

SALE

LAND



27398 U.S. 12



27398 U.S. 12, EDWARDSBURG, MI 49112

PROPERTY OVERVIEW

27398 US-12 is a nearly 20-acre developable lot in Edwardsburg, MI. The site is flat and dry and currently utilized as tillable farmland. The property is just west of the core of Edwardsburg, between the Edwardsburg Sports Complex and a church, and across from the Edwardsburg school complex. The town of Edwardsburg is home to several inland lakes, and is a popular and well-trafficked summer destination.

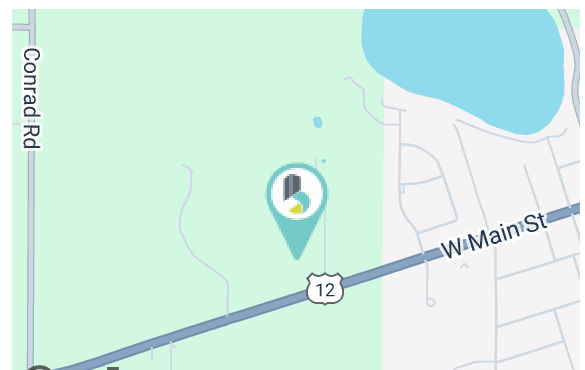
PROPERTY HIGHLIGHTS

- Development-ready lot on high-traffic thoroughfare
- Water & sewer in close-proximity
- Contact broker for further details on rezone potential (currently zoned A-R)
- Property is already improved with a curb-cut and drive
- Additional acreage (highlighted in yellow) is available; contact broker for details

SALE PRICE

\$400,000

Lot Size:	19.79 Acres
Utilities:	Sewer and water in vicinity
Zoning:	Agricultural Residential
Traffic Counts:	6,992 VPD



BRADLEY COMPANY

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BRENDAN BRADLEY

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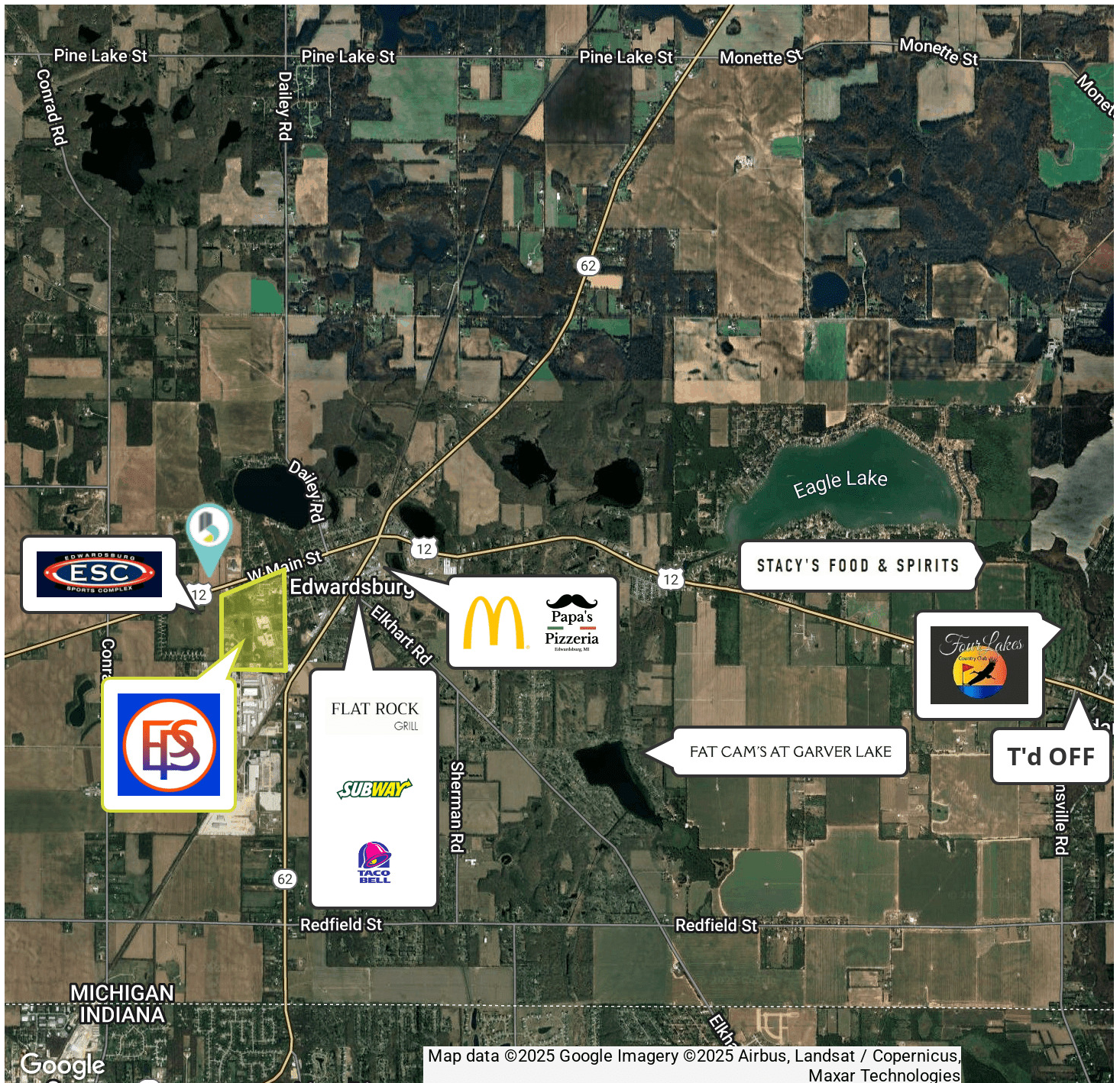
BRADLEYCO.COM



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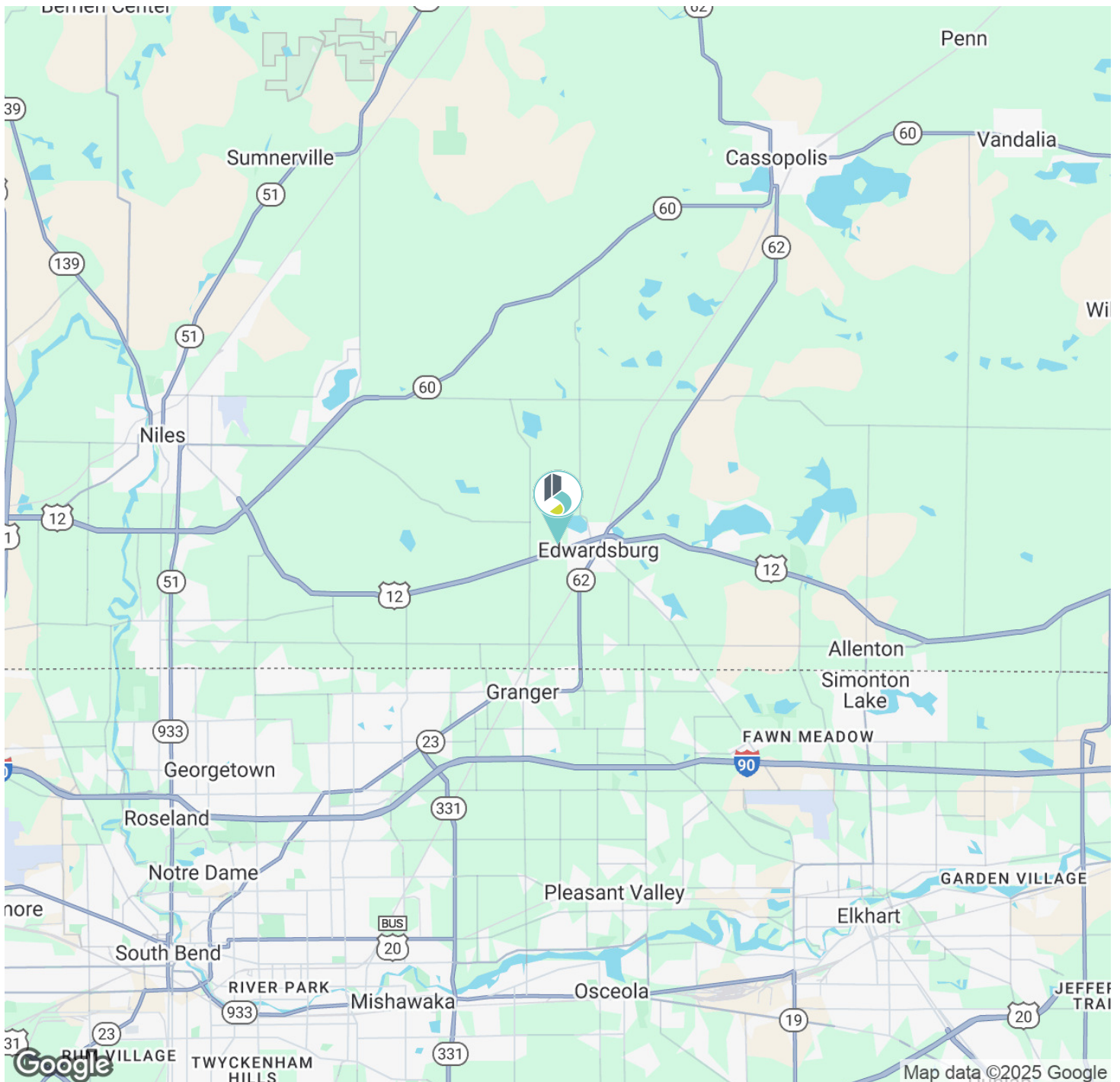
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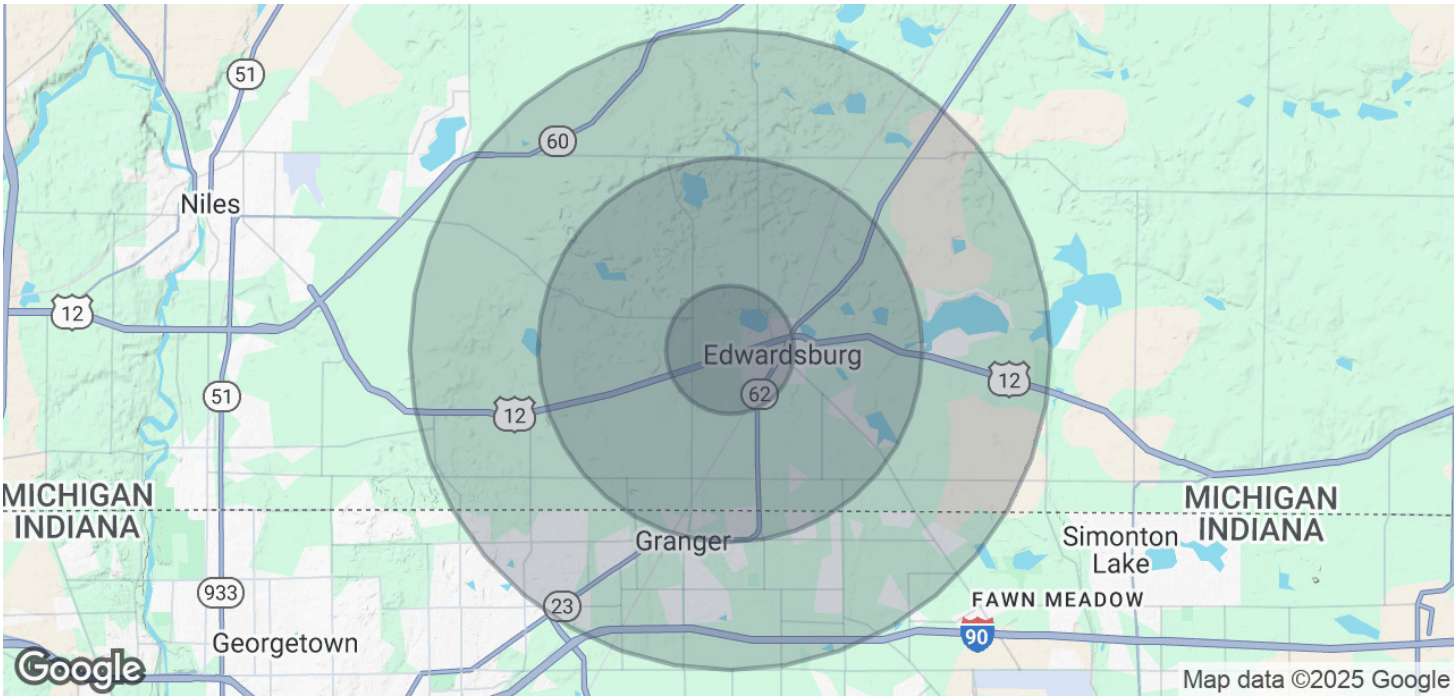
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,305	7,482	27,492
Average Age	39	41	40
Average Age (Male)	38	40	40
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	506	2,810	9,773
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$86,072	\$113,698	\$142,784
Average House Value	\$240,580	\$292,138	\$362,702

Demographics data derived from AlphaMap

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