



28.69 Acres | Coleman & Coolidge | East Lansing, MI

Great Lakes Family
Dental Group

Wharton St

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EXECUTIVE SUMMARY

CBRE is pleased to offer for sale the Coleman and Coolidge Rd sites in Dewitt Twp, MI. The site assemblage offers a developer to opportunity to build on a 34.95 acre site in East Lansing, MI



Site consists of 3 parcels, totaling 34.95 gross acres and \pm 28.69 usable acres



Currently zoned A (agriculture), but is master planned for R2, which allows for 8 units/acre



Potential for \pm 280 units



Parcel #s: 19-20-50-36-300-005, 19-20-50-36-300-015, 19-20-50-36-300-019

INVESTMENT HIGHLIGHTS

- » 137,517 population within a 5-mile radius
- » \$77, 354 average household income within a 5-mile radius
- » Water & sewage available at site
- » Average market occupancy: 95%
- » 10-minutes to Michigan State University
- » 10-minutes to downtown Lansing
- » 15-minutes to downtown Okemos



SITE AERIAL



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andler Rd

Abbot Rd

E Saginaw St

Burcha

Abbot Rd

East Lan



Michigan State University

127

© Mapbox, © OpenStreetMap

Lake Lansing Rd

W Saginaw St

E Saginaw St

E Michigan Ave

Michigan Ave

N East St

S Cedar St

Turner St

S-27

Lansing



Downtown Lansing

DEMOGRAPHIC BRIEF

Population	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	6,810	56,394	137,517
2028 Population - Five Year Projection	7,149	56,533	138,601
2020 Population - Census	6,407	56,402	135,968
2010 Population - Census	5,953	56,831	134,930
2020-2023 Annual Population Growth Rate	1.89%	0.00%	0.35%
2023-2028 Annual Population Growth Rate	0.98%	0.05%	0.16%

Households	1 Mile	3 Miles	5 Miles
2023 Households - Current Year Estimate	3,366	24,298	55,673
2028 Households - Five Year Projection	3,561	24,536	56,593
2010 Households - Census	2,902	23,104	52,284
2020 Households - Census	3,165 90.7%	23,982 92.4%	54,682 90.4%
2020-2023 Compound Annual Household Growth Rate	1.91%	0.40%	0.55%
2023-2028 Annual Household Growth Rate	1.13%	0.20%	0.33%
2023 Average Household Size	1.99	2.15	2.18

Household Income	1 Mile	3 Miles	5 Miles
2023 Average Household Income	\$56,159	\$82,152	\$77,354
2028 Average Household Income	\$61,487	\$93,610	\$88,378
2023 Median Household Income	\$37,349	\$50,925	\$50,323
2028 Median Household Income	\$38,896	\$57,172	\$56,393
2023 Per Capita Income	\$28,232	\$35,793	\$31,758
2028 Per Capita Income	\$30,951	\$41,013	\$36,492

DEMOGRAPHIC BRIEF

Housing Units	1 Mile		3 Miles		5 Miles	
2023 Housing Units	3,717		26,335		61,665	
2023 Vacant Housing Units	351	9.4%	2,037	7.7%	5,992	9.7%
2023 Occupied Housing Units	3,366	90.6%	24,298	92.3%	55,673	90.3%
2023 Owner Occupied Housing Units	948	25.5%	11,854	45.0%	27,086	43.9%
2023 Renter Occupied Housing Units	2,418	65.1%	12,444	47.3%	28,587	46.4%

Education	1 Mile		3 Miles		5 Miles	
2023 Population 25 and Over	2,929		31,862		76,208	
HS and Associates Degrees	1,043	35.6%	14,037	44.1%	36,024	47.3%
Bachelor's Degree or Higher	1,802	61.5%	16,441	51.6%	36,068	47.3%

Place Of Work	1 Mile		3 Miles		5 Miles	
2023 Businesses	348		2,166		5,503	
2023 Employees	6,307		29,721		121,433	



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PREPARED BY

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