

**REDEVELOPMENT/
INVESTMENT SALE**



GRATTAN RACEWAY PARK

7201-7443 Lessiter Avenue NE | Belding, Michigan

For more information, contact:

JOE RIZQALLAH | (616) 822 6310
jrizqallah@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS



PROPERTY SUMMARY

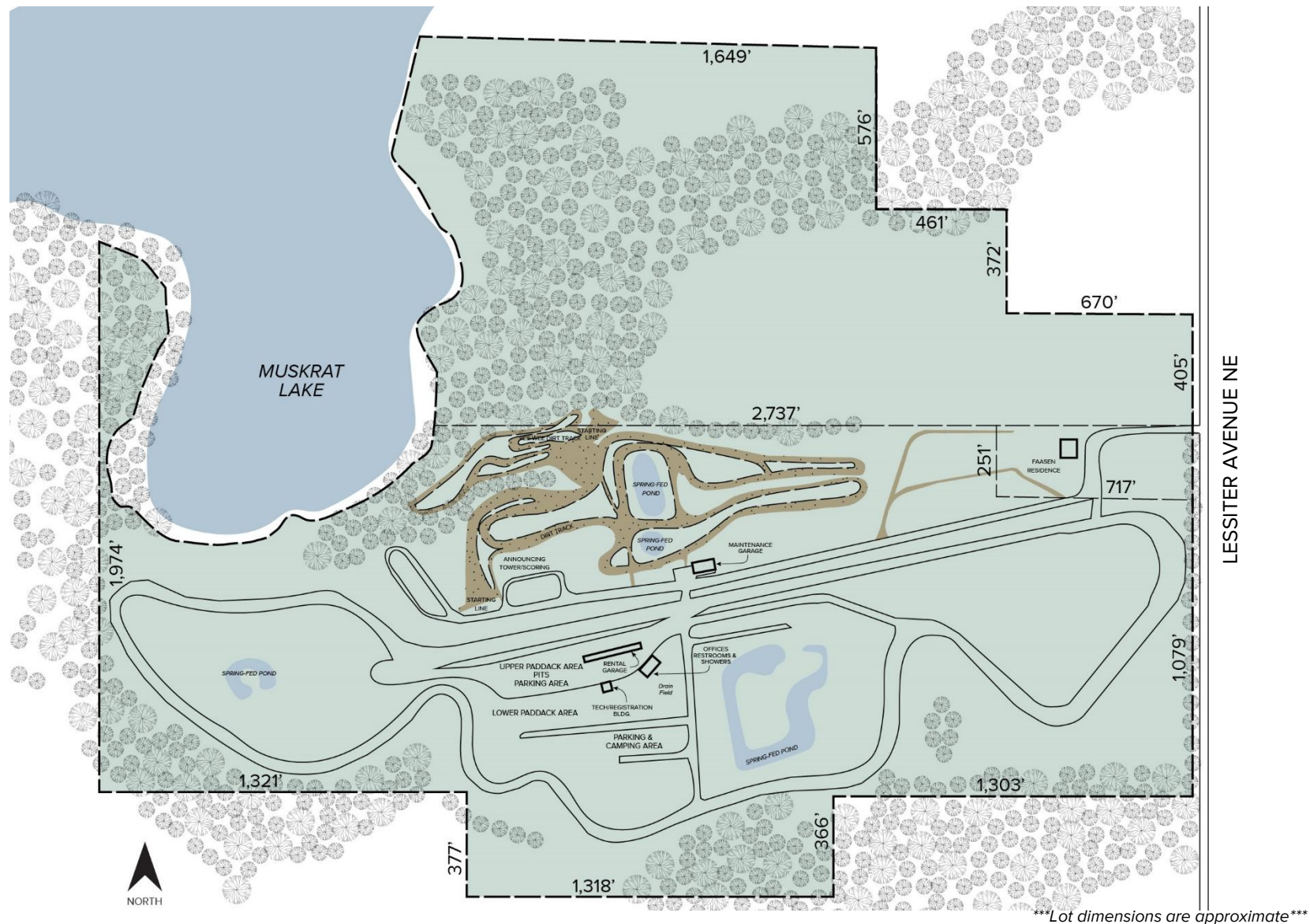


Over 190 acres of land for redevelopment or private racetrack:

- Grattan Raceway is considered one of the finest privately owned courses in America
- Approximately 25 miles northeast of Grand Rapids, MI
- Features a two-mile, newly repaved course with a 3,200 foot straightaway and approximately 1.25 miles for a Motocross course
- Full concession area and covered viewing area for spectators
- Well-maintained, spacious grounds with scenic views
- Private in-ground swimming pool, several ponds and a lake for swimming or fishing
- Sale includes three separate parcels
- Property has utilities off the road and on-site
- Over 4,000 feet of frontage along Muskrat Lake
- Zoned AG2
- Sale Price: \$15,000,000

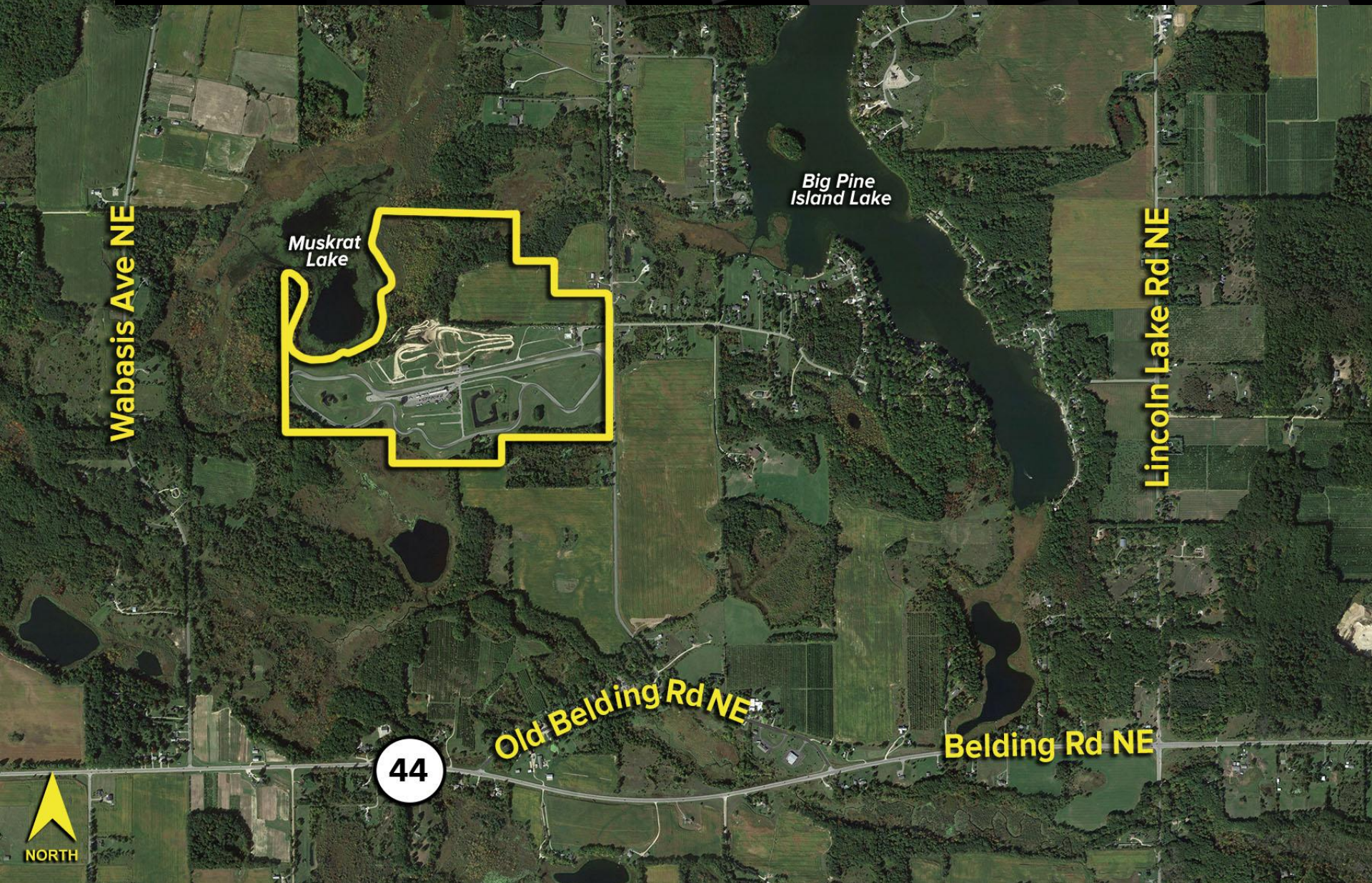


SITE PLAN





AERIAL VIEW



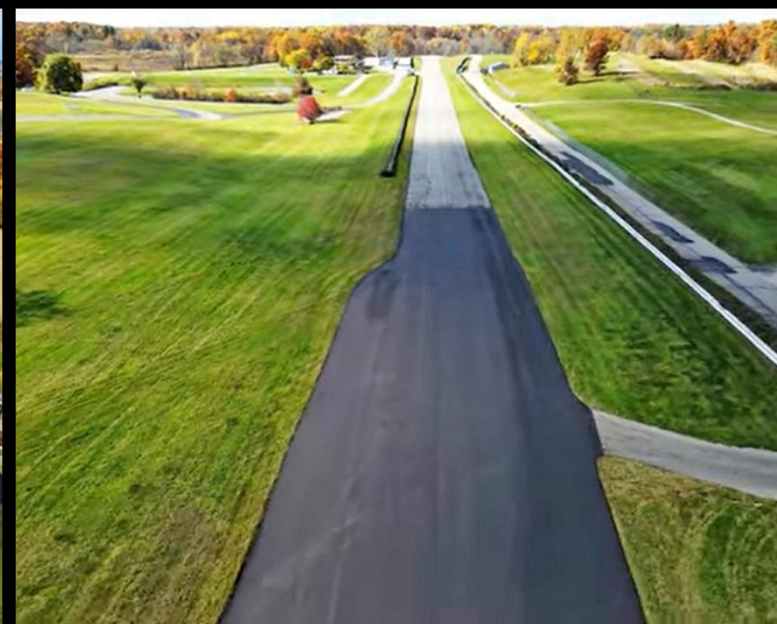


PROPERTY PHOTOS



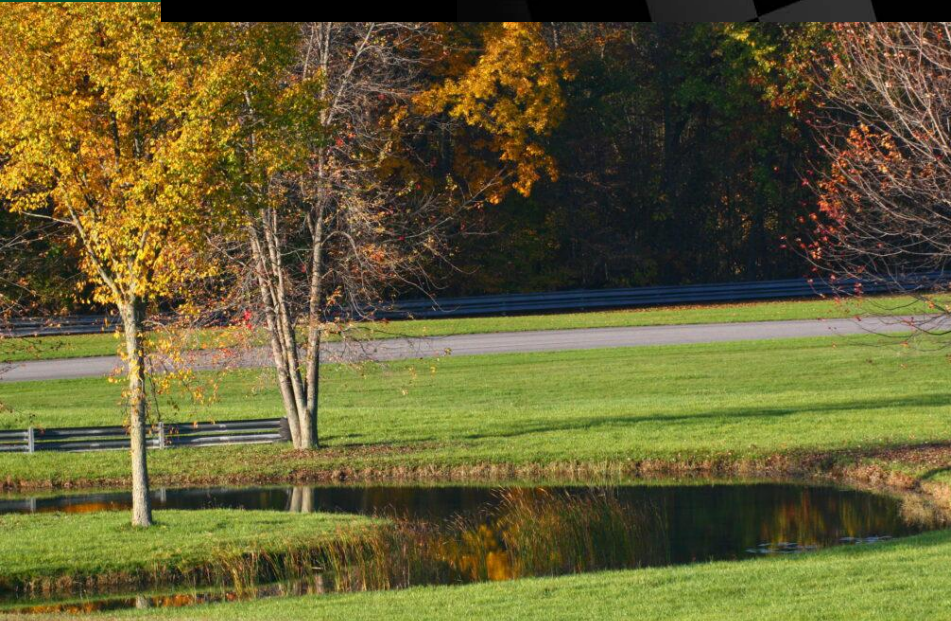


PROPERTY PHOTOS



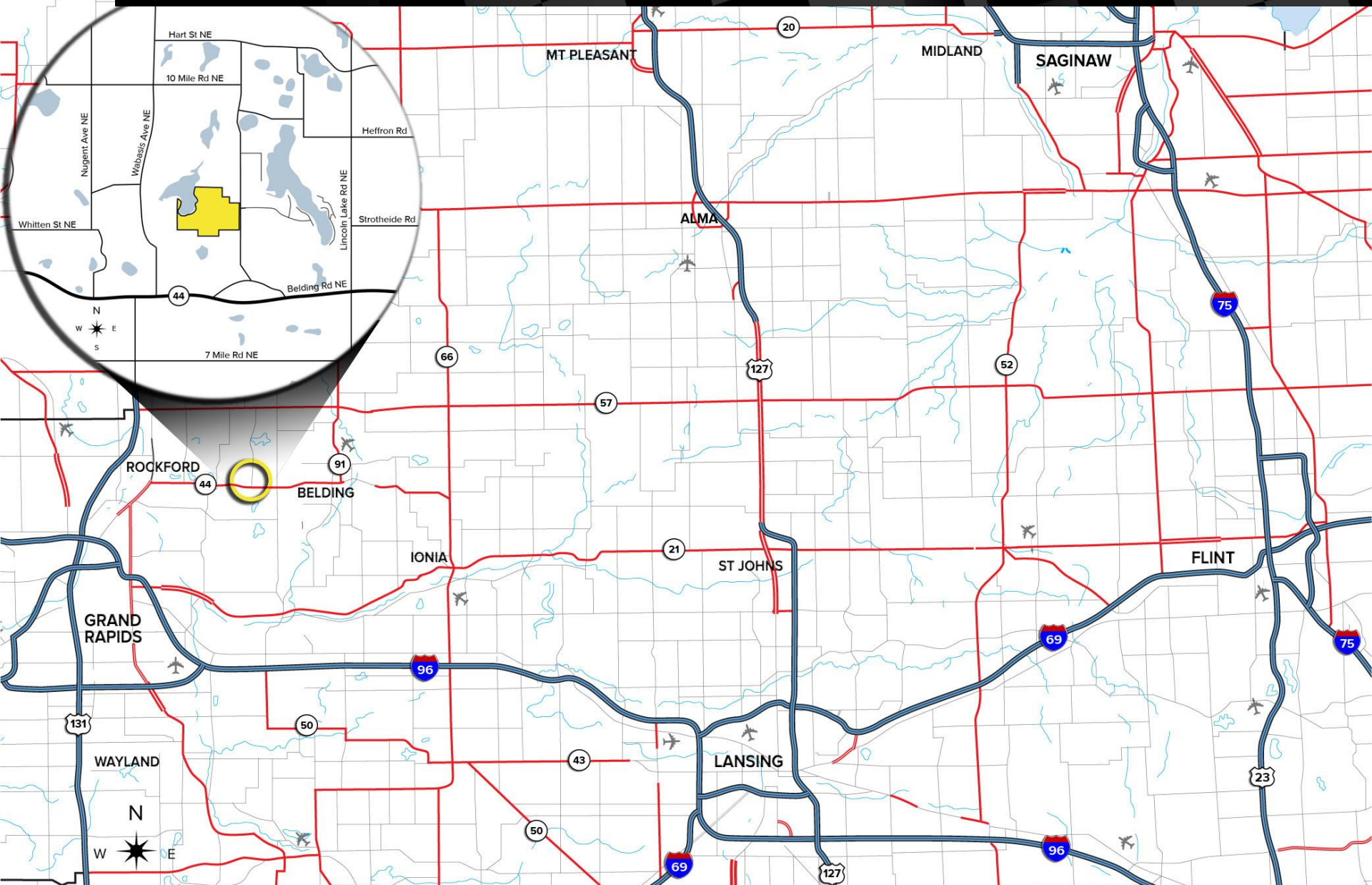


PROPERTY PHOTOS





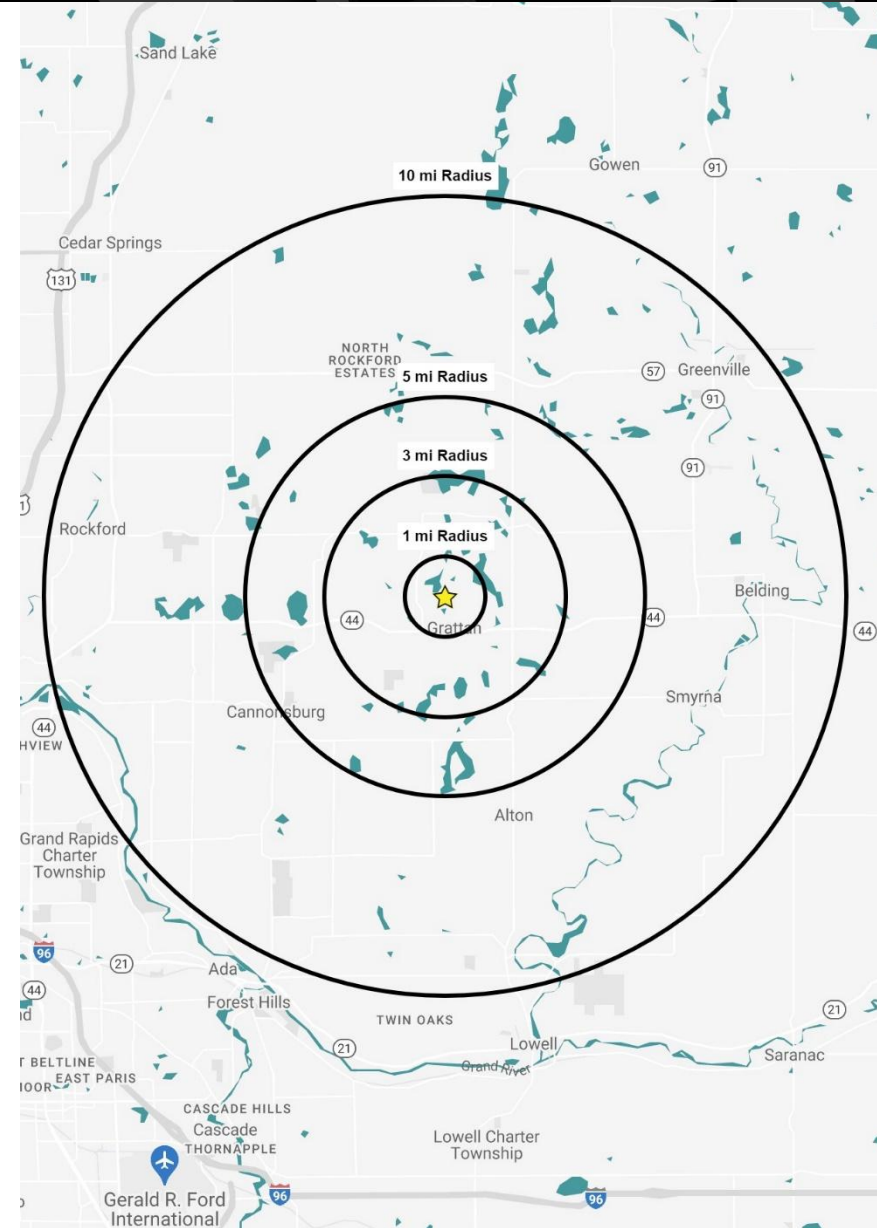
AREA MAP





DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
POPULATION			
EST 2024 Population	125	11,666	78,598
EST 2029 Population	128	12,000	80,616
HOUSEHOLDS			
EST 2024 Total Households	49	4,378	29,893
EST 2029 Total Households	51	4,567	31,151
INCOME LEVELS			
EST 2024 AVG Household Income	\$147,686	\$133,016	\$126,378
EST 2029 AGV Household Income	\$153,998	\$139,000	\$131,785
BUSINESS			
Total Businesses	3	212	1,822
Total Employees	27	1,392	17,396
Total Headquarter Establishments		11	74
Total Headquarter Employees	13	175	3,540



For more information, contact:

JOE RIZQALLAH

(616) 822 6310

jrizqallah@signatureassociates.com

BROKERAGE SERVICES

TENANT REPRESENTATION

INVESTMENT SALES

BUSINESS SALES

VALUATION

ADVISORY SERVICES

PROPERTY/ASSET MANAGEMENT

CONSULTING

MARKET RESEARCH

MARKETING

SIGNATURE ASSOCIATES

1188 East Paris Avenue SE

Grand Rapids, Michigan 49546

(616) 235 0900

www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS