



Zimmerman Rd | Traverse City, MI 49685

SALE PRICE:	\$799,000
LOT SIZE:	21.79 ACRES
APN #:	MULTIPLE
ZONING:	RESIDENTIAL

PROPERTY OVERVIEW

Prime 22 acre single family development parcel. Located on westside of Traverse City, close to downtown amenities and Munson Medical campus. Access from both Zimmerman Rd and Herkner Rd, with potential for access from N Long Lake. Currently consists of 33 single family site condo lots. Condo docs allow for contraction to create a separate parcel. The Cottages single family development and the new Meadow Valley senior living community are to the north. West Senior High is across N Long Lake Rd and convenient to Long Lake Elementary and West Middle School. Sidewalk and walking path have been completed. Perfect for home builder or investor looking to create Traverse City's first single family home rental community. All utilities including municipal water/sewer available.

PROPERTY HIGHLIGHTS

- Desirable Westside Location
- 33 Single Family Lots
- Access from Zimmerman Rd and Herkner Rd

BILL SOMERVILLE | Senior Associate | Commercial Realtor | 231.929.2955 | bsomerville@threewest.com



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SEE SHEET 3

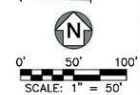
CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	CENTRAL ANGL
C1	101.79'	417.00'	13°59'11"
C2	47.12'	30.00'	89°59'55"
C3	74.75'	308.00'	13°54'20"
C4	58.68'	242.00'	13°53'34"
C5	47.12'	30.00'	90°00'00"
C6	79.31'	328.34'	13°50'21"
C7	265.48'	166.00'	91°37'55"
C8	47.98'	30.00'	91°37'55"
C9	265.48'	166.00'	91°37'49"
C10	65.34'	242.00'	15°28'10"
C11	47.12'	30.00'	90°00'00"
C12	117.91'	483.00'	13°59'11"
C13	47.12'	30.00'	90°00'00"
C14	63.36'	262.34'	13°50'21"
C15	159.93'	100.00'	91°37'55"
C16	46.27'	30.00'	88°22'05"
C17	47.98'	30.00'	91°37'49"
C18	83.16'	308.00'	15°28'10"
C19	46.27'	30.00'	88°22'11"
C20	47.98'	30.00'	91°37'55"
C21	46.27'	30.00'	88°22'05"
C22	159.92'	100.00'	91°37'49"
C23	26.62'	417.00'	3°39'28"
C24	55.22'	328.34'	9°38'08"
C25	24.09'	328.34'	4°12'13"
C26	69.85'	166.00'	24°06'28"
C27	85.00'	166.00'	29°20'18"
C28	85.00'	166.00'	29°20'18"
C29	25.63'	166.00'	8°50'52"

1/20/2022
DATE

Matthew Mok
SIGNATURE
MATTHEW T. MOKANYK, P.E., P.S.
REGISTERED LAND SURVEYOR
REGISTRATION NO. 4001042063

HERITAGE ESTATES NO. 4
L. 15, P. 18

NOTES
1. UTILITY EASEMENTS AND TRAIL EASEMENT ARE NOT SHOWN ON THIS SHEET FOR CLARITY. REFER TO SHEET 2 FOR EASEMENT LOCATIONS.



LANDTECH
Professional Surveying & Engineering

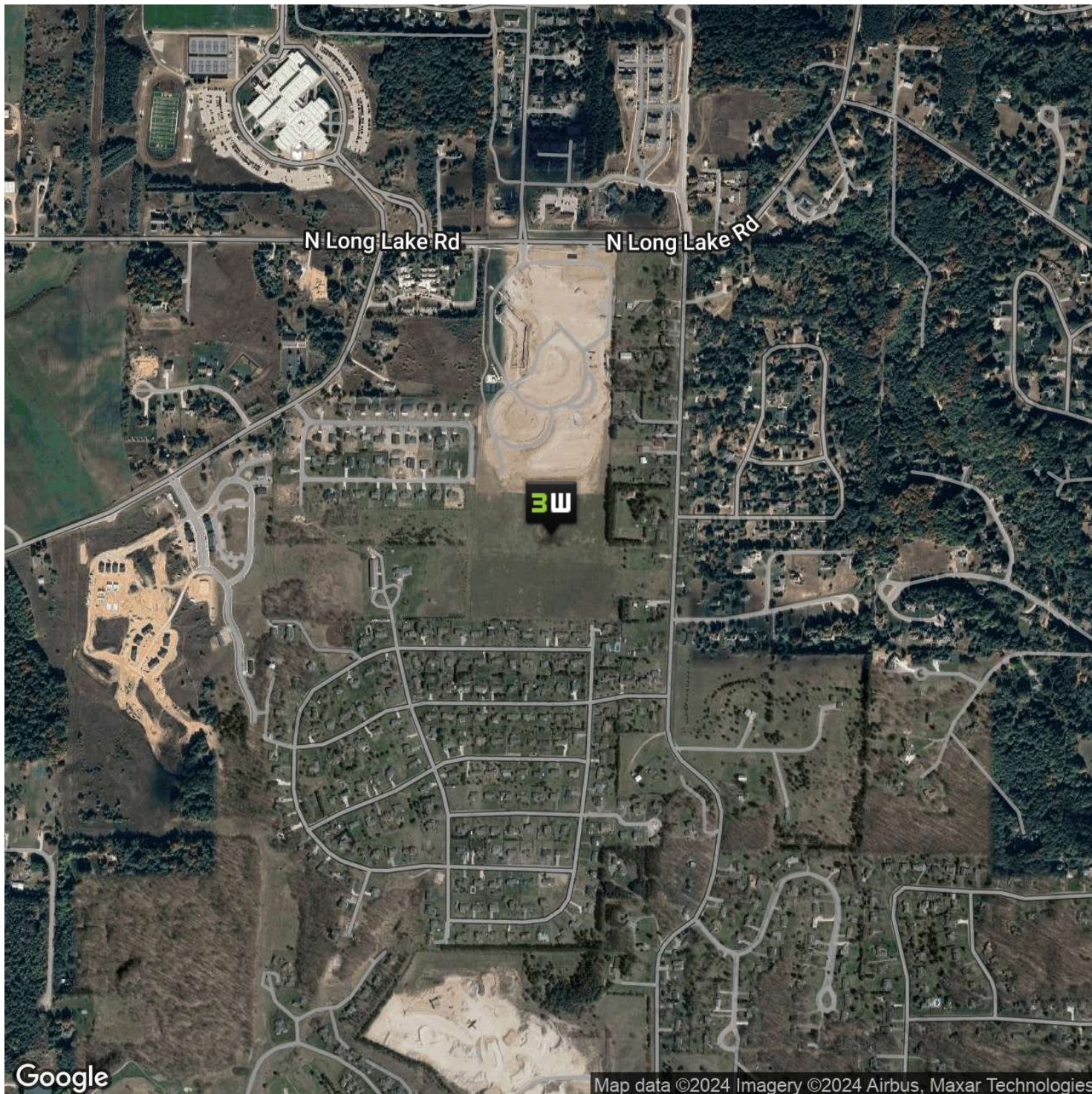
P.O. BOX 183
1275 MCGREGOR WAY
CRAWFORD, MI 49837
231.943.0000
www.landtechpe.com

Meadow Valley Condomin
Survey Plan

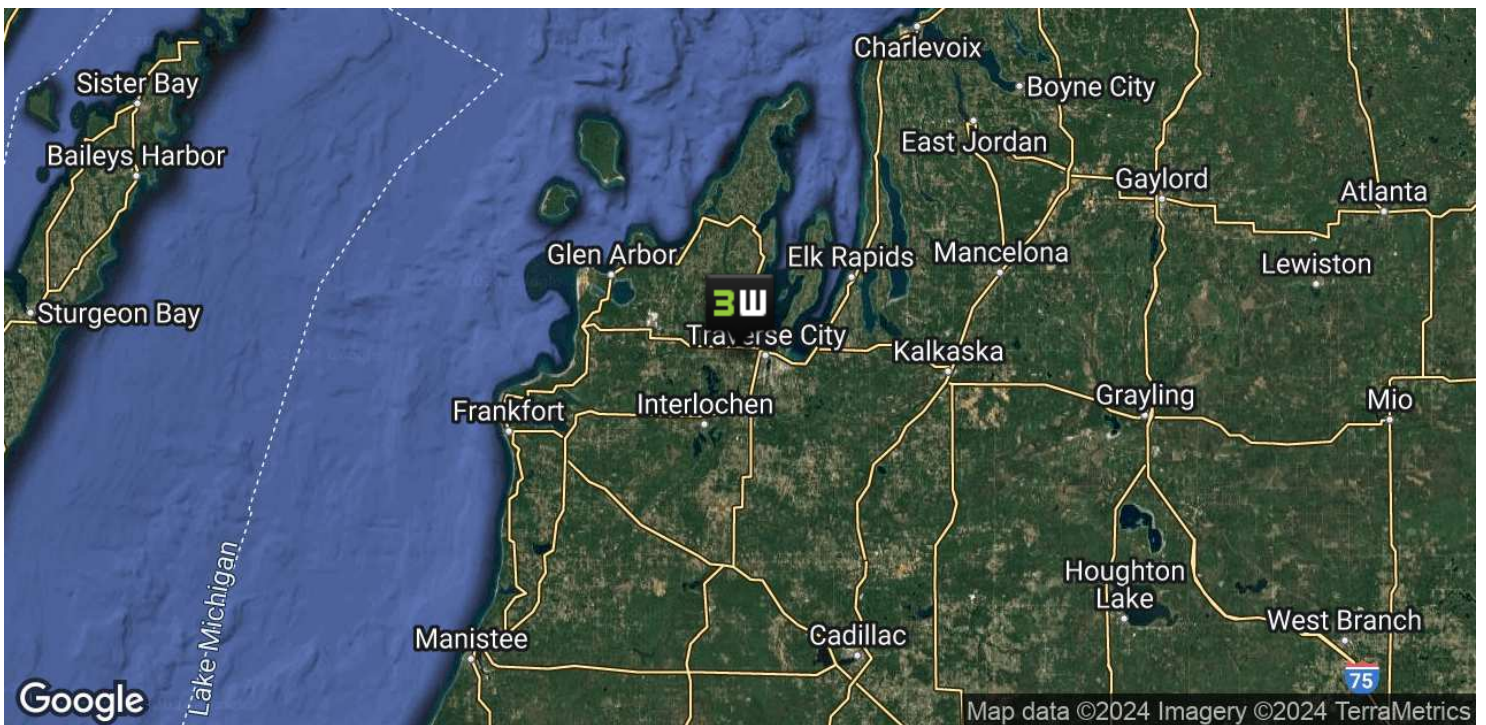
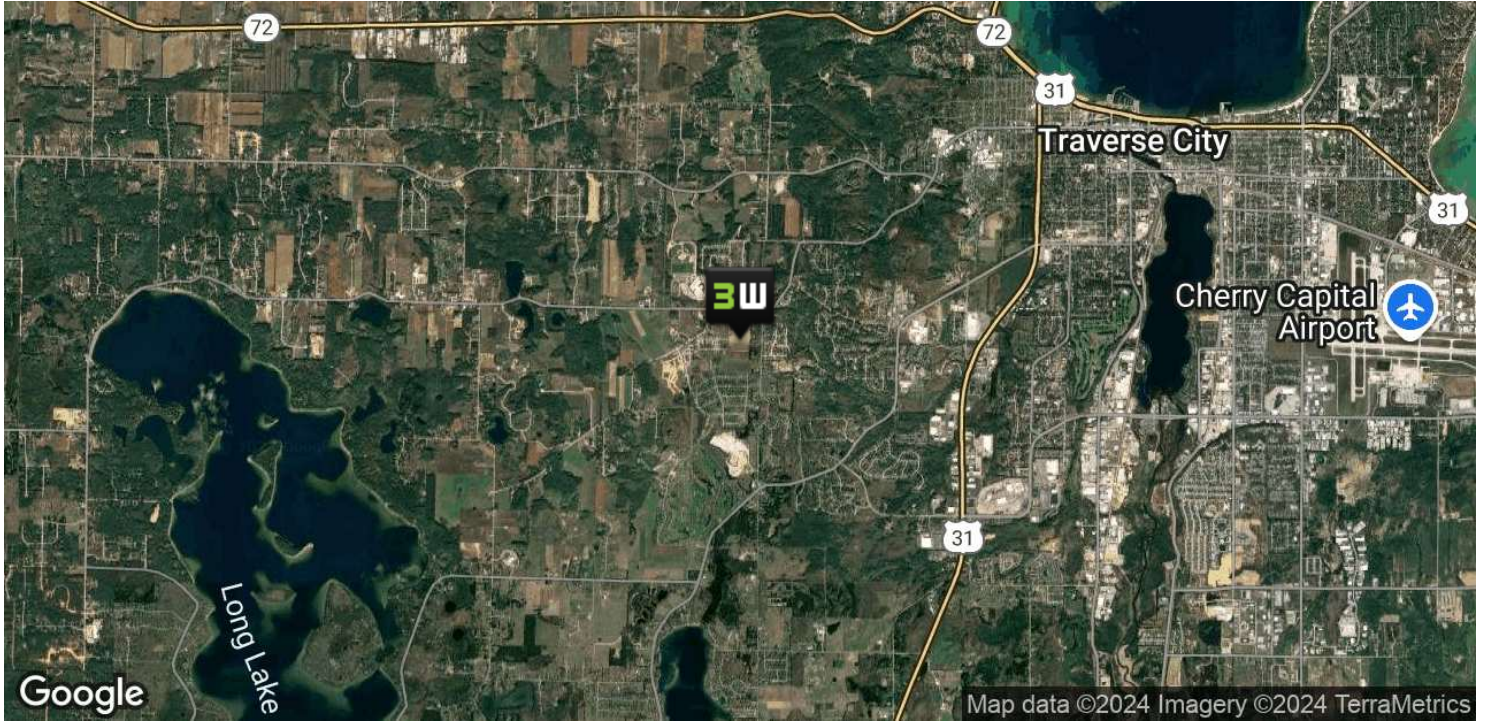


LAND FOR SALE

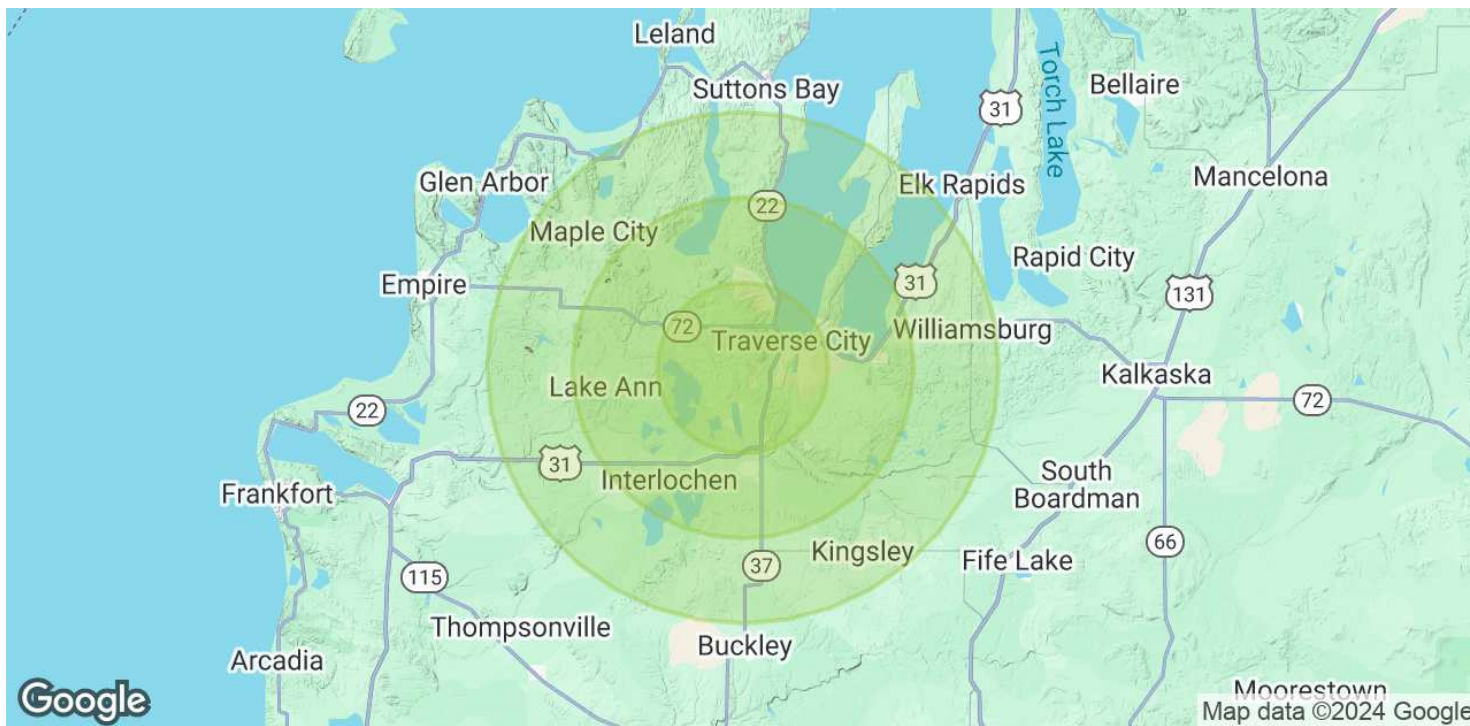
Zimmerman Rd



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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	25,348	75,715	102,680
Average Age	44.1	43.2	44.1
Average Age (Male)	42.0	41.5	42.6
Average Age (Female)	46.7	45.4	45.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	11,302	35,923	50,698
# of Persons per HH	2.2	2.1	2.0
Average HH Income	\$77,345	\$72,228	\$70,526
Average House Value	\$265,481	\$252,699	\$258,507

2020 American Community Survey (ACS)

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