



Urban Ice
East Lansing



Hannah Blvd

Eyde Pkwy

Eyde Pkwy

Mohican Ln

Mapaho Trail

Herron Creek

Herron Creek

Sequoia Trail

Lansing
Community
College East
Campus

65.95 Acres | Hannah Land | East Lansing, MI

Jack Johns
First Vice President
+1 517 290 3407
jack.johns@cbre.com

Hank Carpenter
Senior Associate
+1 248 709 0308
hank.carpenter@cbre.com

Maria Pas
Associate
+1 586 413 1116
maria.pas@cbre.com

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EXECUTIVE SUMMARY

CBRE is pleased to offer for sale the Hannah Site in East Lansing, MI. This site assemblage offers a developer the opportunity to build on a 69.95 acre site in East Lansing, MI.



Site consists of 2 parcels, totaling 69.96 acres



57.97 acres located in the RAA (single family low density residential) zoning district



7.98 acres located in the RR (single family rural residential) zoning district



Potential for 190 single family homes



Parcel #'s 33-02-02-20-401-005 and 33-02-02-20-327-006

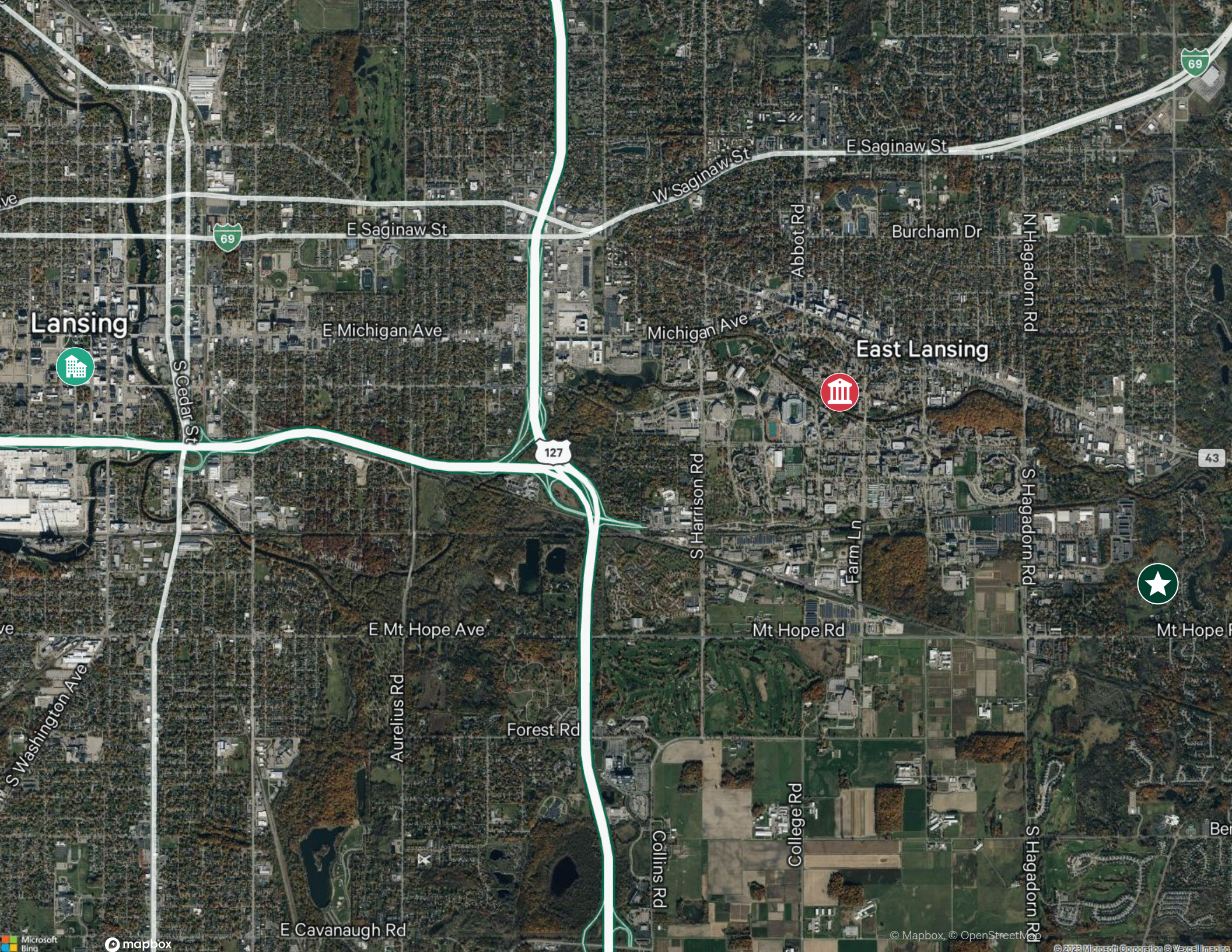
INVESTMENT HIGHLIGHTS

- » Okemos School District ranked #1 in Lansing Market
- » 137,218 population within a 5-mile radius
- » \$92,291 average household income within a 5-mile radius
- » 10-minutes to downtown Okemos
- » 5-minutes to Michigan State University
- » 15-Minutes to downtown Lansing



SITE AERIAL





Lansing

East Lansing

127

69

69

43



DEMOGRAPHIC BRIEF

Population	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	9,950	70,943	137,218
2028 Population - Five Year Projection	10,106	71,240	137,931
2020 Population - Census	9,746	71,184	136,011
2010 Population - Census	7,694	67,560	131,641
2020-2023 Annual Population Growth Rate	0.64%	-0.10%	0.27%
2023-2028 Annual Population Growth Rate	0.31%	0.08%	0.10%

Households	1 Mile	3 Miles	5 Miles
2023 Households - Current Year Estimate	3,170	24,738	54,368
2028 Households - Five Year Projection	3,259	24,998	55,019
2010 Households - Census	2,190	23,066	50,856
2020 Households - Census	3,140 91.2%	24,626 91.5%	53,563 91.7%
2020-2023 Compound Annual Household Growth Rate	0.29%	0.14%	0.46%
2023-2028 Annual Household Growth Rate	0.56%	0.21%	0.24%
2023 Average Household Size	2.08	2.22	2.22

Household Income	1 Mile	3 Miles	5 Miles
2023 Average Household Income	\$70,645	\$100,466	\$92,291
2028 Average Household Income	\$82,657	\$115,075	\$105,536
2023 Median Household Income	\$35,843	\$60,984	\$58,032
2028 Median Household Income	\$47,323	\$72,261	\$66,841
2023 Per Capita Income	\$23,494	\$36,030	\$37,144
2028 Per Capita Income	\$27,408	\$41,374	\$42,669

DEMOGRAPHIC BRIEF

Housing Units	1 Mile		3 Miles		5 Miles	
2023 Housing Units	3,472		27,089		59,407	
2023 Vacant Housing Units	302	8.7%	2,351	8.7%	5,039	8.5%
2023 Occupied Housing Units	3,170	91.3%	24,738	91.3%	54,368	91.5%
2023 Owner Occupied Housing Units	1,051	30.3%	11,797	43.5%	26,886	45.3%
2023 Renter Occupied Housing Units	2,119	61.0%	12,941	47.8%	27,482	46.3%

Education	1 Mile		3 Miles		5 Miles	
2023 Population 25 and Over	3,430		33,398		76,865	
HS and Associates Degrees	1,043	30.4%	9,074	27.2%	28,201	36.7%
Bachelor's Degree or Higher	2,329	67.9%	23,747	71.1%	46,106	60.0%

Place Of Work	1 Mile		3 Miles		5 Miles	
2023 Businesses	367		2,645		4,952	
2023 Employees	4,827		44,831		84,852	



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PREPARED BY

Jack Johns
First Vice President
+1 517 290 3407
jack.johns@cbre.com

Hank Carpenter
Senior Associate
+1 248 709 0308
hank.carpenter@cbre.com

Maria Pas
Associate
+1 586 413 1116
maria.pas@cbre.com

