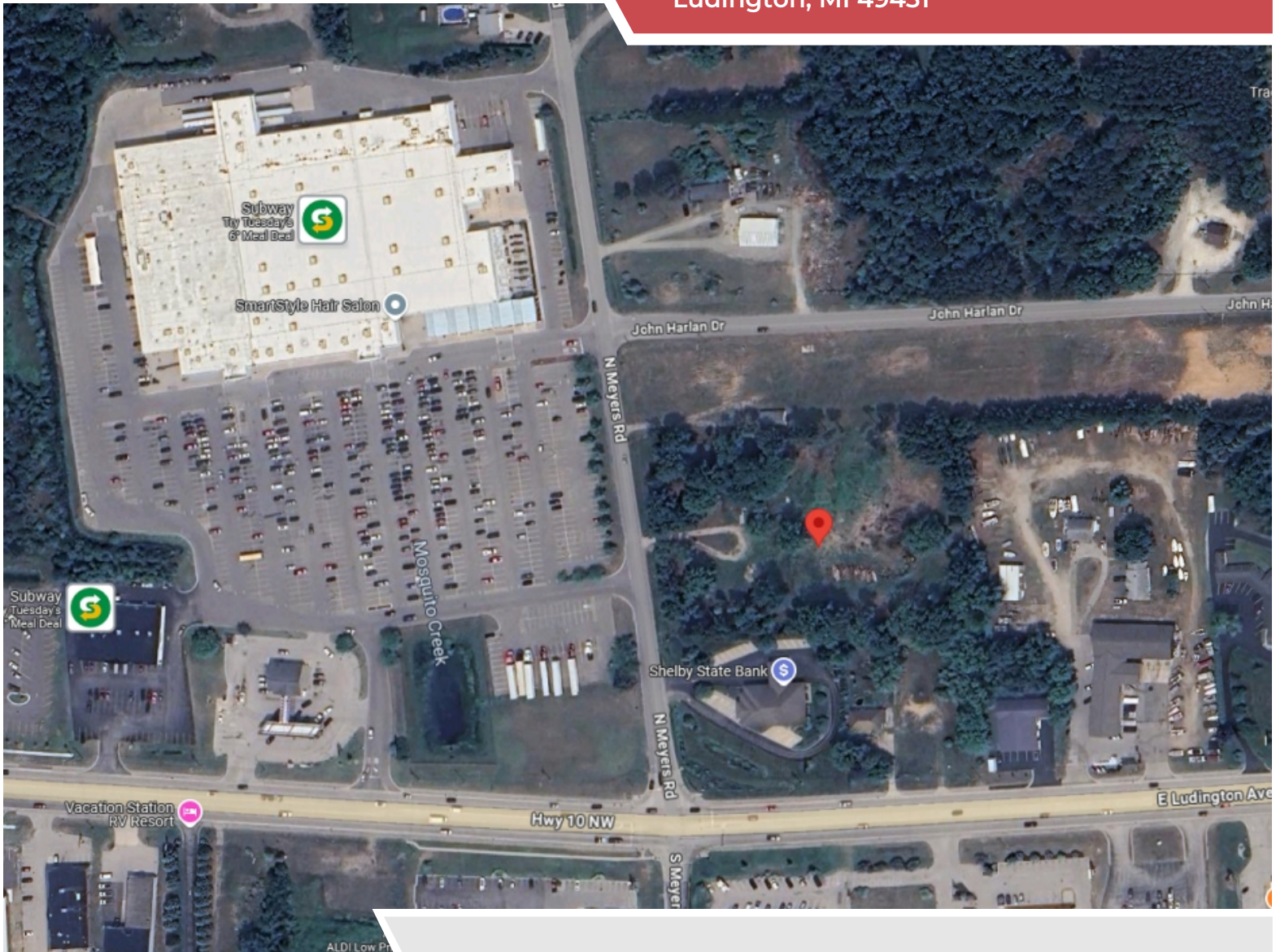




LUDINGTON PARCEL

4744 W Hwy 10
Ludington, MI 49431



Trevor Brooks

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313.312.5764

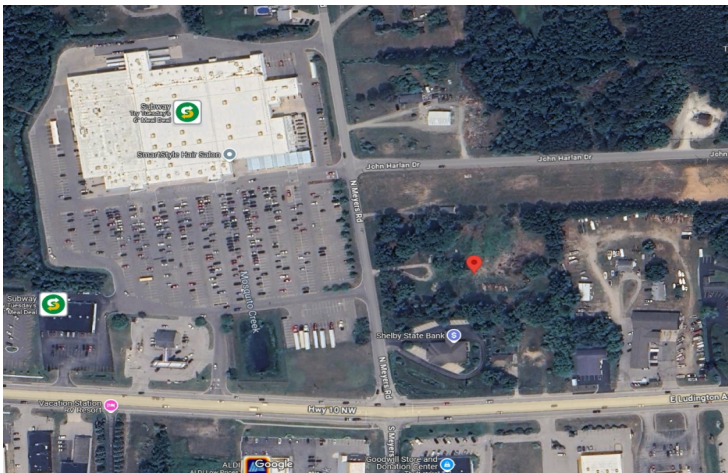
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t.brooks@kwcommercial.com



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Ludington Parcel

4744 W Hwy 10
Ludington, MI 49431



PROPERTY INFORMATION

Purchase Price
\$750,000.00

Property Address
4744 W Hwy 10
Ludington, MI 49431

Land Size
4.50 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





PROPERTY OVERVIEW

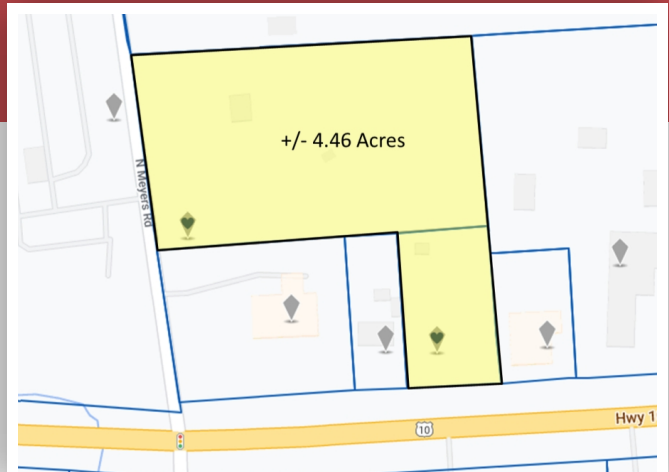
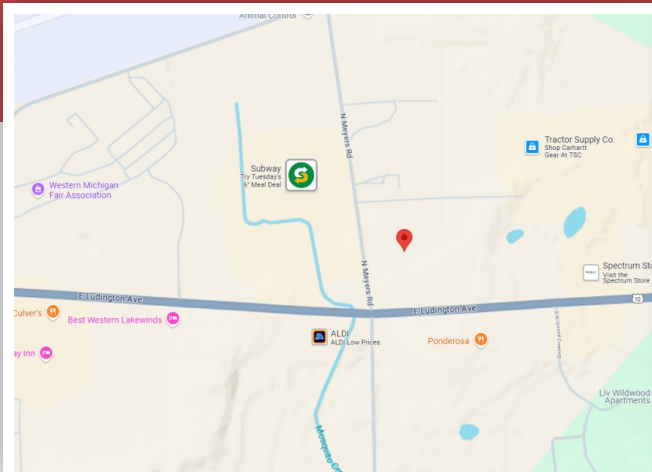
A premier investment opportunity strategically located at 4744 W Hwy 10, between Wal-Mart, Lowe's and Tractor Supply. Positioned along the major highway, the parcel benefits from high visibility and easy accessibility, making it an ideal location for a variety of commercial projects. With the area's robust economic growth and strong tourism business, this property presents a unique chance for investors to capitalize on a promising market.

LUDINGTON

PARCEL

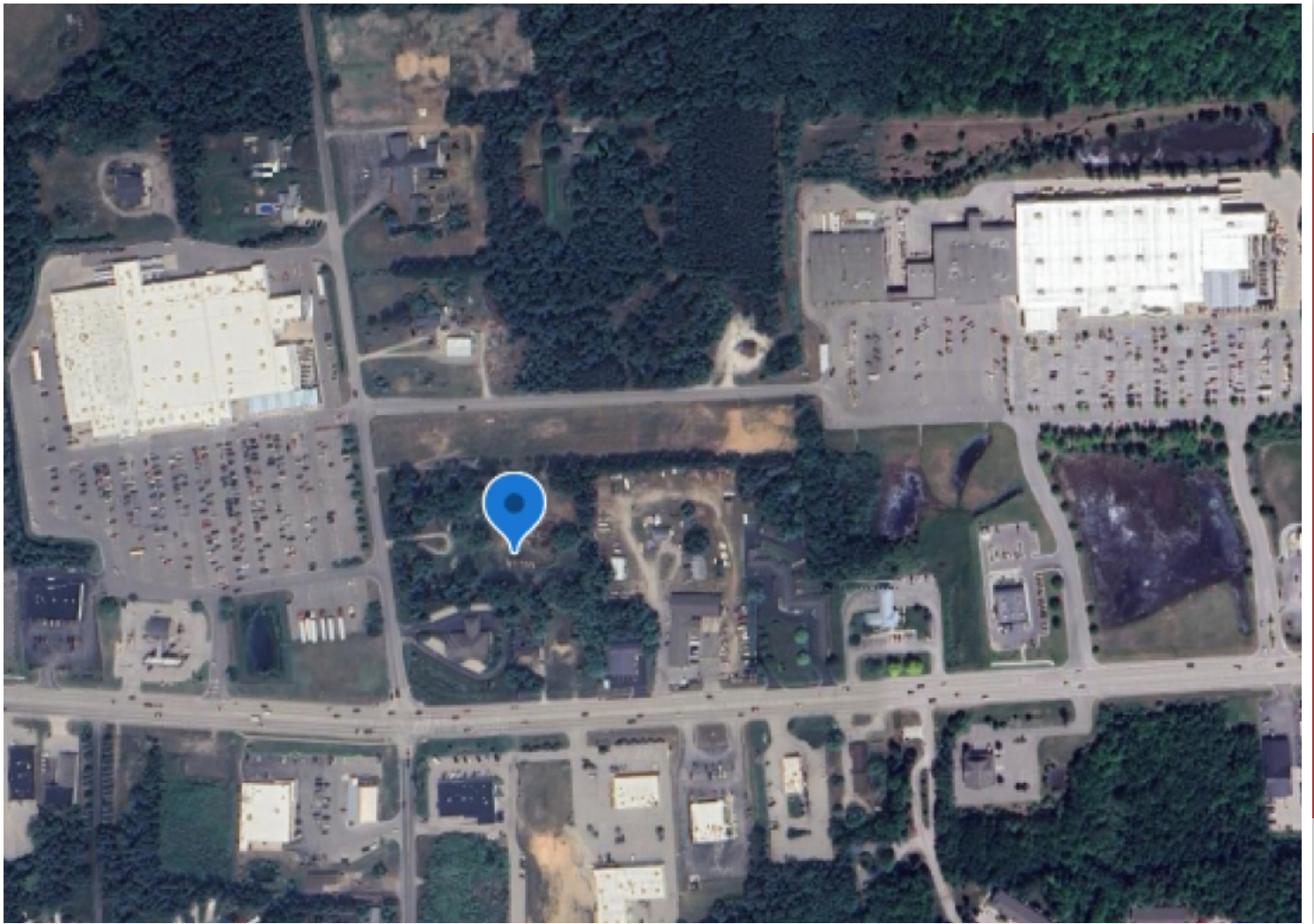
4744 W Hwy 10
Ludington, MI 49431

PROPERTY PHOTOS



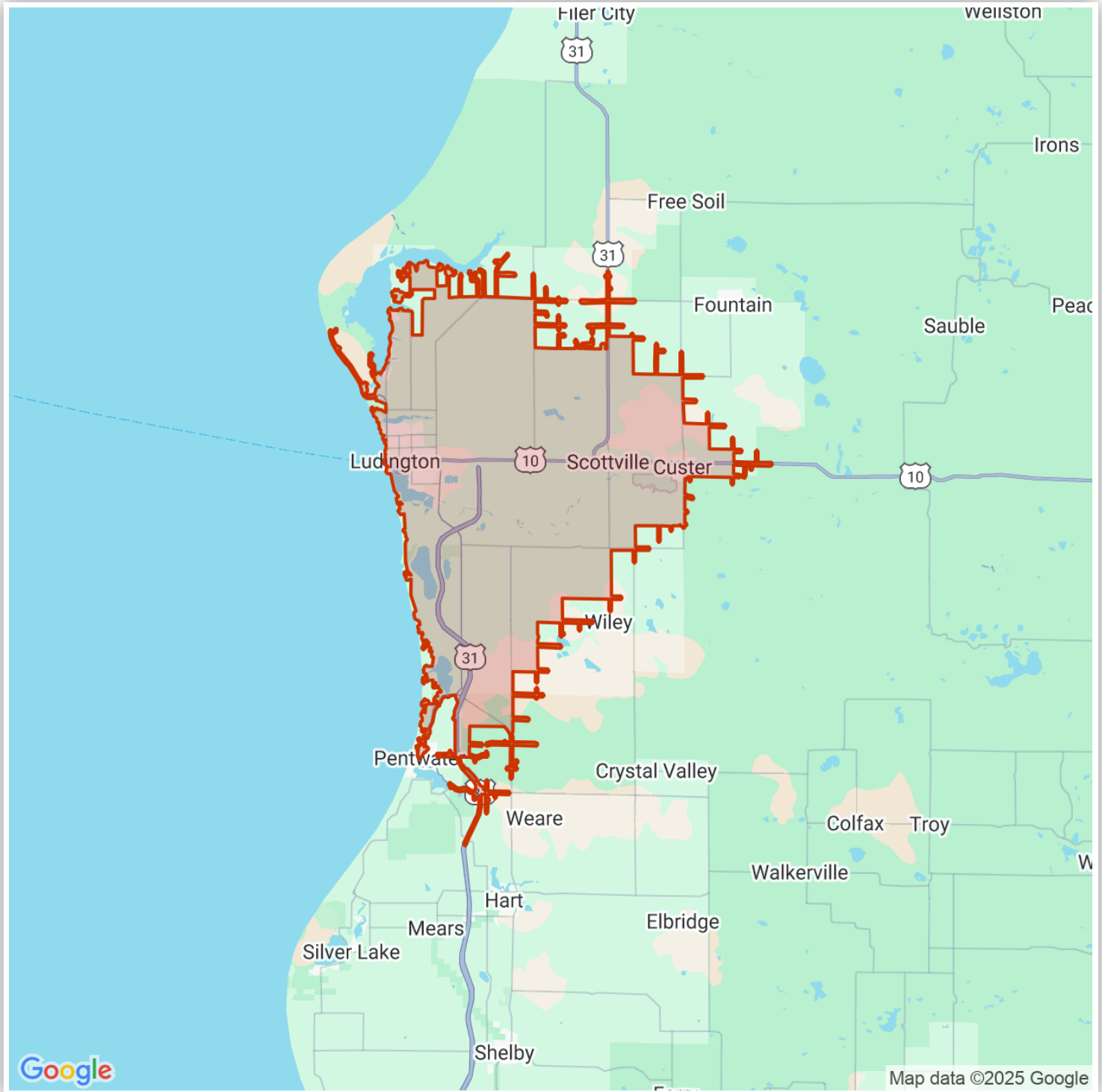


PROPERTY PHOTOS



LUDINGTON PARCEL

LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)





INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)

KEY FACTS

21,846

Population

47.3

Median Age



2.29

Average Household Size

9,226

Total Households

EDUCATION



3.93%

No High School Diploma



11.01%

High School Graduate



18.67%

Some College

16.33%

Bachelor's/ Grad

BUSINESS



1,195

Total Businesses



12,276

Total Employees

EMPLOYMENT

3,224

Retail Trade Employees

2,218

Manufacturing Employees

869

Eating & Drinking Employees

547

Finance/Ins/Real Estate Emp

2.6%

Unemployment Rate

INCOME



\$63,213

Median Household Income



\$37,650

Per Capita Income



\$248,053

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (18.53%)■

The smallest group : \$200,000+ (5.8%)■

Indicator	Value(%)	
< \$15,000	7.36	■
\$15,000 - \$24,999	8.09	■
\$25,000 - \$34,999	10.07	■
\$35,000 - \$49,999	12.97	■
\$50,000 - \$74,999	18.53	■
\$75,000 - \$99,999	15.26	■
\$100,000 - \$149,999	14.69	■
\$150,000 - \$199,999	7.24	■
\$200,000+	5.8	■



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LUDINGTON PARCEL

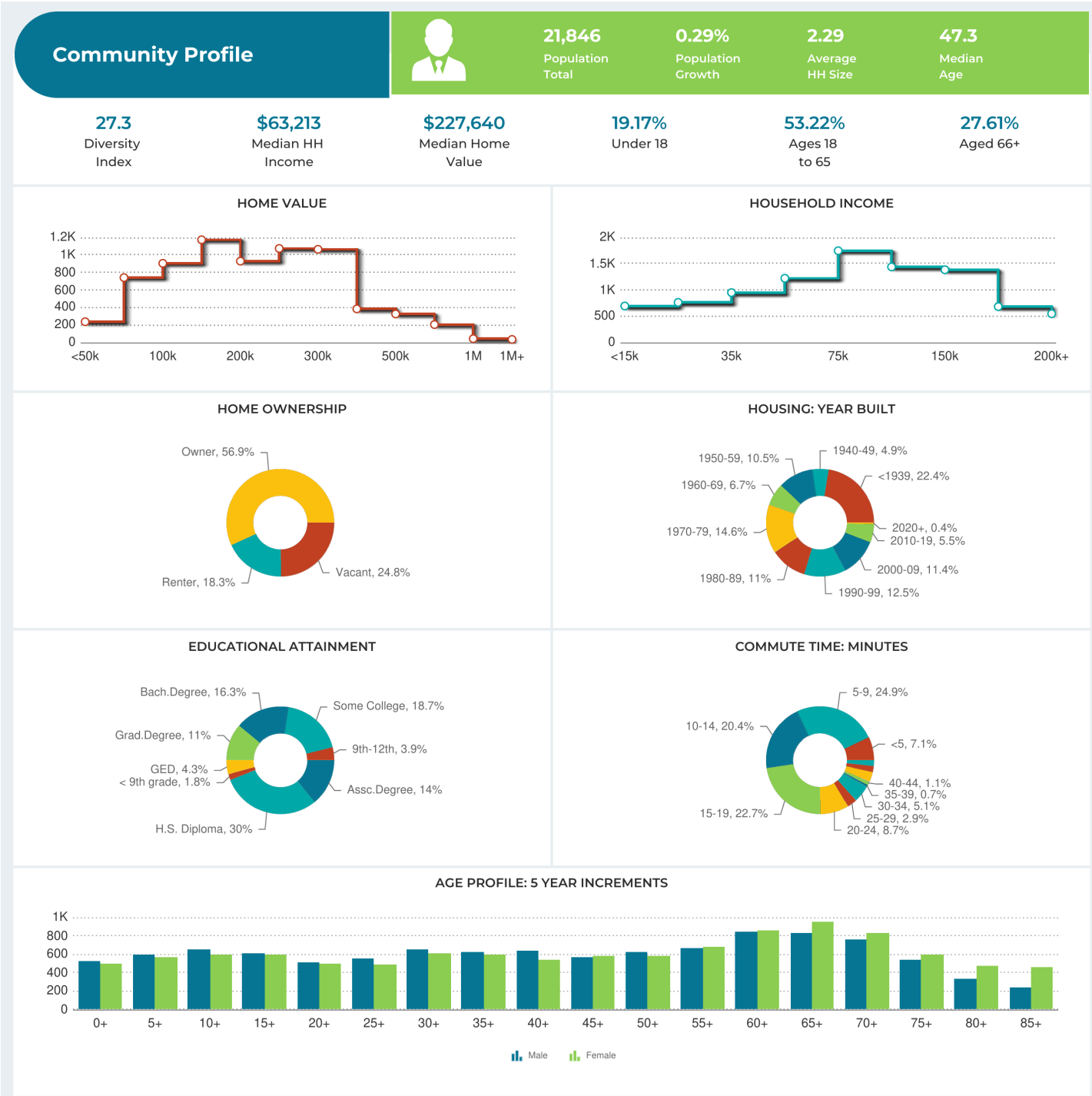
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INFOGRAPHIC: COMMUNITY PROFILE (DRIVE TIME: 15 MINUTES)



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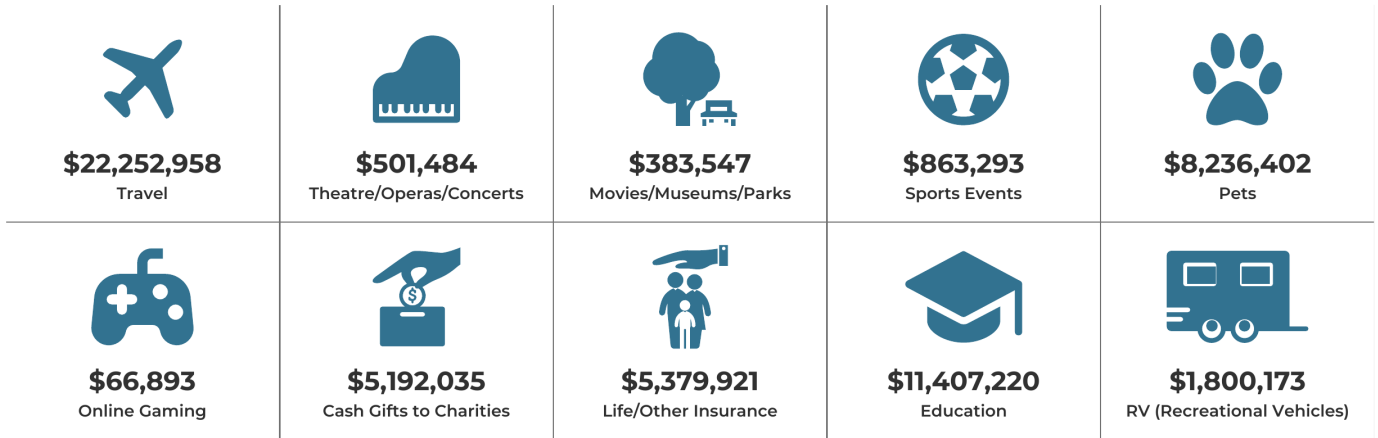
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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS





INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



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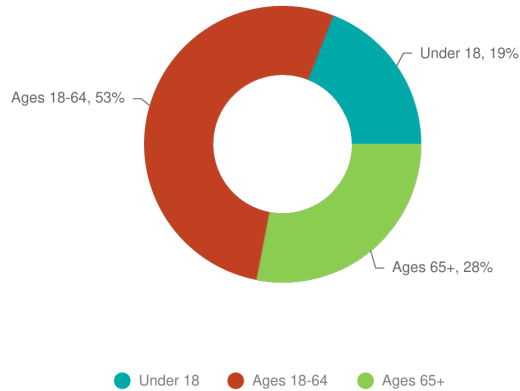


INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)

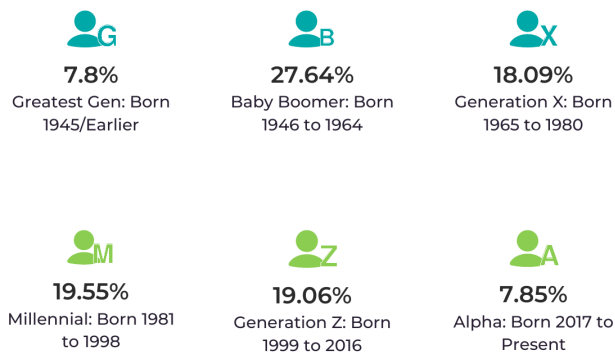
POPULATION TRENDS AND KEY INDICATORS 15Minute Drive Time

21,846 Population	9,417 Households	47.3 Median Age
2.29 Avg Size Household	\$63,213 Median Household Income	\$227,640 Median Home Value
84 Wealth Index	107 Housing Affordability	27.3 Diversity Index

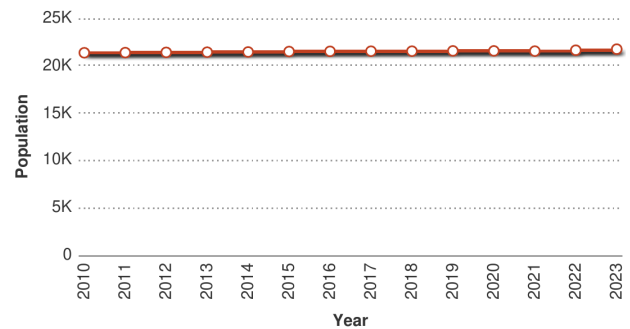
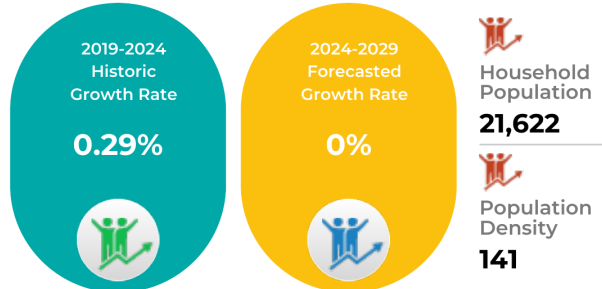
POPULATION BY AGE



POPULATION BY GENERATION



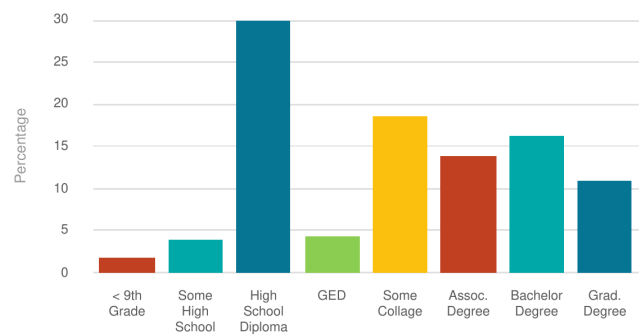
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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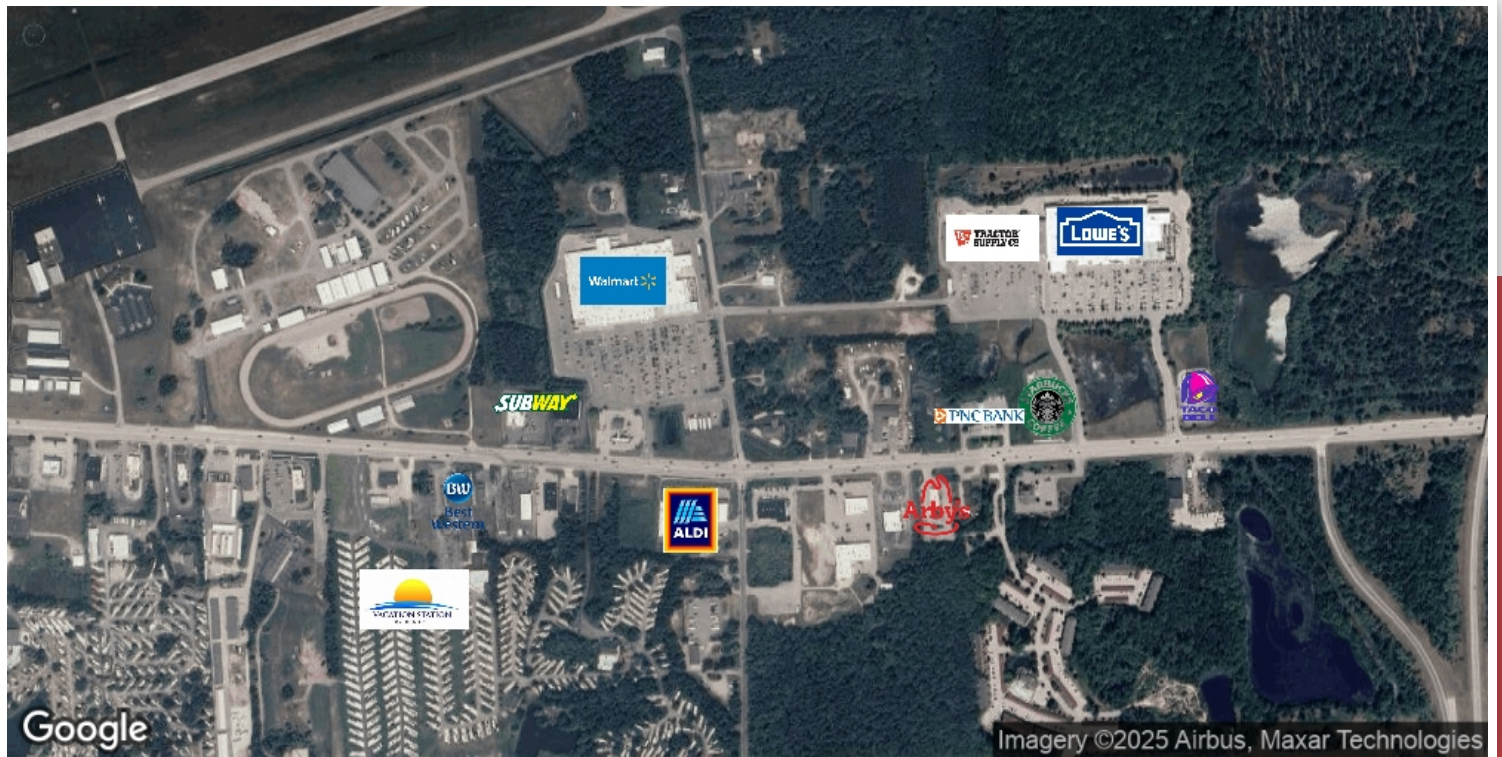
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AERIAL ANNOTATION MAP



LUDINGTON

PARCEL

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Ludington, MI,
49431

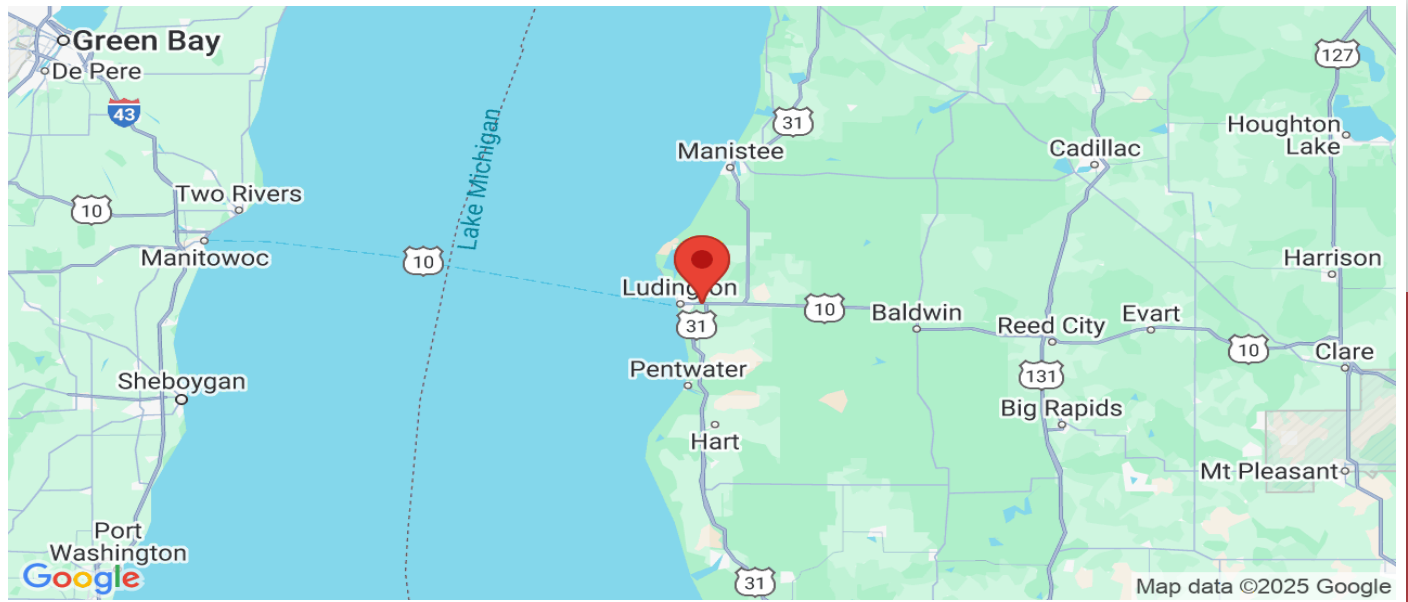


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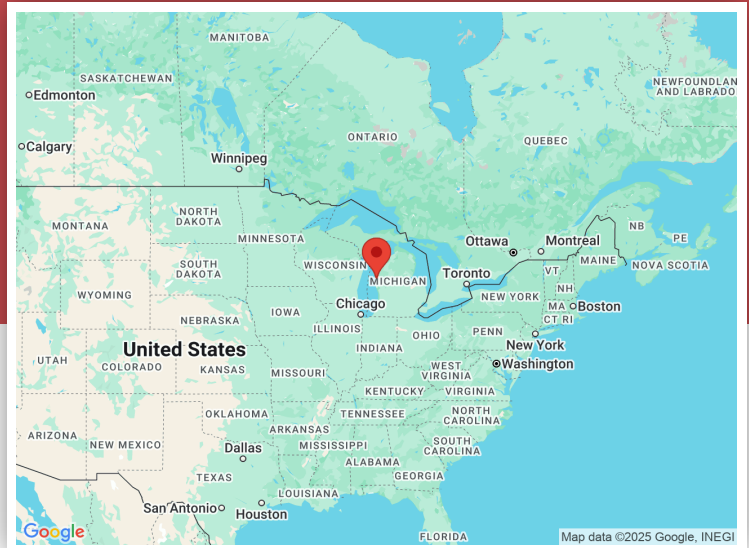
AREA LOCATION MAP



LUDINGTON

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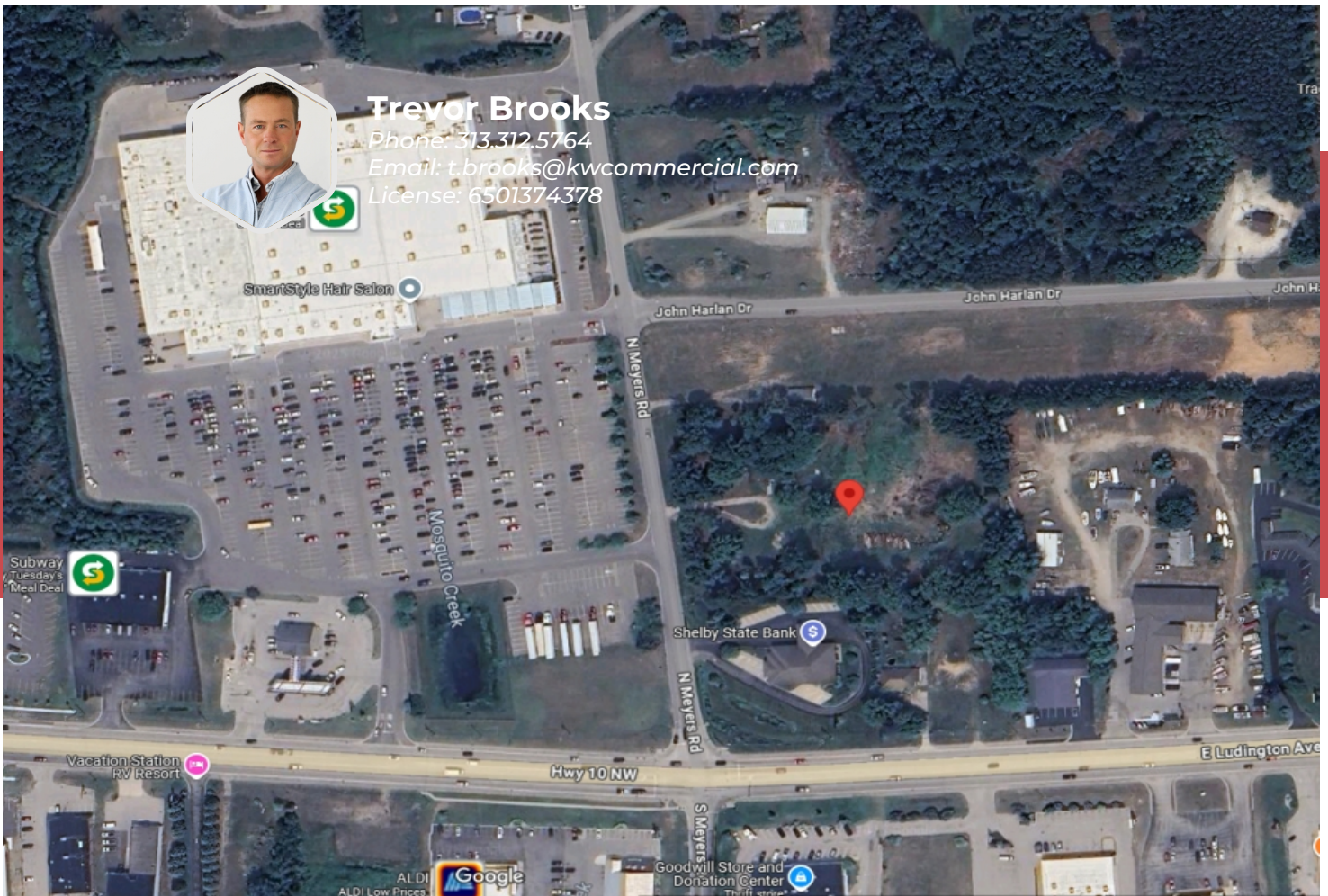


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