

LAND FOR SALE

052-725-008-50

Greenville, MI 48838

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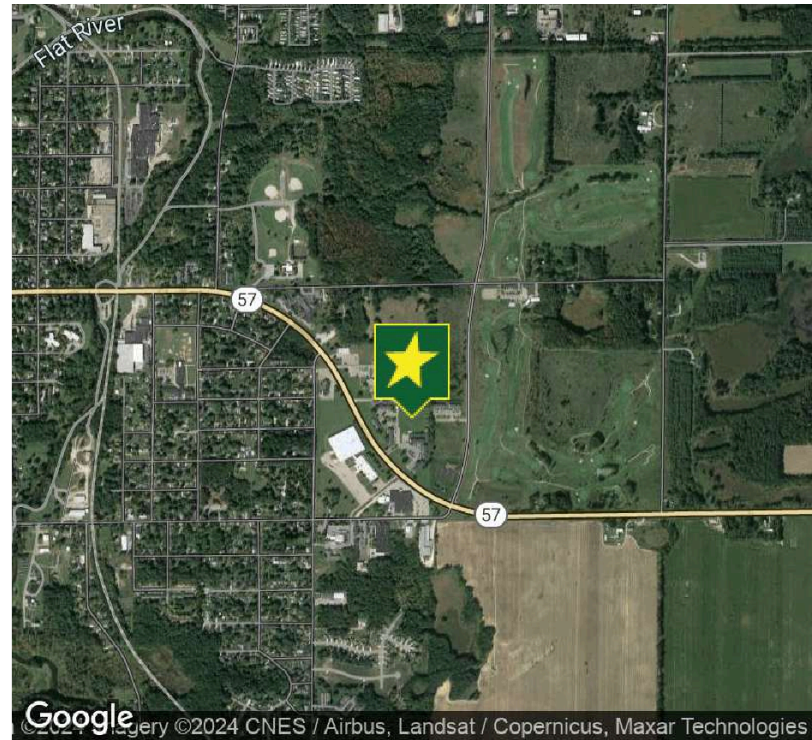
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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|---------------|----------------|
| Sale Price: | \$225,000 |
| Lot Size: | 3.05 Acres |
| Price / Acre: | \$73,770 |
| 2024 Taxes: | \$210.22 |
| Zoning: | R-3 |
| County: | Montcalm |
| Tax ID: | 052-725-008-50 |

PROPERTY OVERVIEW

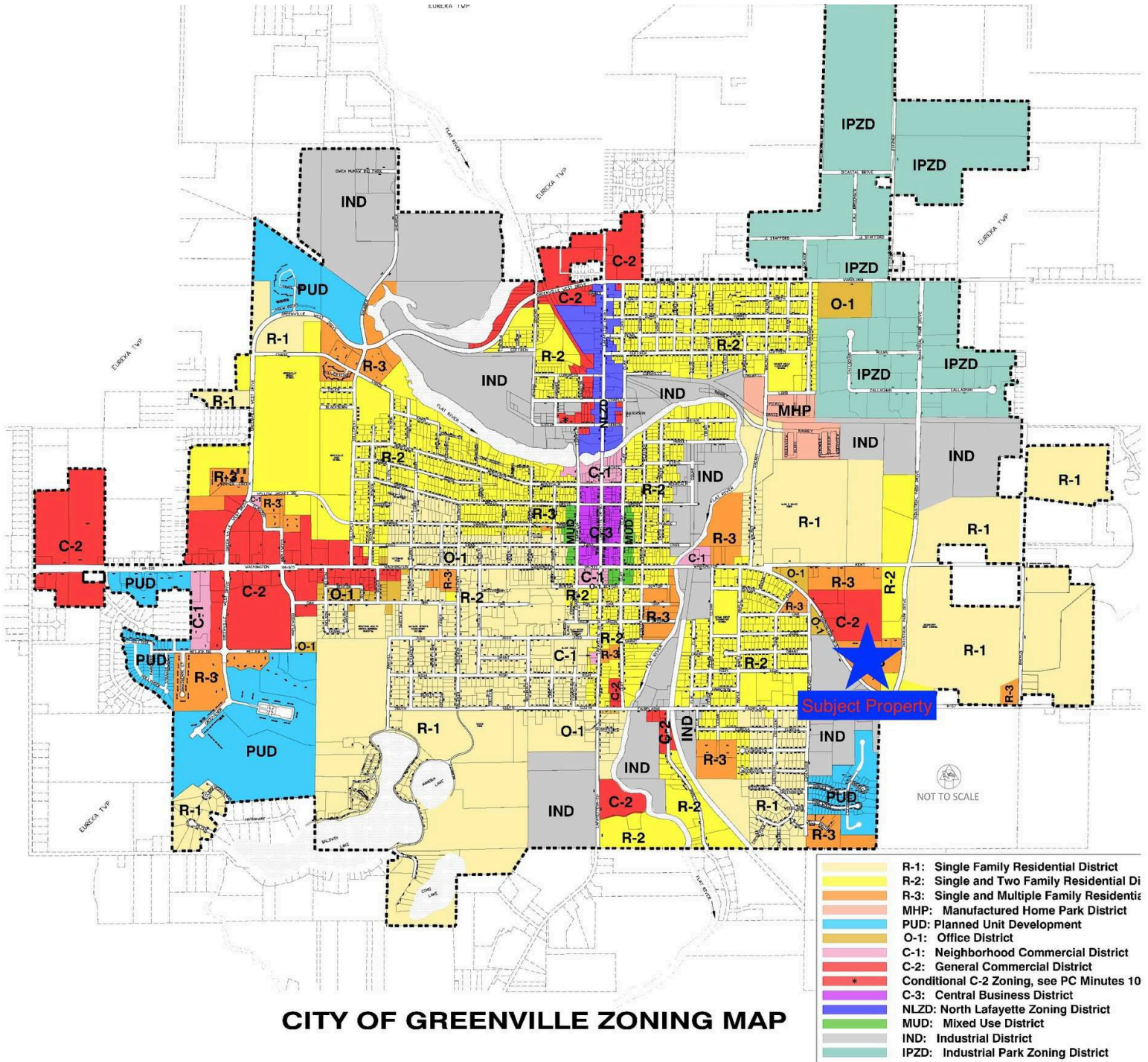
Northstar is pleased to present a prime land investment opportunity for sale in Greenville, MI. Zoned R-3, this property offers excellent potential for residential or multi-family development, accommodating a variety of housing options such as single-family homes, townhouses, or apartments. Located near essential amenities, schools, and recreational facilities, this site is ideally positioned for future growth. Its convenient access to major transportation routes enhances its appeal, making it an attractive investment in the vibrant Greenville area.

Contact a listing agent with any questions or to schedule a showing.

PROPERTY HIGHLIGHTS

- Zoned R-3 for residential development
- Potential for multi-family housing
- Close to amenities and services
- Suitable for single-family homes or townhouses
- Proximity to schools and recreational facilities
- Accessible to major transportation routes

ADDITIONAL PHOTOS



CITY OF GREENVILLE ZONING MAP

Rev 5/17/2023

ZONING CHANGE

Sec. 46-156. - R-3 single- and multiple-family residential district.

(a)*Intent.* This section applies to the R-3 single- and multiple-family residential district. This district is intended to provide additional variety in housing opportunities and choices. The R-3 district should also provide high-quality residential dwellings. The regulations for this district recognize the need to provide affordable housing opportunities. Nonresidential uses are only allowed to the extent that they serve to further this end.

(b)*Permitted uses.* Land and/or buildings in the R-3 district may be used for the following purposes by right:

- (1) Single-family detached dwellings.
- (2) Two-family dwellings, including conversions of single-family dwellings to two-family dwellings.
- (3) Multiple-family dwellings.
- (4) Housing for the elderly.
- (5) Family and group child care homes.
- (6) Adult foster care family homes and adult foster care small group homes.
- (7) Home occupations, in accordance with the provisions of section 46-91.
- (8) Public parks.
- (9) Accessory buildings, structures, and uses.

(c)*Special land uses.* Land and/or buildings in the R-3 district may be used for the following purposes when approved by the planning commission in accordance with the requirements of article VI of this chapter:

- (1) Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- (2) Private, noncommercial, institutional or community recreation parks and recreation centers.
- (3) Public or private nonprofit schools.
- (4) Bed and breakfast inns.
- (5) Hospitals, including associated offices and related uses, such as pharmacies, clinics, and other similar uses integral to such use.
- (6) Nursing, or convalescent homes.
- (7) Churches, lodges, and private clubs.
- (8) Museums, libraries.
- (9) Adult foster care large group homes and homes for the aged.
- (10) Community service centers.

(d)

Site development requirements. All permitted uses and special land uses are subject to the following site development requirements:

- (1)Site plan review is required in accordance with ~~section 46-41~~
- (2)Landscaping and screening are required in accordance with ~~section 46-257~~
- (3)Parking is required in accordance with ~~section 46-258~~. Parking shall not be permitted in the required front yard for multi-family dwellings except in accordance with subsection ~~46-258(c)~~.
- (4)Signs are permitted in accordance with the requirements of subsection ~~46-259~~
- (5)Unless not required by any other ordinance, sidewalks shall be constructed on all sides of the property abutting a public street, in accordance with city standards. The planning commission may waive the requirement for a sidewalk when, in the opinion of the commission, no purpose would be served by the sidewalk.
- (6)Setbacks, height, area, and lot dimensions are required as noted below:
- (7)Front yard parking. Parking in the front yard of any lots on which there is multifamily dwellings is prohibited.

Site Development Requirements Charts - R-3 District

| Residential Buildings | District Regulations |
|---|-------------------------------------|
| Single- and Two-Family Dwellings | |
| Minimum lot area | 6,000 square feet per dwelling unit |
| Minimum lot width | 60 feet |
| Maximum height | 35 feet (2½ stories) |
| Front yard setback | 25 feet |
| Side yard setback | 7 feet (each side) |
| Rear yard setback | 30 feet |
| Minimum door area | 720 square feet (per dwelling unit) |
| Minimum door area on ground door | 624 square feet |

| | |
|--|---|
| Maximum lot coverage | 40% |
| Multiple Family Dwellings | |
| Minimum lot area | 10,500 square feet |
| Maximum density* | 12 dwelling units per acre* |
| Maximum height | 35 feet (2½ stories) |
| Front yard setback | 30 feet, or equal to the height of the main building, whichever is greater. |
| Side yard setback | 15 feet (each side), or equal to the height of the main building, whichever is greater. |
| Rear yard setback | 30 feet, or equal to the height of the main building, whichever is greater. |
| Minimum floor area | 1 bedroom - 600 square feet |
| | 2 bedrooms - 720 square feet |
| | 3 bedrooms - 850 square feet |
| | 4 bedrooms - 1,000 square feet |
| Distance between buildings | 25 feet, or equal to the height of the taller building, whichever is greater. |
| Maximum building length | 120 feet |
| Maximum lot coverage | 40% |
| *The area used for computing density shall be the total site area exclusive of any dedicated public right-of-way of either interior or abutting roads. | |

| Nonresidential Buildings | District Regulations |
|--------------------------|--|
| Minimum lot area | 10,000 square feet |
| Minimum lot width | 80 feet |
| Maximum height | 35 feet (2½ stories) |
| All yard setbacks | Same as for residential buildings or equal to height of main building; whichever is greater. |
| Maximum lot coverage | 30% |

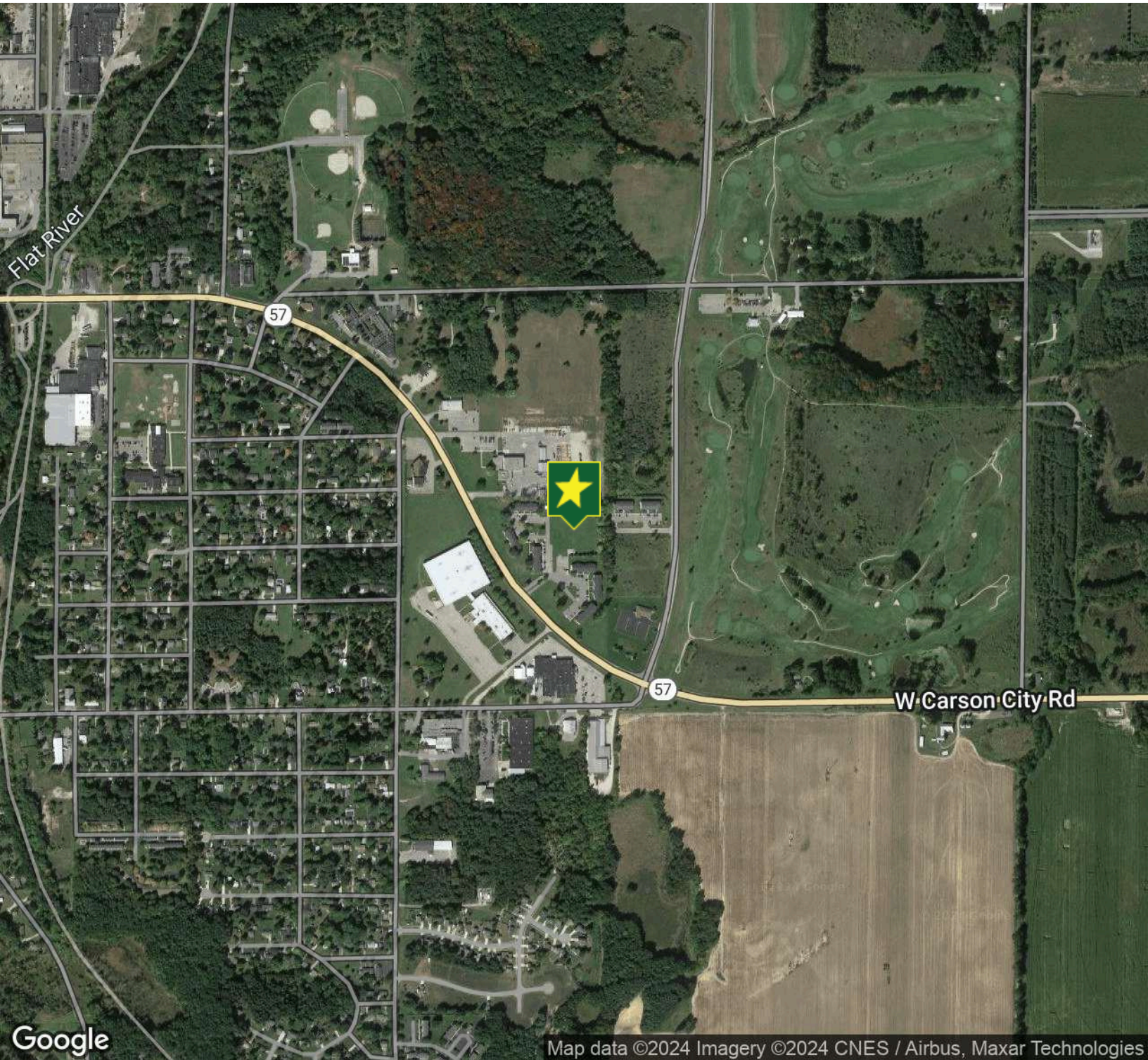
(Prior Code, §§ 15.0701—15.0704; Ord. No. 150, §§ 7.01—7.04, 11-1-1997; Ord. No. 150K, 5-15-2007; ~~Ord. No. 24-01~~, §§ 9, 10, 1-16-2024)

RETAILER MAP

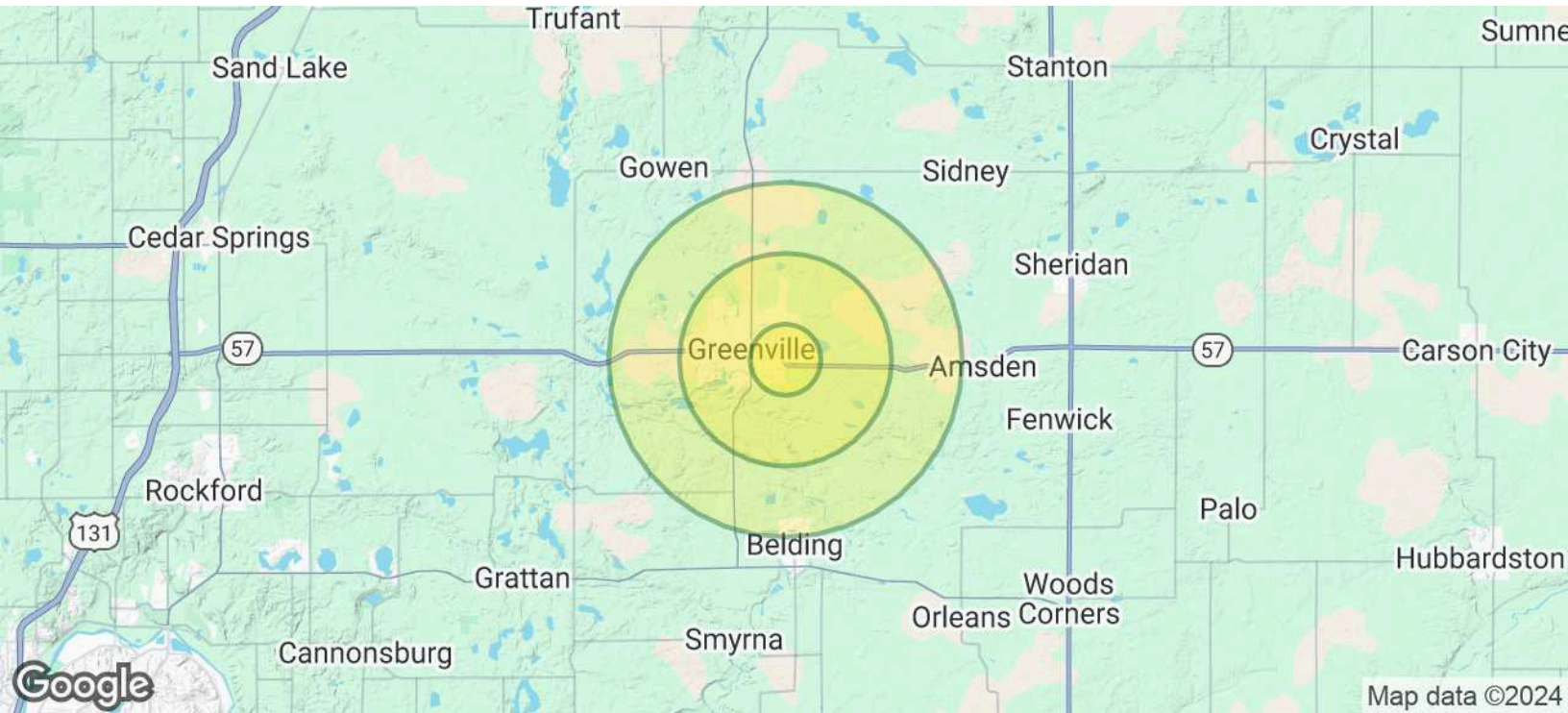


ZVAC

AERIAL MAP



DEMOGRAPHICS MAP & REPORT



| POPULATION | | | 1 MILE | 3 MILES | 5 MILES |
|---------------------|------------|------------|-----------|-----------|-----------|
| Total | Population | Average | 3,544 | 11,814 | 19,291 |
| Age | Average | Age (Male) | 39 | 40 | 40 |
| Average | Age | (Female) | 37 | 38 | 39 |
| HOUSEHOLDS & INCOME | | | 40 | 41 | 41 |
| Total | Households | # of | | | |
| | | | 1,418 | 4,740 | 7,759 |
| Income | Average | House | 2.5 | 2.5 | 2.5 |
| Value | | | \$64,204 | \$76,610 | \$77,445 |
| | | | \$165,666 | \$203,347 | \$212,751 |

Demographics data derived from AlphaMap

MEET THE TEAM



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