



520 Railroad Ave and 648 Railroad Place | Traverse City,

<b>SALE PRICE:</b>	\$1,575,000
<b>LOT SIZE:</b>	1.46 ACRES
<b>APN #:</b>	28-51-634-033-04 28-51-634-033-13
<b>ZONING:</b>	D-2

**PROPERTY OVERVIEW**

This 1.46 Acre development parcel sits in the center of Traverse City with multi-modal opportunities with easy motorized access east-west along E Eighth Street and north south along Woodmere Ave. and non-motorized access to the TART Trail and the newly constructed Boardman Lake Loop. There is also a BATA Bus Stop on Woodmere Avenue for a public transportation option. The site is ready to be built and would make a wonderful multi-family infill development that is close to shopping, transportation, recreation and restaurants.

**PROPERTY HIGHLIGHTS**

- Pad Ready Development Parcel
- Close to Shopping, Transportation, Recreation and Restaurants

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



**LAND FOR SALE**

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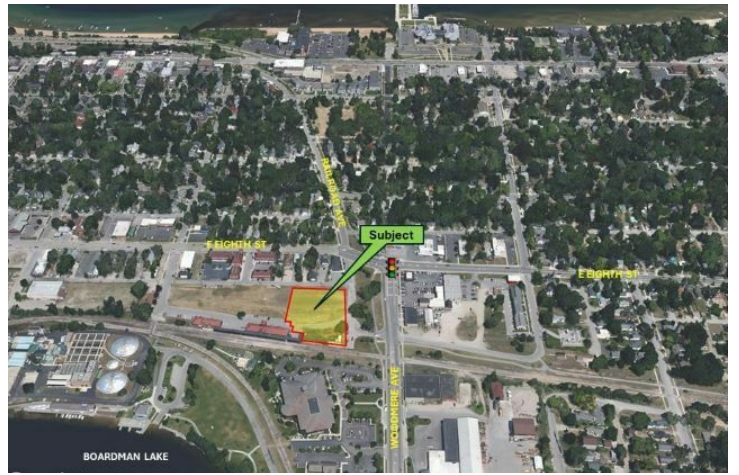


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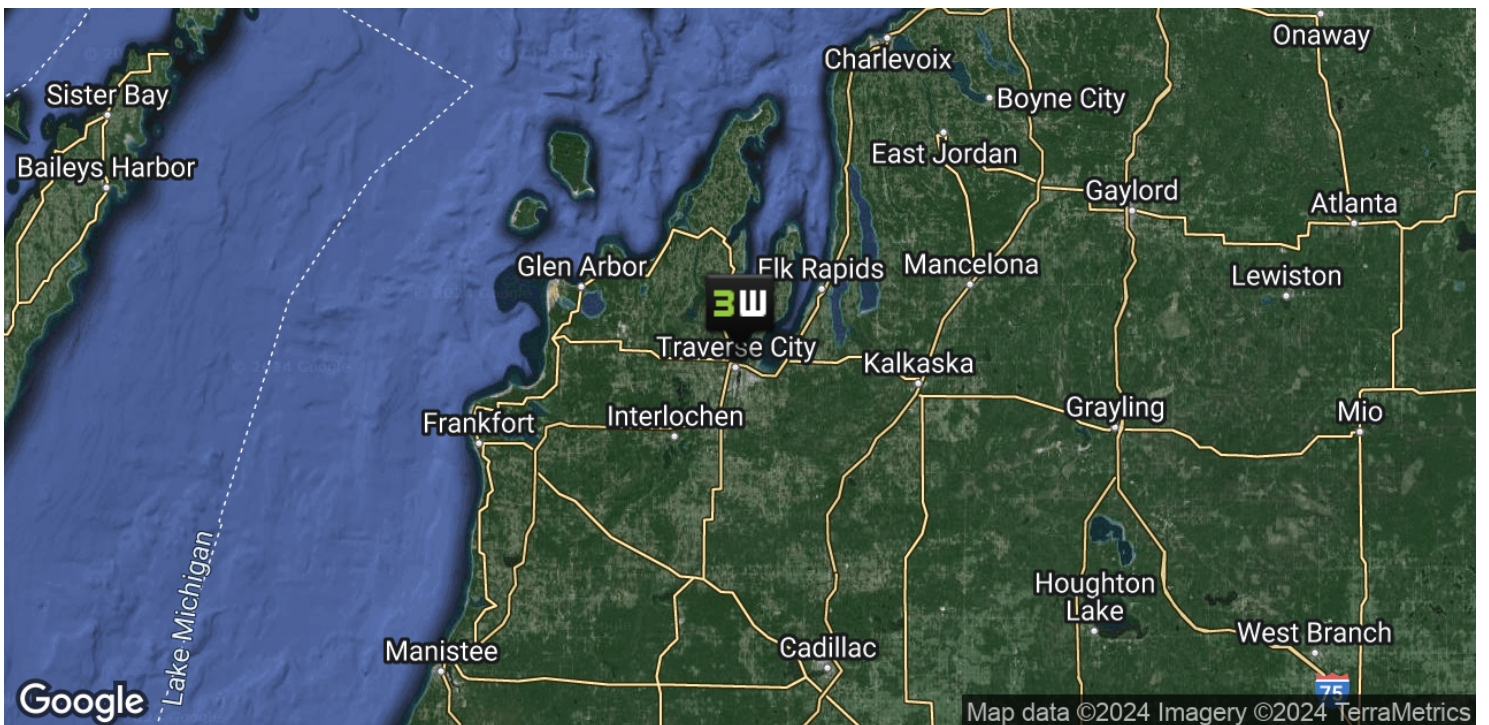
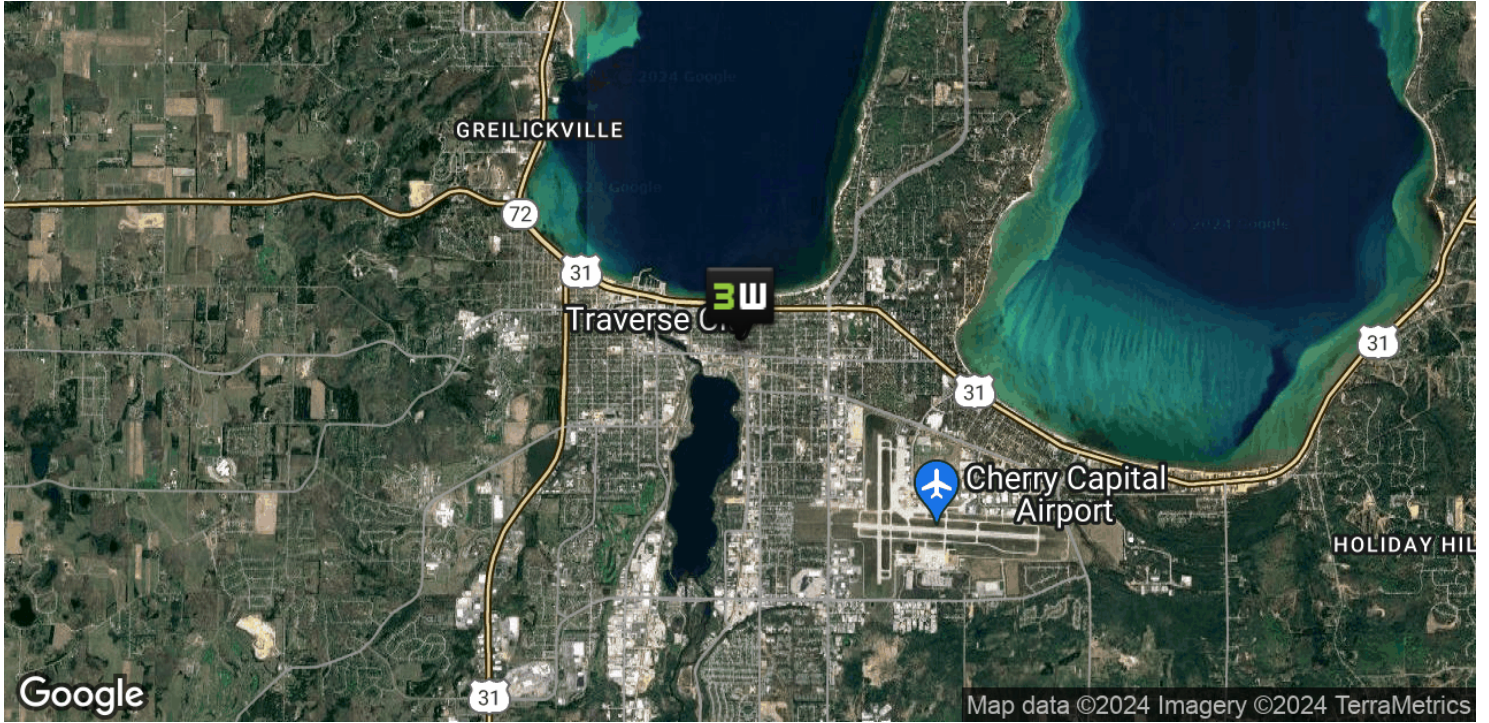
[www.threewest.com](http://www.threewest.com)



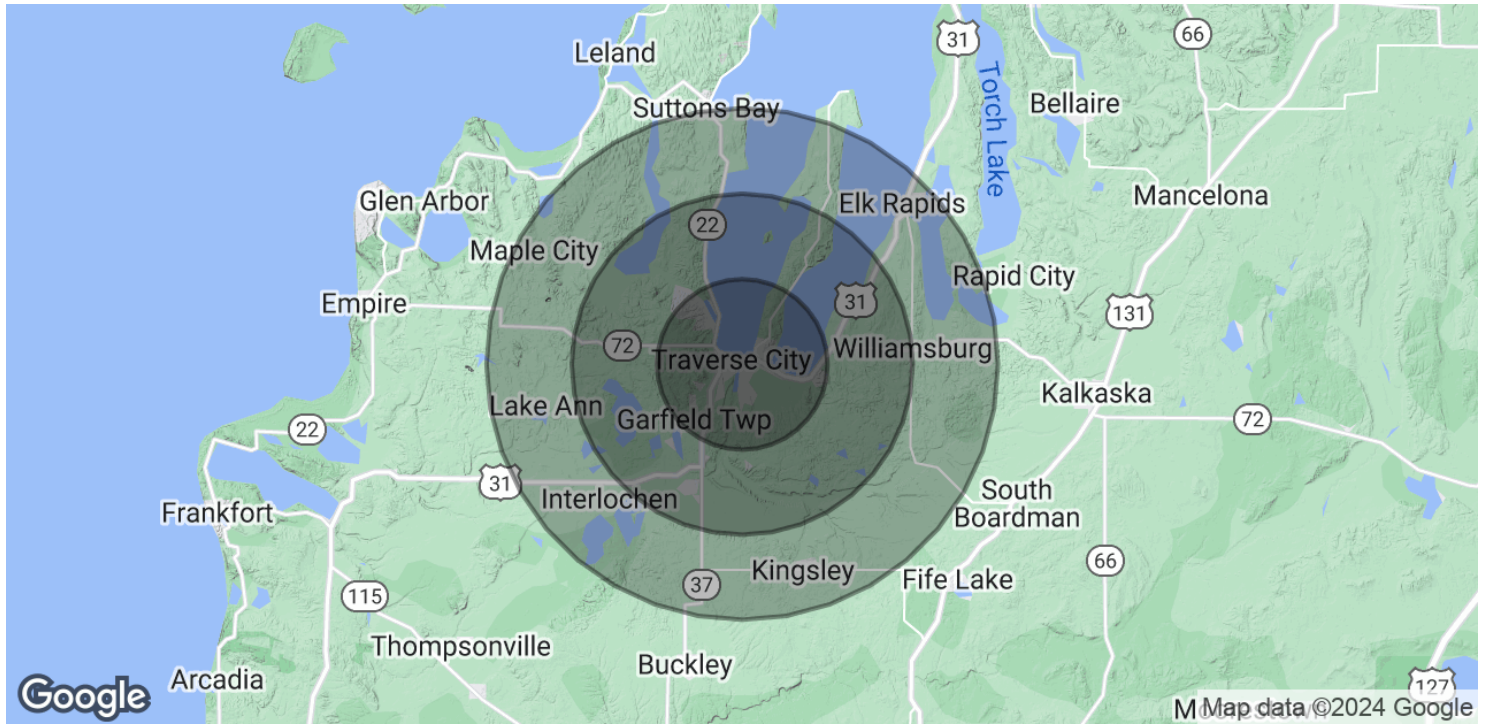


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**POPULATION**

	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	46,979	89,461	115,844
Average Age	45	44	44
Average Age (Male)	43	43	43
Average Age (Female)	47	45	45

**HOUSEHOLDS & INCOME**

	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	21,449	38,284	48,982
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,146	\$91,112	\$92,480
Average House Value	\$414,447	\$418,411	\$419,640

*Demographics data derived from AlphaMap*

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