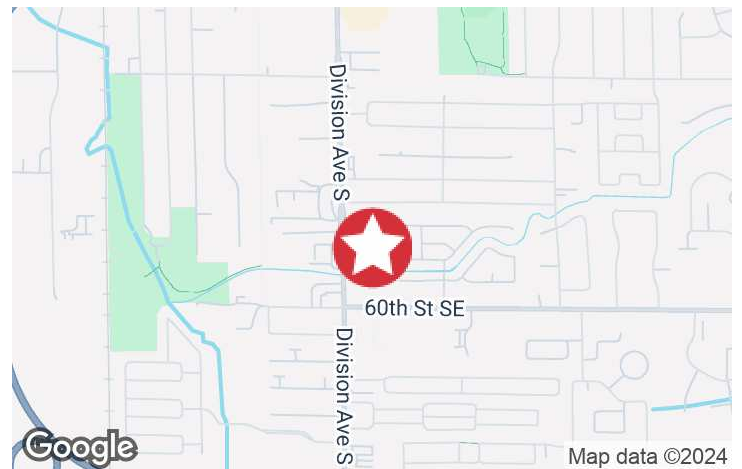


5844 Division Ave S  
Grand Rapids, Michigan 49548

### Property Overview

Excellent greenfield development opportunity comprising 6.64 acres with excellent topography and 450 feet of frontage on to Division Ave just off 60th Street in Kentwood, MI.

The land is zoned as part of the “Corridor General” under the City of Kentwood’s Form-based Code which includes a wide-ranging list of permissible uses, including retail, office, self-storage, multifamily, education, residential and more.



For More Information

**Bill Tyson**

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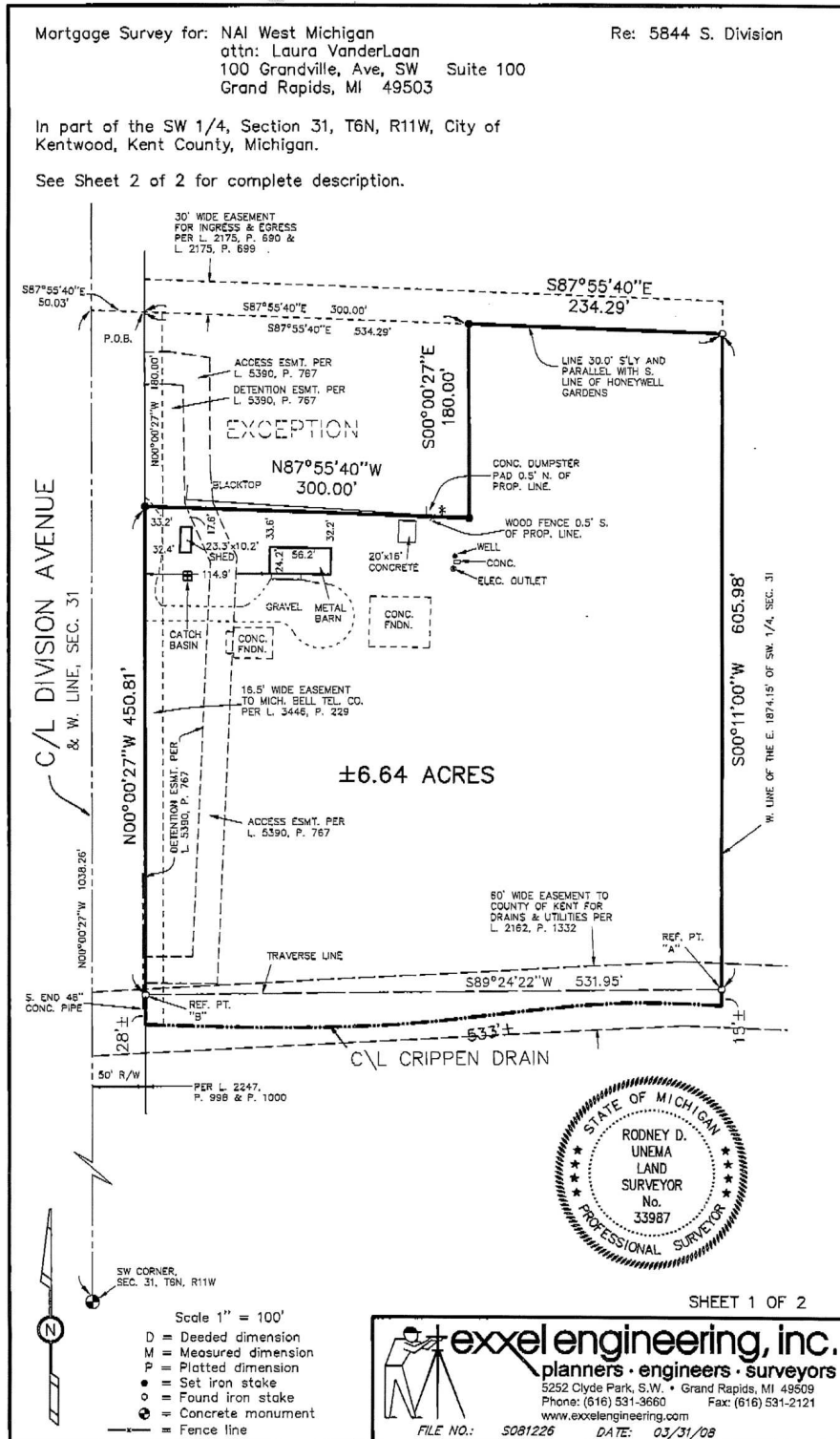
**Kevin O'Reilly**

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kevin@naiwwm.com

03/31/2008 13:17 FAX 6165312121

EXXEL ENGINEERING

003



# Sale Overview

5844 S Division Ave  
Grand Rapids, Michigan 49548

## Sale Information 6.64 Acres

<b>Price:</b>	\$795,000.00
<b>Per Acre:</b>	\$119,728.92
<b>PPN:</b>	41-18-31-352-053
<b>Municipality:</b>	City of Kentwood FBC - part of Corridor General
<b>Zoning:</b>	It is recommended that parties contact the City of Kentwood Zoning Department to verify that the intended use complies to the current zoning
<b>SEV (2024):</b>	\$236,100.00
<b>Taxable Value (2024):</b>	\$192,282.00
<b>Summer Taxes (2023):</b>	\$7,574.96
<b>Winter Taxes (2023):</b>	\$2,746.94
<b>Total Taxes (2023):</b>	\$10,321.90

## Legal Description

PART SW 1/4 COM 30.0 FT S 0D 00M 27S E & 300.0 FT S 87D 55M 40S E FROM SW COR OF HONEYWELL GARDENS TH S 87D 55M 40S E 234.14 FT TH S 0D 11M 00S W 621.0 FT M/L TH WLY ALONG C/L OF CRIPPEN DRAIN 533.0 FT M/L TO ELY R/W LINE OF DIVISION AVE TH N 0D 00M 27S W ALONG SD ELY LINE 479.0 FT M/L TH S 87D 55M 40S E 300.0 FT TH N 0D 00M 27S W 180.0 FT TO BEG \* SEC 31 T6N R11W

# Plat Map

5844 S Division Ave  
Grand Rapids, Michigan 49548



Form-Based Codes (FBC) represent a paradigm shift in the way that we regulate the built environment. This shift was necessary because the conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments.

The City of Kentwood is using Form-Based Coding to achieve the vision, goals, and outcomes of the “Fisher Station Sub Area” and the Division Avenue Sub Area plan that are within the 2012 Kentwood Master Plan. The FBC is intended to encourage a compact, transit-oriented development pattern that promotes a diverse mix of uses and building types, transit-supportive density and uses, and walkability.

The formal short definition of a Form-Based Code is as follows:

*“Form Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.”* Form Based Codes Institute

Unlike conventional codes, FBCs use the intended form and character of a place (or context) as the organizing principle or framework of the code (rather than use) and regulate a series of important elements not just to create a good individual building, but rather a high-quality urban place.

The naming conventions in FBCs reflect the intended physical form and hierarchy of different places, so

instead of a zone being labeled “single-family residential,” it might be called “Corridor Edge,” and instead of a zone being called “commercial” or “mixed use,” it might be called “Corridor General.”

It is also important to note that while FBCs primarily regulate an intended physical form, they also regulate use secondarily. FBCs often allow a range of uses that are carefully chosen to maximize compatibility between uses and the intended physical form of the development pattern. The use tables are simplified and categorized by use type, and clearly defined, to allow a greater degree of administrative decision-making related to particular uses.



## SECTION 23.04 CONTEXT AREAS AND USE

### 23.04.09 CORRIDOR GENERAL CONTEXT AREA

TABLE 4.01 PERMITTED USES

Specific Use	MIXED-USE BUILDING TYPE*	RETAIL BUILDING TYPE	FLEX BUILDING TYPE*	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	CIVIC BUILDING TYPE
Retail	P	P	P	P	P <sup>1</sup>				
Commercial Schools	P	P	P						
Personal Service	P	P	P	P	P <sup>1</sup>				
Financial Institutions	P	P	P	P <sup>1</sup>	P <sup>1</sup>				
Repair Services	P	P	P	P	P <sup>1</sup>				
Radio and TV Stations	P	P	P						
Vehicle Repair Services - minor	SLU	SLU	SLU						
Pawn Shops									
Colleges and Universities	SLU	SLU	SLU						P
Schools, Secondary and Elementary	SLU	SLU	SLU						P
Emergency Medical Clinic	P	P	P						
Training Facility	P	P	P	P	P <sup>1</sup>				
Municipal/Public Service	P	P	P						P
Clubs and Lodges	P	P	P						
Indoor Recreation	P	P	P	P	P				
Theaters	P	P	P						
Office	P	P	P	P	P <sup>1</sup>				
Clinic	P	P	P	P	P <sup>1</sup>				
Accessory Uses	P	P	P	P	P				
Assembly/Meeting	P	P	P		P <sup>1</sup>				P
Places of Religious Worship	P <sup>1</sup>	P	P						P
Restaurants	P	P	P		P <sup>1</sup>				P
Hotel	SLU		SLU						
Veterinarian Clinic, no boarding	P <sup>1</sup>	P	P						
Open Air Business (refer to Section 15.04.T)		SLU	SLU						
Residential	P		P	P	P <sup>3</sup>				

P = Permitted Use

P<sup>1</sup> = Permitted Use on first floor only

P<sup>2+</sup> = Permitted Use on floors two and above

P<sup>3</sup> = Special Land Use for 4 or 5 story large multi-plex.

SLU = Special Land Use (Refer to Section 23.02.02)

Blank cell = Use not permitted in this Context Area within listed Building Type.

Shaded areas represent Building Types that are not permitted in this Context Area.

Special Land Uses, Preliminary Plats, Site Condominium Developments, and projects with more than ten (10) dwelling units require Planning Commission review. Refer to Section 23.02.02.

Unless otherwise noted, Special Land Uses in the Division Avenue FBC shall use for review the general standards of Section 15.02 of the Kentwood Zoning Ordinance.

## SECTION 23.04 CONTEXT AREAS AND USE

### 23.04.09 CORRIDOR GENERAL CONTEXT AREA

TABLE 4.01 PERMITTED USES (continued)

Specific Use	MIXED-USE BUILDING TYPE*	RETAIL BUILDING TYPE	FLEX BUILDING TYPE*	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	CMVC BUILDING TYPE
Adult Day Care Facility	SLU		SLU		P <sup>1</sup>				
Child Care Center	SLU		SLU		P <sup>1</sup>				
Child Caring Institution (refer to Section 15.04.M)	SLU		SLU						
Recycling Center			SLU						
Service of Alcohol for On-site Consumption	SLU	SLU	SLU						
Assisted Living Group Facility	SLU		SLU						
Assisted Living Family Facility	P <sup>2+</sup>		P	P	P				
Adult Foster Care Family Home	P <sup>2+</sup>		P	P	P				
Adult Foster Care Small Group Home	SLU		SLU						
Adult Foster Care Medium Group Home	SLU		SLU						
Foster Care Family Home	P <sup>2+</sup>		P	P	P				
Foster Care Family Group Home	SLU		SLU						
Family Day Care Home	P <sup>2+</sup>		P	P	P				
Group Child Day Care Home (refer to Section 3.20.A)	SLU		SLU						
Drive-Through	SLU	SLU	SLU						

#### USES PERMITTED IN CONTEXT AREA AND NOT ASSOCIATED WITH A BUILDING TYPE

Existing single-family detached dwellings  
Wireless antenna attached to an existing structure  
Parks and Outdoor Recreation

#### USES PERMITTED WITH SPECIAL LAND USE IN CONTEXT AREA AND NOT ASSOCIATED WITH A BUILDING TYPE

Wireless tower within the height limit of the Context Area (for wireless communication tower refer to Section 15.04.U)  
Principal use freestanding parking lot that meets the off-street parking site placement requirements of the Context Area

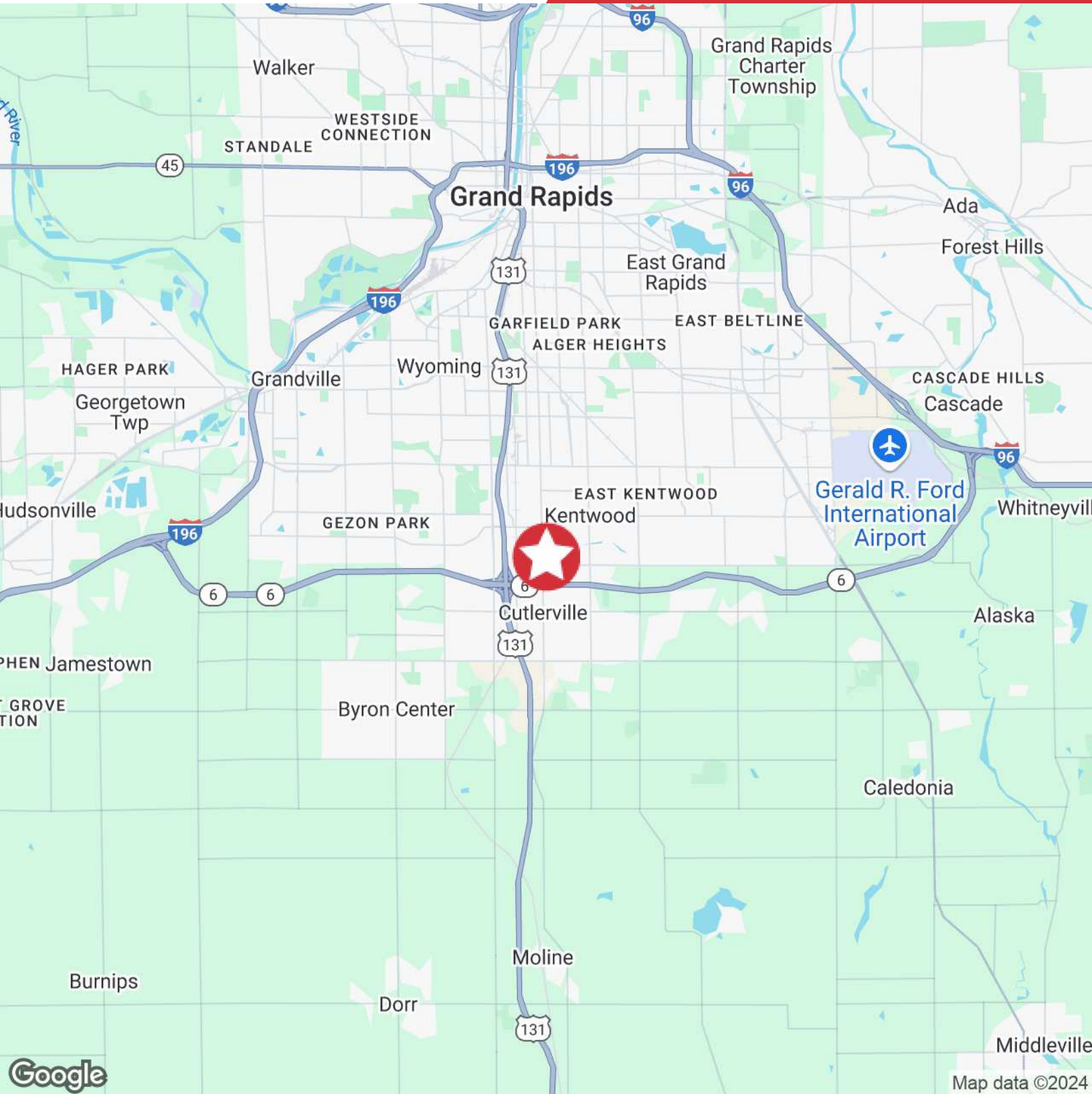
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# Location Map

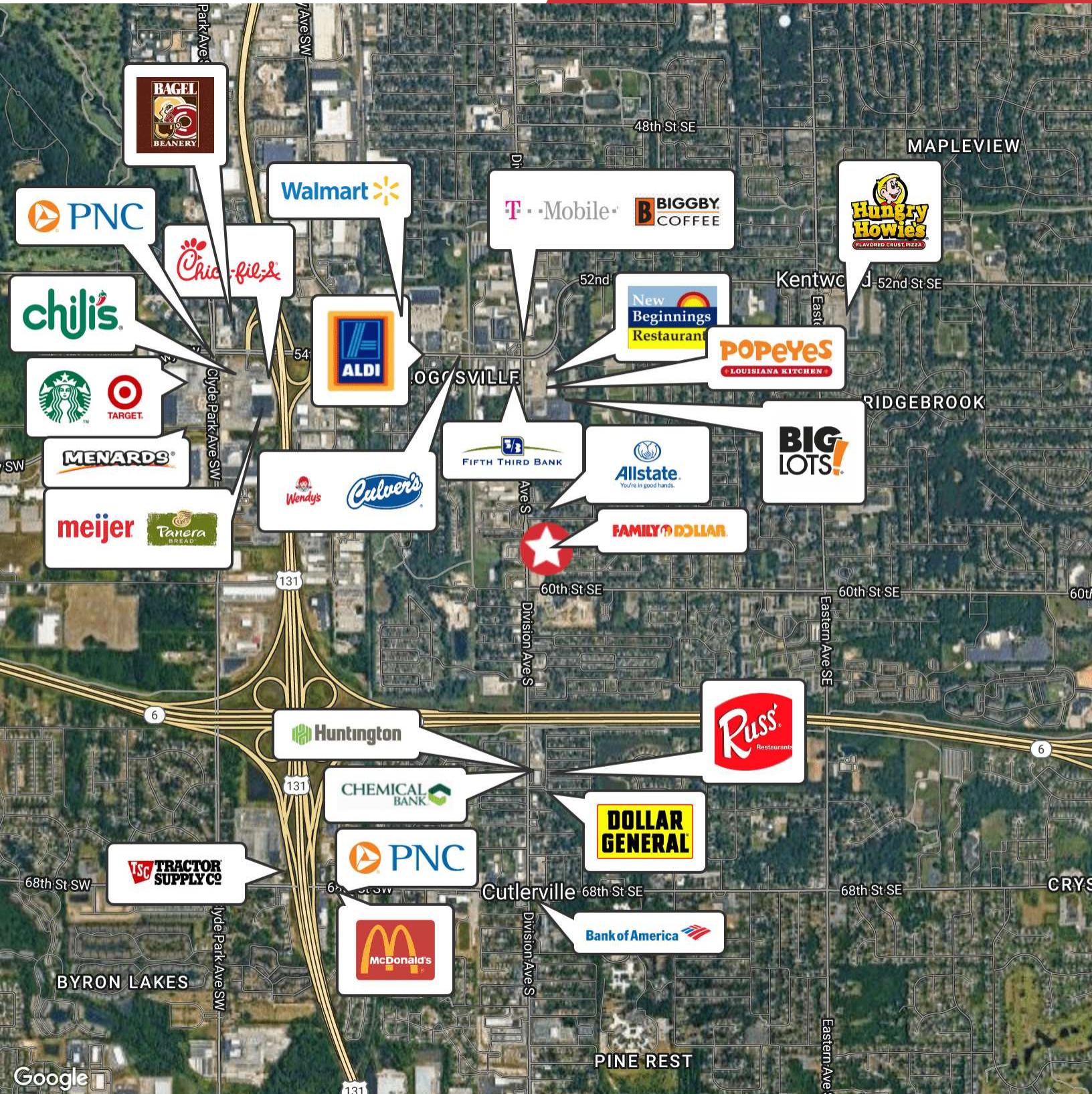
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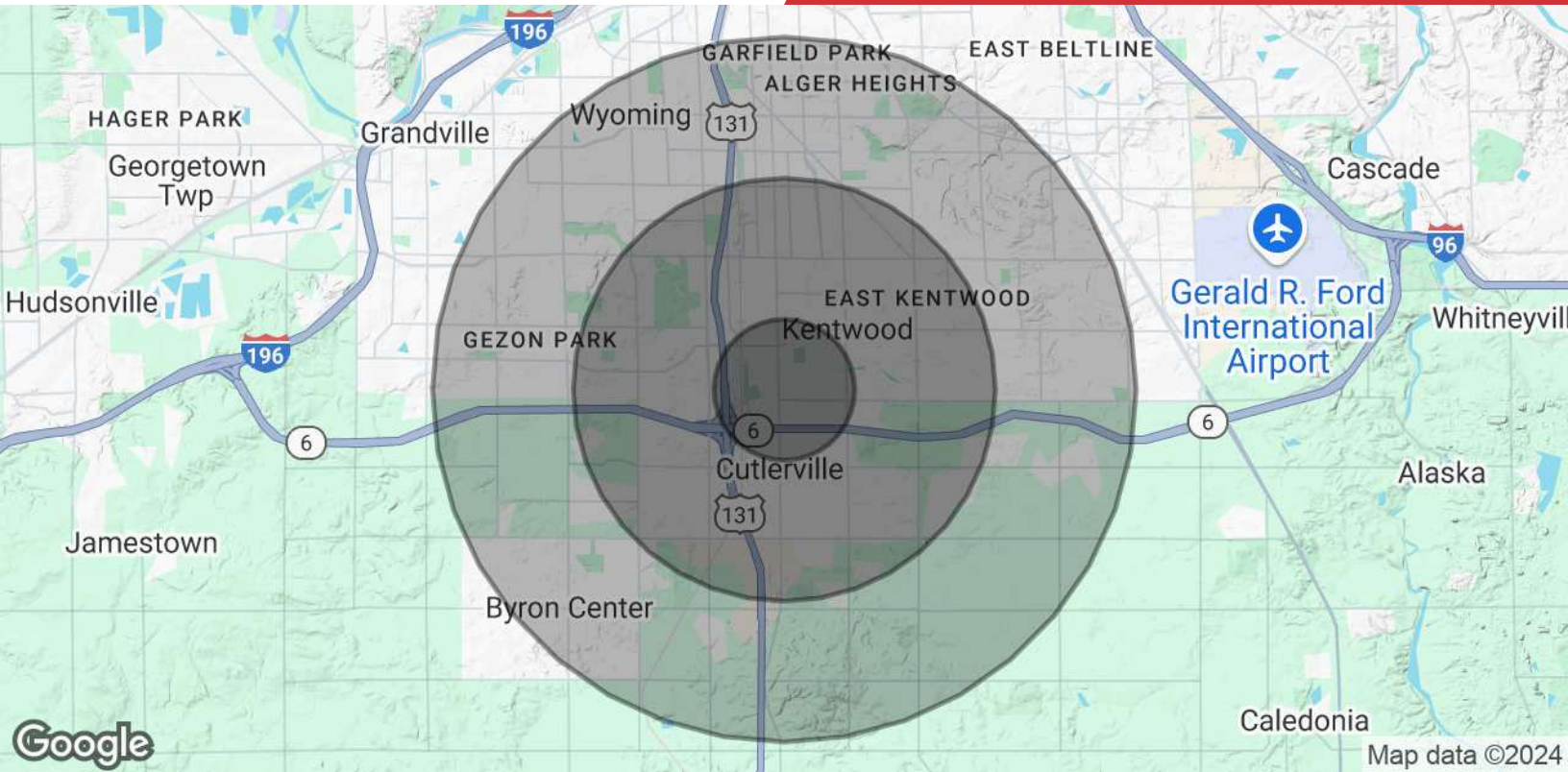
# Retailer Map

5844 S Division Ave  
Grand Rapids, Michigan 49548



# Demographics Map & Report

5844 S Division Ave  
Grand Rapids, Michigan 49548



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	13,669	79,447	186,907
<b>Average Age</b>	36	38	38
<b>Average Age (Male)</b>	35	37	37
<b>Average Age (Female)</b>	38	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,187	29,704	71,060
<b># of Persons per HH</b>	2.6	2.7	2.6
<b>Average HH Income</b>	\$67,778	\$88,871	\$93,409
<b>Average House Value</b>	\$257,755	\$275,740	\$277,429

Demographics data derived from AlphaMap



# West Michigan Overview

## West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

## Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

## Grand Rapids Ranking

- #1 Fastest Growing US Economy  
-HeadlightData
- #19 Best Cities in the US  
- USNews
- #3 Big Cities with the Healthiest Markets  
-SmartAsset
- #4 Housing Markets to Watch 2017  
- Trulia
- #5 Best Large Cities to Start a Business  
- WalletHub

### Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

### Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

### Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.