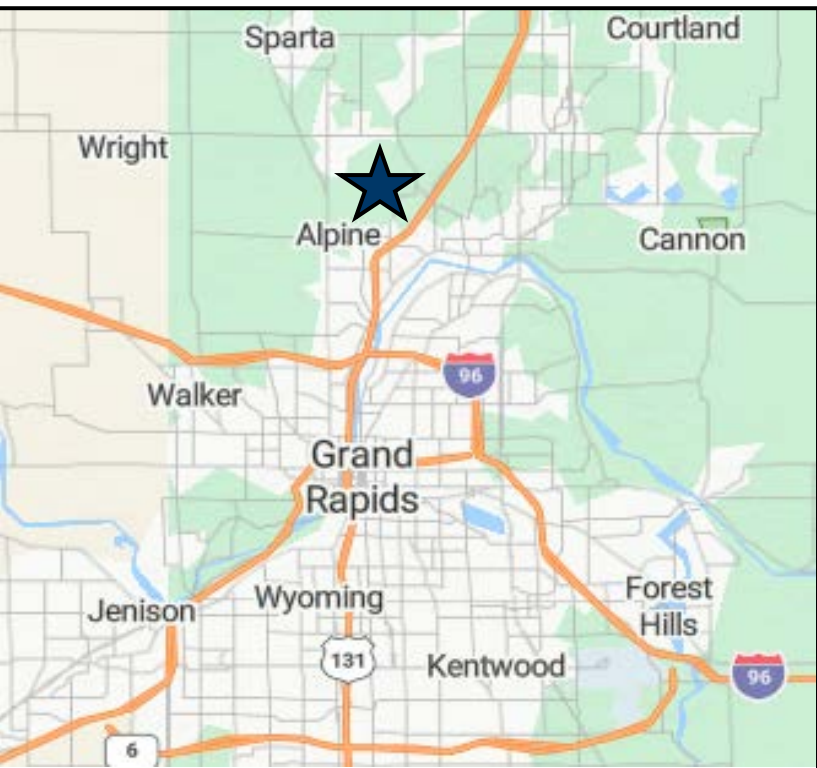


Little Pine Island Lake Assemblage

Former Little Pine Island Camp & Retreat Center
Plainfield Township, Michigan
Kent County (Grand Rapids MSA)

For Sale: 122 Acres



COMPELLING FEATURES

- **Development flexibility** — parcels can be sold, subdivided, or master-planned as a single economic unit
- 122.3 ± contiguous acres on Pine Island Drive with **2,434 ± lineal feet of lake frontage**
- **Market-driven demographics:** 3-mile median household income ≈ \$92,400; projected population growth > 1% annually
- Electricity, Natural Gas, Municipal Water and Sewer all available to the site

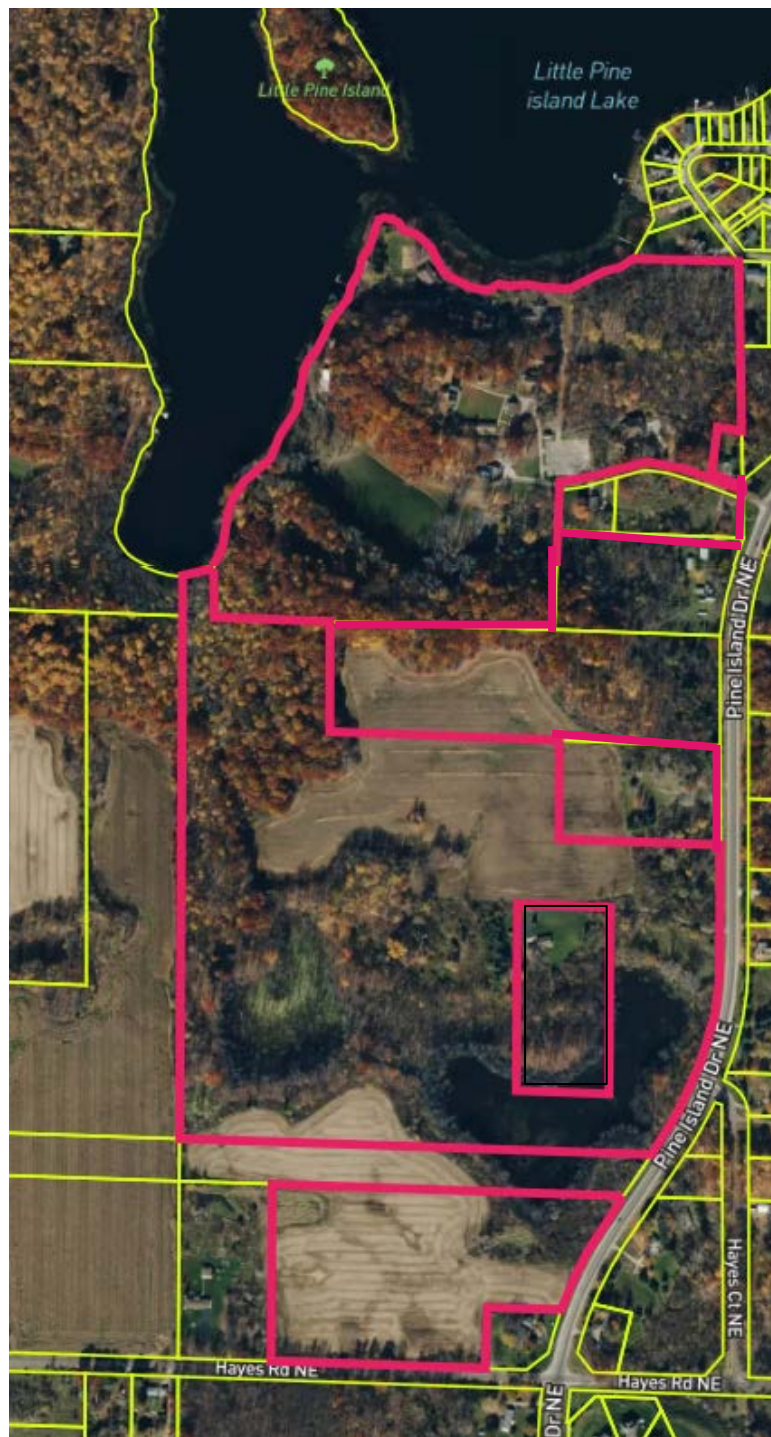
Offering Price: \$5.75 million

For more information, please contact: ematthews@re-interests.com

Emery Matthews

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This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of Real Estate Interests' (REI's) agreement with its client, if, as and when such commission (if any) is actually received from such client. Please take notice, the depictions herein (including of any photograph of any person, entity, sign, logo or property, other than REI's client and the property offered by REI) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and REI or its client.

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For Sale: 122 Acres



Attribute	Lake Side	South Side
Parcel	41-10-07-451-003	
	41-10-07-476-007	
	41-10-07-476-008	41-10-18-200-037
	41-10-07-476-019	41-10-18-200-031
	41-10-07-476-003	
Land Area	44.86 ac	77.40 ac
	(1,954,102 SF)	(3,371,544 SF)
Zoning	PUD / R-1B	R-1C / RE Residential
	Residential	
Improvements	Approx. 70,740 SF	
	(GBA) — camp buildings & houses	Vacant land

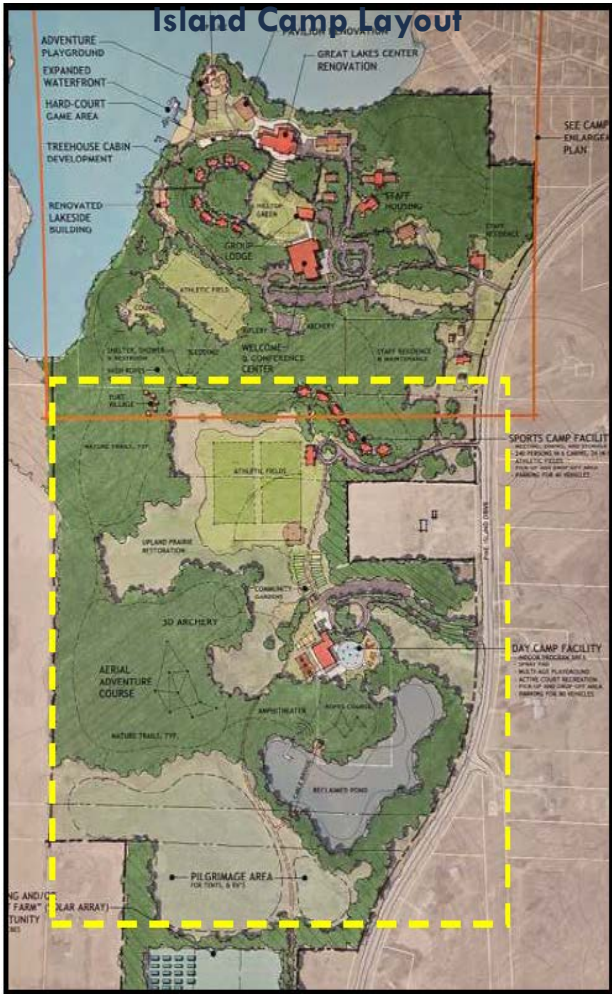
Topography & Environment: Varied terrain with wooded uplands and natural wetlands (approx. 15% of Lake Side and 22 acres of South Side). Excellent drainage; outside FEMA floodplain.

Surroundings: Predominantly residential and recreational uses with nearby institutional holdings and parkland surrounding Little Pine Island Lake.

Market Overview

The MSA remains one of the Midwest’s top growth markets, characterized by a diverse economy anchored in **advanced manufacturing, healthcare, education, and professional services**. Kent County’s population has expanded more than 8% since 2010, outpacing state averages.

Former Salvation Army Little Pine Island Camp Layout



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