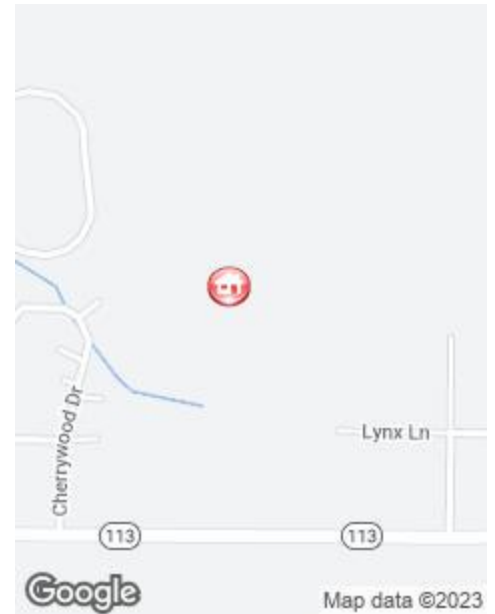


MLS # **1918277**
 Status **New**
 Type **Mixed Use**
 Vacant Land **Yes**
 Lease/Mon
 Lease Price per SQ FT
 Type of Ownership **Private Owner**
 City **Kingsley**
 Zip **49649**
 Unit #
 Development Name **Village & Countryside Meadows**
 Business Incl **No**
 Real Estate Incl **Yes**
 Inventory Incl **No**
 County **Grand Traverse**
 Township **Paradise**
 Section # **4**
 Qtr Section
 Town **T 25N**
 Range **R 10W**
 Tax ID **42-004-018-00**



IDX Y
 Listing Syndication Yes

Body of Water	ApXyrBlt	0	Renewable (Y/N)	
Private/Shared	Year Updated		Occupied	No
Water Front Footage	Year Remodeled		Sign	No
Lake Size	% of Remodel		Inventory Value	
Number of Acres	TotalFinSF	0	Fixtrs/Equip Value	
Lot #	# Restrooms		Rental Income (Annual)	
Lot Dimensions	Full Time Employees		Rent Exp (Annual)	
Business Name	Parking Spaces		Ins Exp (Annual)	
Dual MLS #	Electric Exp (Annual)		Heat Exp (Annual)	
	Gross Sales			

Summer Taxes **1314.67**
 Winter Taxes **1473.80**
 Other Taxes

Legal Description:
 Lengthy legal - see Associated Documents

Year: Summer **2023**
 Year: Winter **2022**
 SEV **314,300**
 SEV Year **2023**
 Taxable Value
 Annual Assn Dues
 Principal Residence **No**

Directions:
 From downtown Kingsley, 3/4 of a mile east on M 113. Turn south on Cougar Trail. Take Cougar Trail north to the dead end roundabout. Northeast end of Cougar Trail.

List Agent - Agt Nm Ph **Robert Brick - 231-715-1464**
 List Agent - E-mail **hello@brickcorbett.com**
 List Offic - Ofc Nm Ph **REMAX Bayshore - W Bay Shore Dr TC - 231-941-4500**
 List Agt 2 - Agt Nm Ph **Taylre Denardo - Home: 231-202-1383**
 List Agt 2 - E-mail **taylre@brickcorbett.com**
 List Ofc 2 - Ofc Nm Ph **REMAX Bayshore - Union St TC - PH:: 231-941-4500**
 Sell Agt 1 - Agt Nm Ph
 Sell Agt 1 - E-mail
 Sell Ofc 1 - Ofc Nm Ph
 Sell Agt 2 - Agt Nm Ph
 Sell Agt 2 - E-mail

Listing Agreement Type **Exclusive Right to Sell**
 List Date **12/20/2023**
 Days On Market **1**
 BA **2.5**
 SA **0.0**
 TC **0.0**
 Variable Rate **No**

1918277	00 E M-113	\$5,850,000
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PRESENT USE	None	SEWER	Other
LICENSES	None	WATER	Other
FOUNDATION	None	EXTRAS	None
CONSTRUCTION	None	PARKING	Other
ROOF	None	INCLUDED IN LEASE	None
EXTERIOR FEATURES	None	ZONING	Residential, Industrial
LOCATION	Other	DOCUMENTS ON FILE	Other
ROAD	Public Maintained	UNIVS DESIGN/BARRIER FREE	None
HEATING/COOLING SOURCE	None	POSSESSION	Negotiable
HEATING/COOLING TYPE	None	TERMS	Conventional Mortgage, Commercial Loan, Cash
Energy Star Rated		LEED-Homes	
NAHB Green Guidelines		LEED-Neighborhood	
Natl Green Build Standard		HERS-1	
Indoor Air Quality		Other Green Cert	

Public Remarks:

Located on a main thoroughfare connecting lower MI to Kingsley, a fast-growing suburb of Traverse City, sits this incredible residential and industrial vacant land property consisting of 117.80 total acres! Numerous possibilities exist with opportunity for split zoning or fully industrial development. Split zoning option subject to split approval and site condo approval- listed as follows: 80-acres to be zoned R2 and priced at \$4,000,000. 37-acres to be zoned light industrial, priced at \$1,850,000. See Associated Documents for projected site plan and PUD plan. A 12 inch water main runs the length of the property connected to existing water tower and hydrants located throughout. With a location just minutes from every Traverse City amenity, this property is bursting with opportunities!

Agent Only Remarks:

Seller is open to Land Contract terms. Listing data, including year built, measurements, square footage & supplemental documents have been obtained from third party sources and/or the seller. Information is deemed reliable but cannot be guaranteed for its accuracy. Independent verification should be made by the purchaser prior to closing. For questions please contact Taylre Denardo at taylre@brickcorbett.com, 231.202.1383.

Third Party Remarks:

Showing Instructions:

Vacant land - Go and Show