

Land For Sale



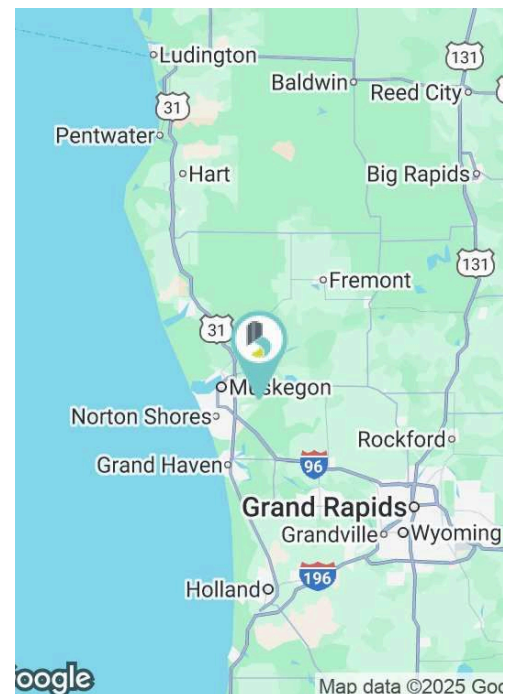
4545 Evanston Ave.

Muskegon, MI 49442

Property Overview

4545 Evanston comprises 48 acres of I-2 zoned property less than 4 miles East of US-31, less than 2 miles south of M-46, and just under 10 miles by roadway from Muskegon's Deep-Water Port. The site has 34 of its 48 acres cleared and leveled. The balance of the acreage is level but forested. As for soil makeup, well records show the top 26' of the earth is sand, and the lower layer is 21 feet of water-bearing fine sand. The site does not have municipal water/sewer service, meaning a well or water tower and a septic system will be required, or the infrastructure will need to be built. **The Seller will entertain developing a build-to-suit lease option.**

Sale Price	\$1,956,000
Lot Size	48.9 Acres
Conceptual Developable SF:	785,000 - 875,000



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Additional Photos

4545 Evanston Ave., Muskegon, MI 49442



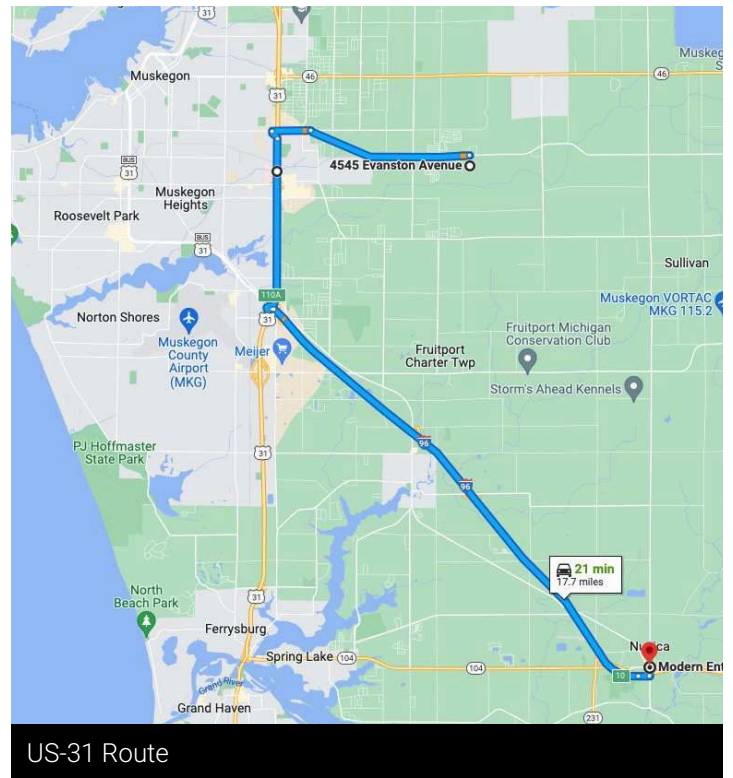
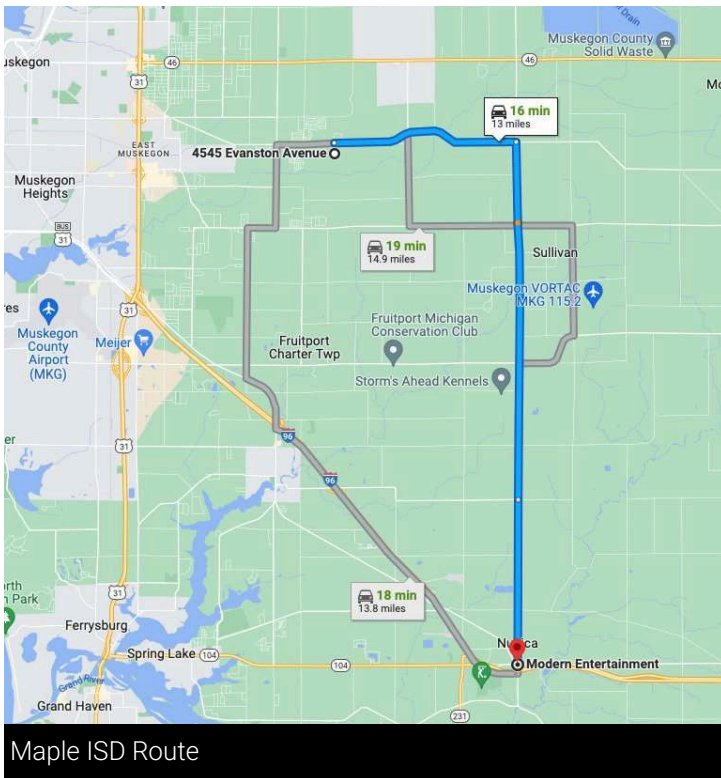
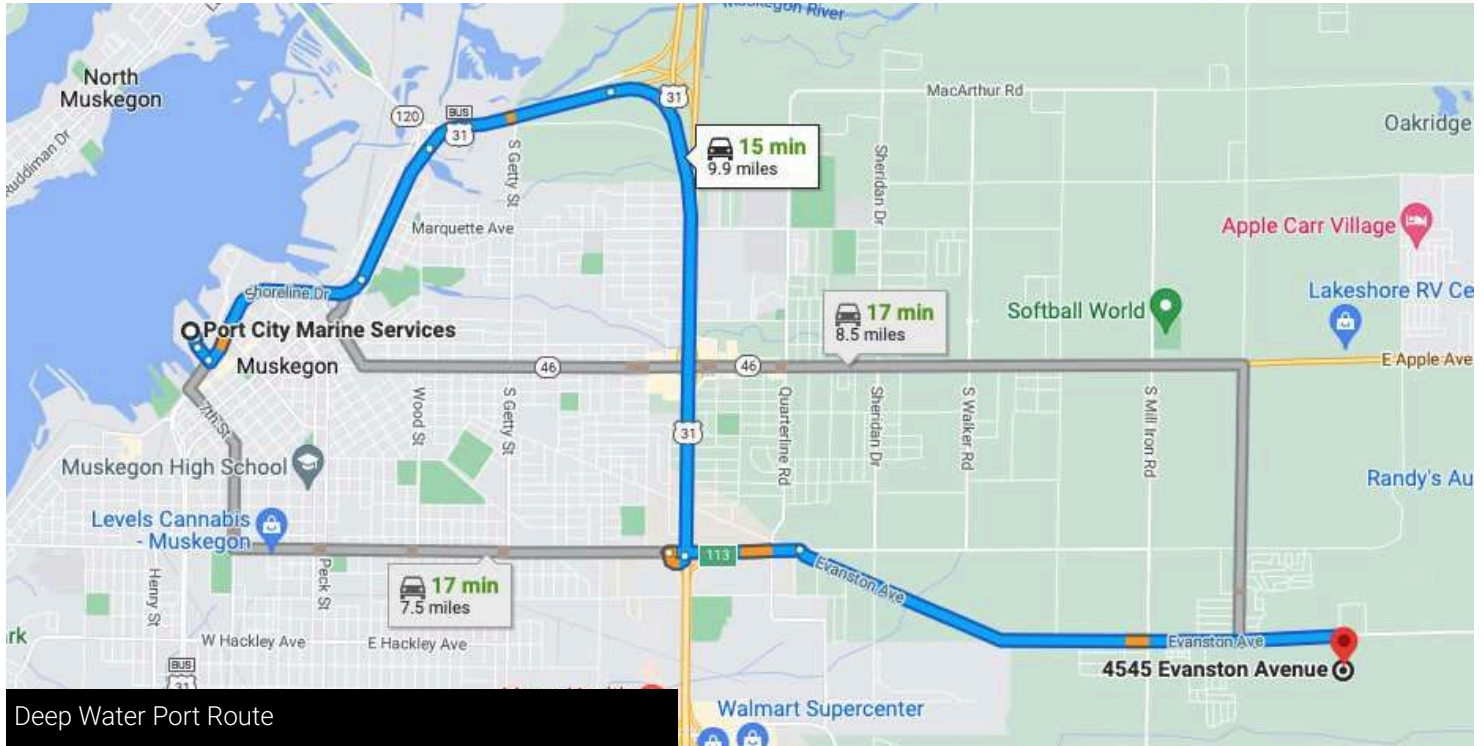
Conceptual Site Plan

4545 Evanston Ave., Muskegon, MI 49442



Deep Water Port Drive Times

4545 Evanston Ave., Muskegon, MI 49442



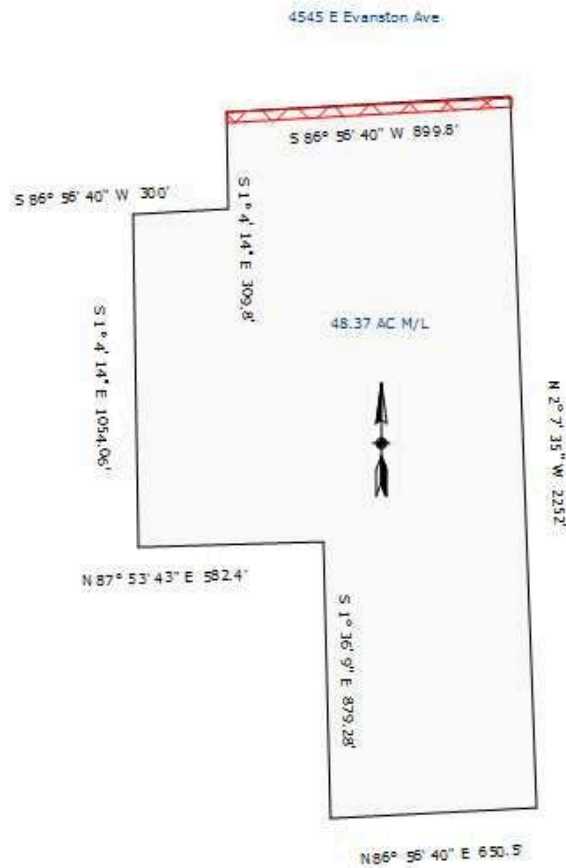
Parcel Aerial

4545 Evanston Ave., Muskegon, MI 49442



Parcel Survey

4545 Evanston Ave., Muskegon, MI 49442



SITE 2136902.3 sf
ROW — 29692.43 sf
2107209.87 sf / 43560.0 sf = 48.37 AC M/L



Water Well And Pump Record

Completion is required under authority of Part 127 Act 368 PA 1978.

Failure to comply is a misdemeanor.



Import ID:

Tax No:	Permit No:	County: Muskegon		Township: Egelston	
Well ID: 61000001615 Elevation: 658 ft. Latitude: 43.2126231925 Longitude: -86.1324601939 Method of Collection: Interpolation-Map		Town/Range: 10N 15W	Section: 31	Well Status: Unknown	WSSN:
		Source ID/Well No:			
		Distance and Direction from Road Intersection:			
		Well Owner: SUN CHEMICAL CO.			
		Well Address: 4501 EVANSTON AVE MUSKEGON, MI 49442		Owner Address: 4501 EVANSTON AVE MUSKEGON, MI 49442	

Drilling Method: Cable Tool		Pump Installed: No	
Well Depth: 116.00 ft.		Pressure Tank Installed: No	
Well Type: Replacement		Pressure Relief Valve Installed: No	
Casing Type: Unknown			
Casing Joint: Welded			
Casing Fitting: Drive shoe			
Diameter: 18.00 in. to 87.00 ft. depth 10.00 in. to 89.00 ft. depth			
Borehole:			
Static Water Level: 26.00 ft. Below Grade			
Well Yield Test:		Yield Test Method: Unknown	
Screen Installed: Yes		Filter Packed: No	
Screen Diameter: 10.00 in.		Blank: 0.00 ft. Above	
Screen Material Type: Stainless steel-wire wrapped			
Screen Installation Type: Unknown			
Slot	Length	Set Between	
25.00	26.00 ft.	89.00 ft. and 115.00 ft.	
Fittings: None			
Well Grouted: No		Geology Remarks:	
Wellhead Completion: Other, 12 inches above grade			
Nearest Source of Possible Contamination:		Drilling Machine Operator Name:	
Type	Distance	Direction	Employment: Unknown
Unknown	100 ft.		
Abandoned Well Plugged: No		Contractor Type: Unknown	
Reason Not Plugged: Unknown		Business Name:	
		Business Address:	
		Reg No: 64-0471	
		Water Well Contractor's Certification	
		This well was drilled under my supervision and this report is true to the best of my knowledge and belief.	
		Signature of Registered Contractor	Date
General Remarks: CLAY - UNKNOWN LG 5			
Other Remarks: Wellhead Completion: 12 inch Above Grade			

EQP-2017 (4/2010)

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