

SALE

LAND



4545 EVANSTON AVE.



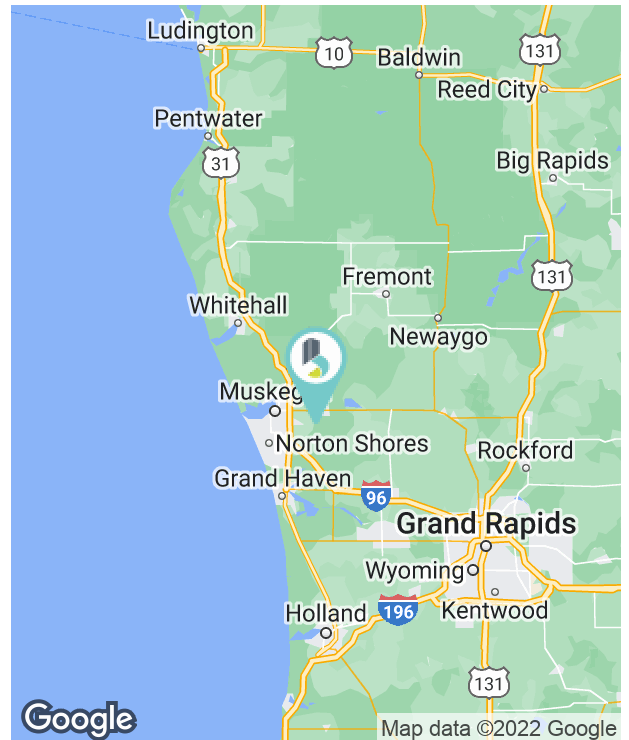
4545 EVANSTON AVE., MUSKEGON, MI 49442

### PROPERTY OVERVIEW

This parcel is a significant development opportunity in Muskegon, Michigan, an up-and-coming MSA. 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 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. The Seller will entertain developing a build-to-suit lease option.

### PROPERTY HIGHLIGHTS

- 48 acres of developable industrial property.
- Site is flat and ready for site work
- Sand site 26 feet



<b>SALE PRICE</b>	<b>\$1,956,000</b>
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Lot Size:	48.9 Acres
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**BRADLEY COMPANY**  
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 Grand Rapids, MI 49503  
 616.254.0005

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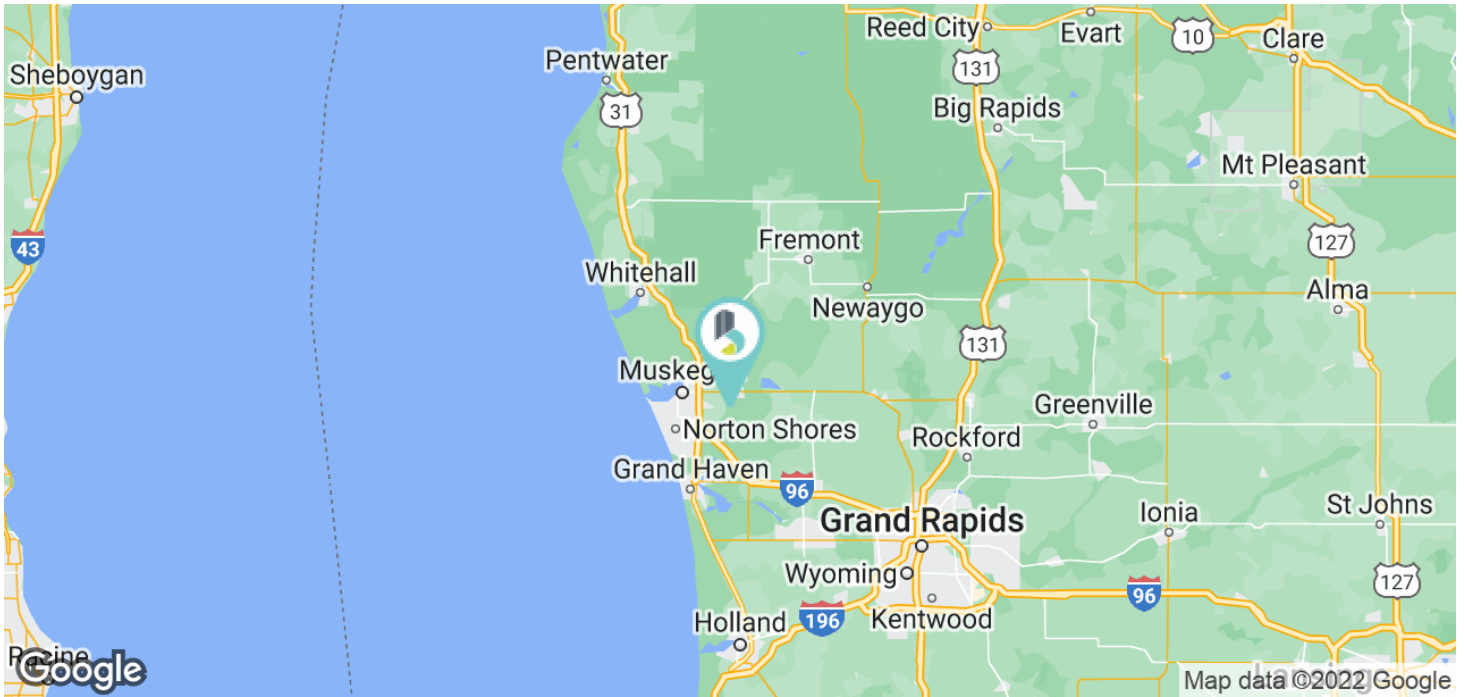
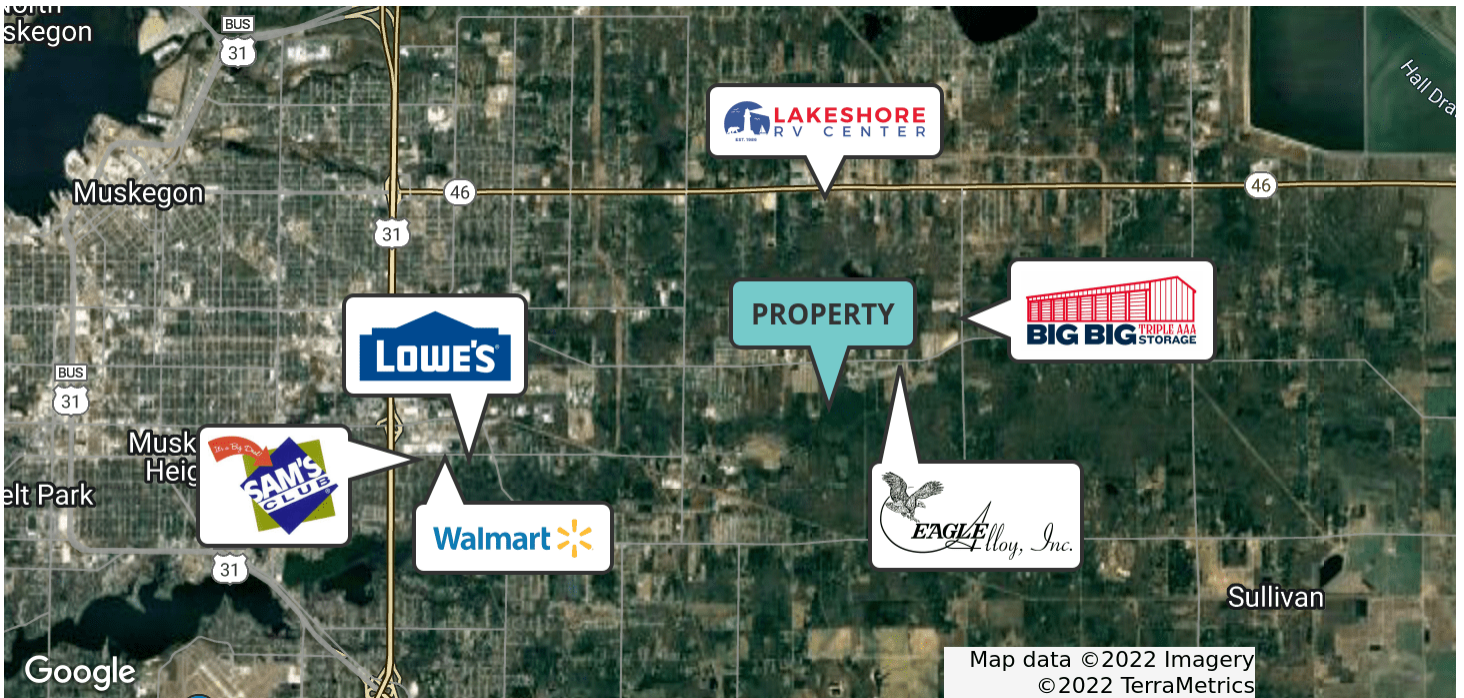


# MEET YOUR NEIGHBORS

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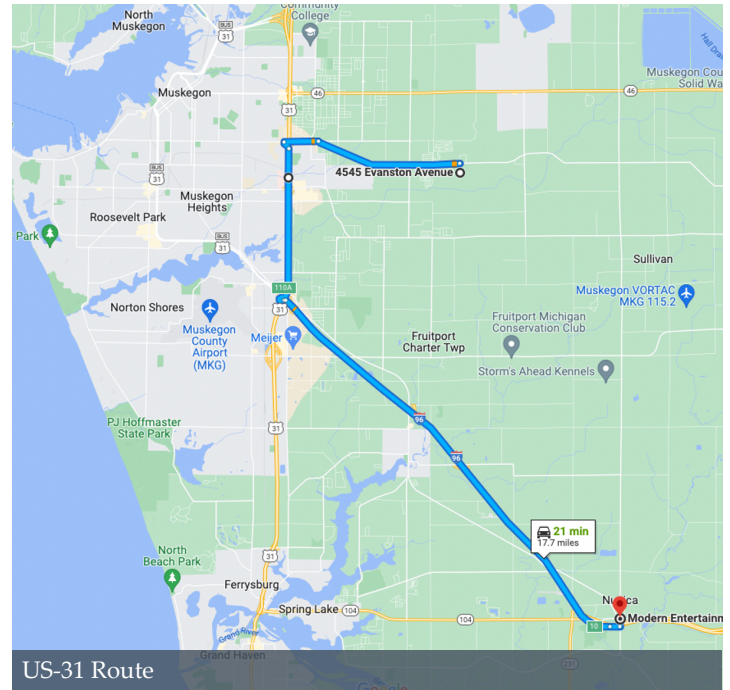
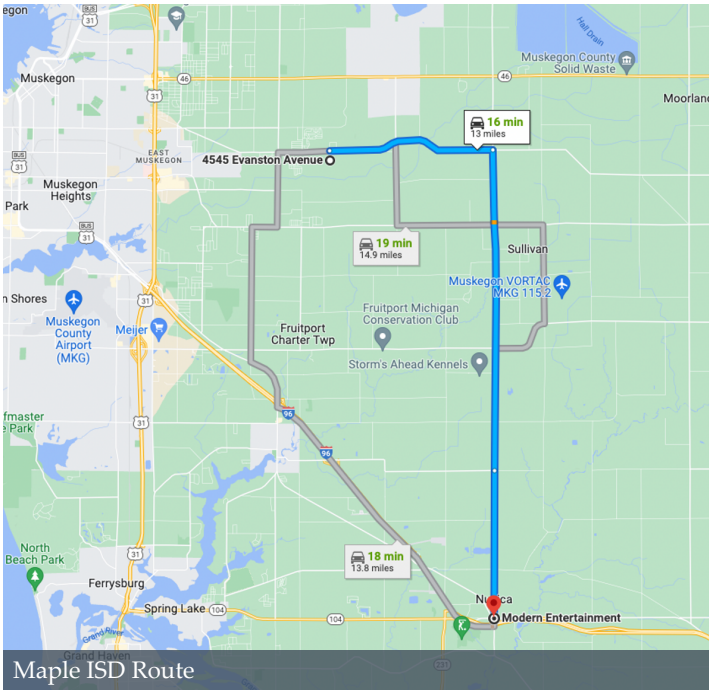
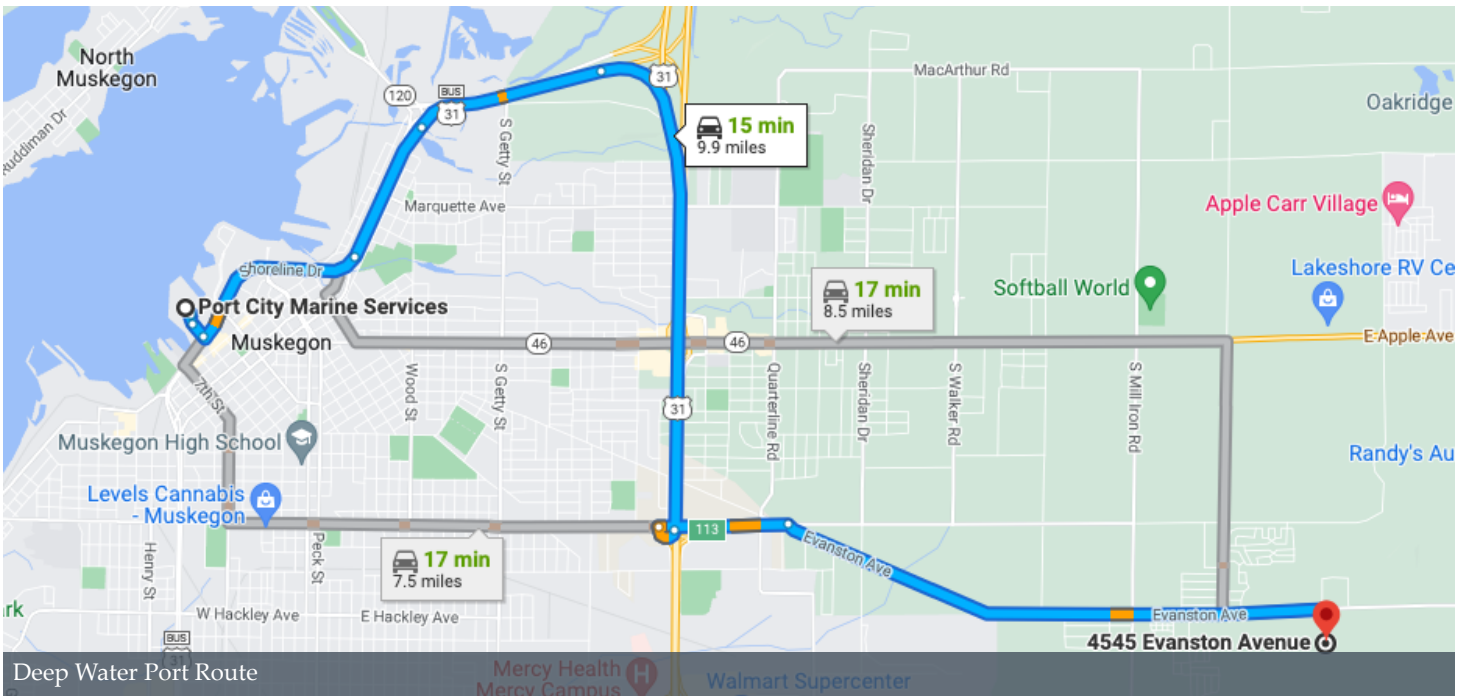
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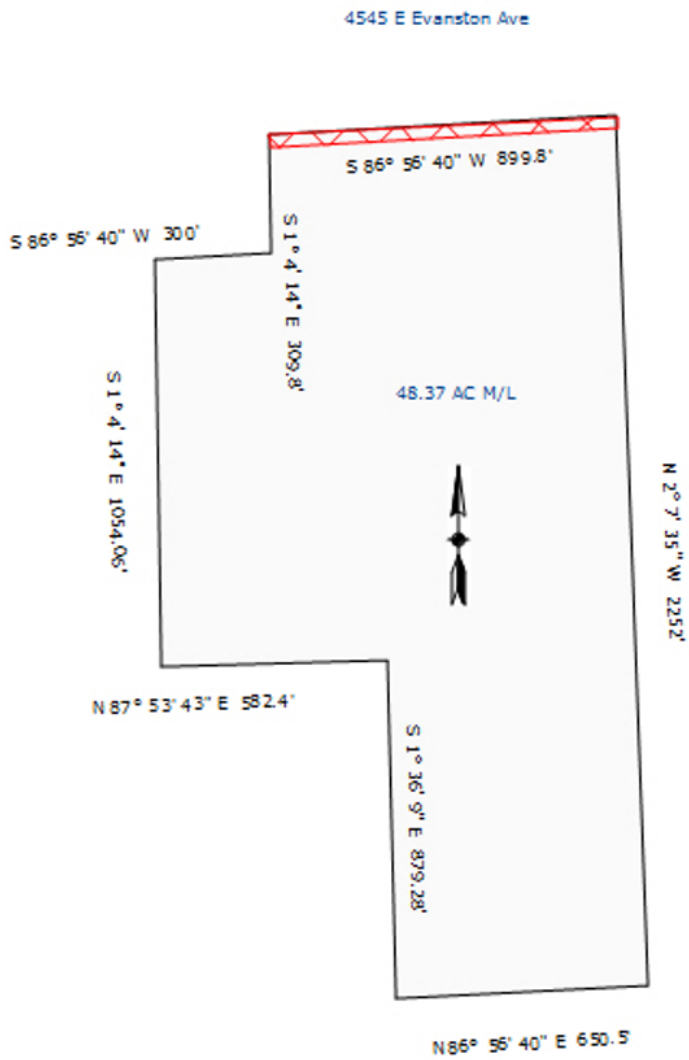
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SITE	2136902.3 sf
ROW -	29692.43 sf
<hr/>	
	2107209.87 sf / 43560.0 sf = 48.37 AC M/L

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# 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:

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

<b>Drilling Method:</b> Cable Tool	<b>Well Use:</b> Industrial	<b>Pump Installed:</b> No
<b>Well Depth:</b> 116.00 ft.	<b>Date Completed:</b> 12/30/1977	<b>Pressure Tank Installed:</b> No
<b>Well Type:</b> Replacement	<b>Height:</b>	<b>Pressure Relief Valve Installed:</b> No
<b>Casing Type:</b> Unknown		
<b>Casing Joint:</b> Welded		
<b>Casing Fitting:</b> Drive shoe		
<b>Diameter:</b> 18.00 in. to 87.00 ft. depth 10.00 in. to 89.00 ft. depth		
<b>Borehole:</b>		

<b>Static Water Level:</b> 26.00 ft. Below Grade	<b>Formation Description</b>	<b>Thickness</b>	<b>Depth to Bottom</b>
<b>Well Yield Test:</b>			
<b>Yield Test Method:</b> Unknown	Sand Dry	26.00	26.00
	Sand Fine Water Bearing	21.00	47.00
	Clay Sandy	25.00	72.00
	Sand Fine W/Silt	23.00	95.00
	Sand Water Bearing	21.00	116.00
	Sand Wet/Moist	3.00	119.00
	Clay	1.00	120.00

<b>Screen Installed:</b> Yes	<b>Filter Packed:</b> No	<b>Geology Remarks:</b>
<b>Screen Diameter:</b> 10.00 in.	<b>Blank:</b> 0.00 ft. Above	
<b>Screen Material Type:</b> Stainless steel-wire wrapped		
<b>Screen Installation Type:</b> Unknown		
<b>Slot Length Set Between</b>		
25.00 26.00 ft. 89.00 ft. and 115.00 ft.		

<b>Well Grouted:</b> No	<b>Drilling Machine Operator Name:</b>
	<b>Employment:</b> Unknown

<b>Wellhead Completion:</b> Other, 12 inches above grade	<b>Contractor Type:</b> Unknown	<b>Reg No:</b> 64-0471
<b>Nearest Source of Possible Contamination:</b>	<b>Business Name:</b>	
<b>Type</b>	<b>Business Address:</b>	
Unknown		
<b>Distance</b>		
100 ft.		
<b>Direction</b>		

<b>Abandoned Well Plugged:</b> No	<b>Water Well Contractor's Certification</b>
<b>Reason Not Plugged:</b> Unknown	This well was drilled under my supervision and this report is true to the best of my knowledge and belief.

<b>General Remarks:</b> CLAY - UNKNOWN LG 5	<b>Signature of Registered Contractor</b>	<b>Date</b>
<b>Other Remarks:</b> Wellhead Completion:12 inch Above Grade		