



# Land For Sale

5861 E G Ave | Kalamazoo, MI

# 5861 E G Ave

41 acres of commercial vacant land zoned B-3 adjacent to Walmart Supercenter on Gull Rd in Kalamazoo. Features 1,301 feet of frontage on East G Ave. Pad ready. Ideal site for big box retail or multifamily development. Potential for direct access to Gull Road. Prime location offers excellent visibility and established consumer traffic.

## Site Features

- 41.60 Acres
- Flat terrain

## Listing Price

- \$75,000/Ac

## Zoning

- General Business
- Parcel 07-06-230-012



|                               | 1 mile   | 3 miles  | 5 miles  |
|-------------------------------|----------|----------|----------|
| <b>Estimated population</b>   | 4,073    | 26,079   | 56,630   |
| <b>Estimated households</b>   | 1,974    | 11,178   | 23,251   |
| <b>Est. Average HH income</b> | \$87,869 | \$88,108 | \$86,025 |

## Surrounding Amenities



**Sarah Noordyke**  
JLL, Senior Associate, Brokerage  
[sarah.noordyke@jll.com](mailto:sarah.noordyke@jll.com)  
+1 989 615 0732

**Jeff Karger**  
JLL, Executive Vice President  
[jeff.karger@jll.com](mailto:jeff.karger@jll.com)  
+1 616 649 3532

**Jaden Mabin**  
JLL, Associate, Brokerage  
[jaden.mabin@jll.com](mailto:jaden.mabin@jll.com)  
+1 616 649 3535