra

Hope Sports Complex

Meijer

W Miller Rd

W Willoughby Rd

Valhalla Park

Holt High School Main Campus

Holt

Spartan Glass & Mirror

Assembly Hall of Jehovah's Witnesses

Harper Rd

Der Happy Hallow

chfield Park

Ironwood Links

Eldorado Golf Course

Secretary of State office

Nichols Rd

Darrell's Market & Hardware

Harper Rd

W Howell Rd

mbla Rd

Absolute Comfort Heating & Air Inc

W Columbia Rd

Mason

Mason High School

W Kipp Rd

W Kipp Rd

E Kipp Rd