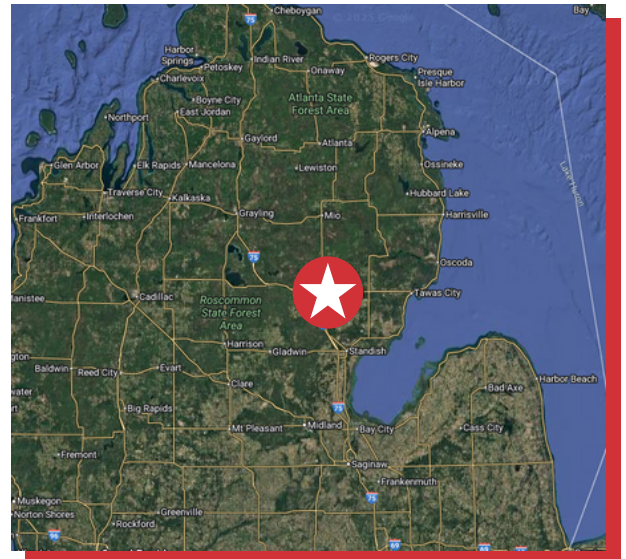




VACANT LAND ON COOK RD. (I-75 BL) WEST BRANCH TOWNSHIP

- Great Location from I-75 on Cook Rd. into the city of West Branch
- Two Sites Available
 - 8.4+/- Acres
 - 18.15+/- Acres
- Zoned in the Business Loop Overlay District



FOR MORE INFORMATION, CONTACT:

TODD LEINBERGER

616.242.1114

toddl@naiwwm.com



naiwwm.com | 616.776.0100

SALE OVERVIEW

FOR SALE
VACANT LAND

SALE INFORMATION

Acreage:	8.4+/- Acres	18.15+/- Acres
Price:	\$550,000	\$825,000
Per Acre:	\$65,165.88	\$45,454.55
Municipality:	West Branch Township	



 **VACANT LAND COOK RD.**
WEST BRANCH, MI 48661

NAI Wisinski of
West Michigan

FOR SALE
VACANT LAND

AERIAL MAP

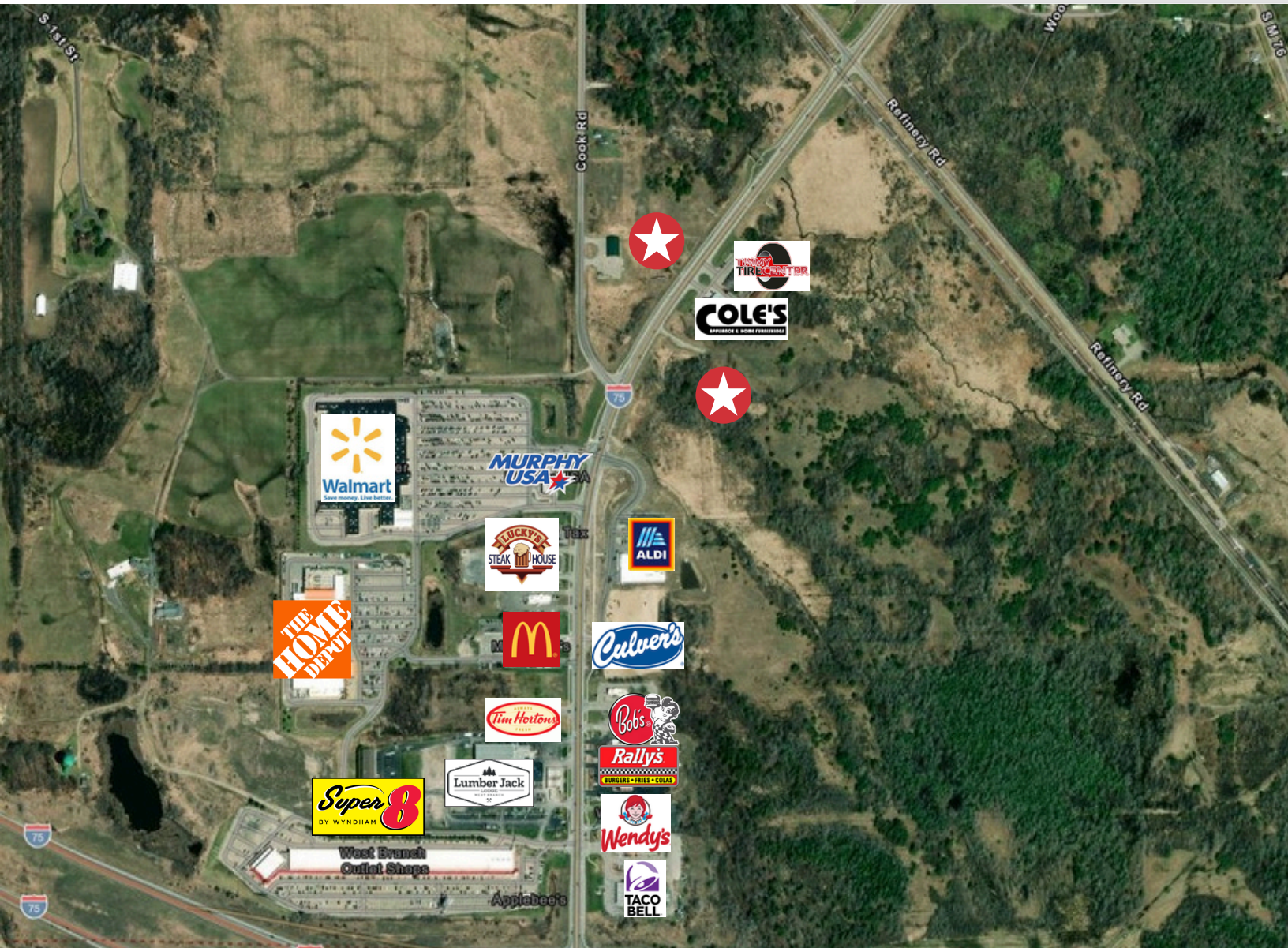


 **VACANT LAND COOK RD.**
WEST BRANCH, MI 48661

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West Michigan

LOCATION MAP

FOR SALE
VACANT LAND



PROXIMITY

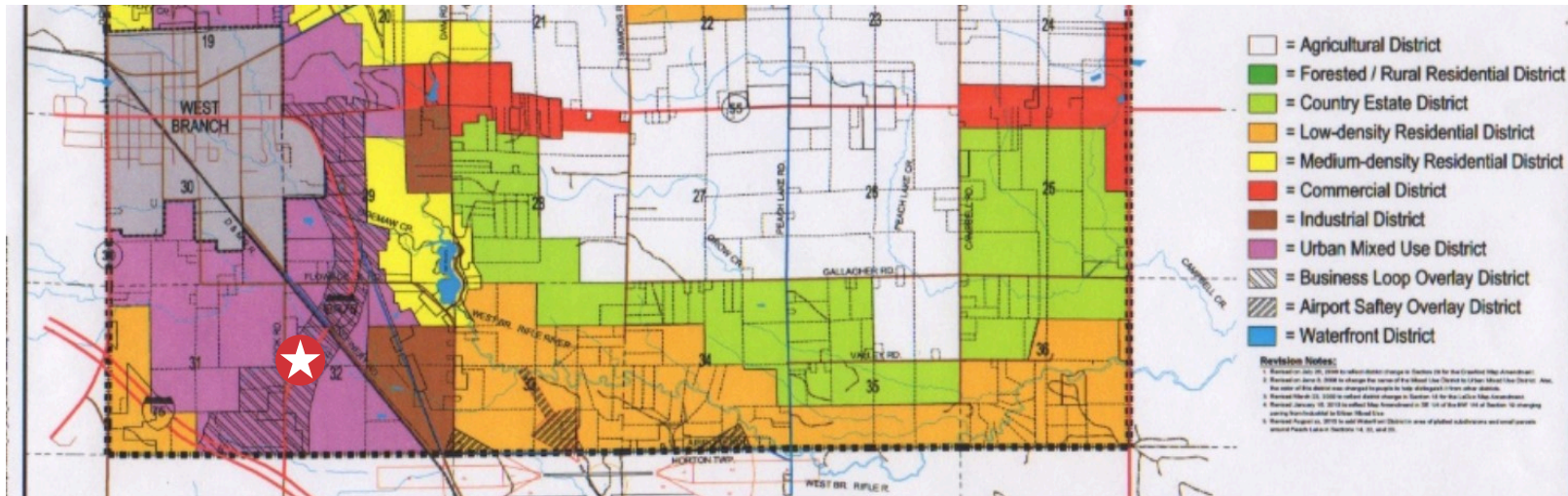
I-75	0.7 Miles
Downtown West Branch	2 Miles
M-55	1.7 Miles
M-33	6.4 Miles

 **VACANT LAND COOK RD.**
WEST BRANCH, MI 48661

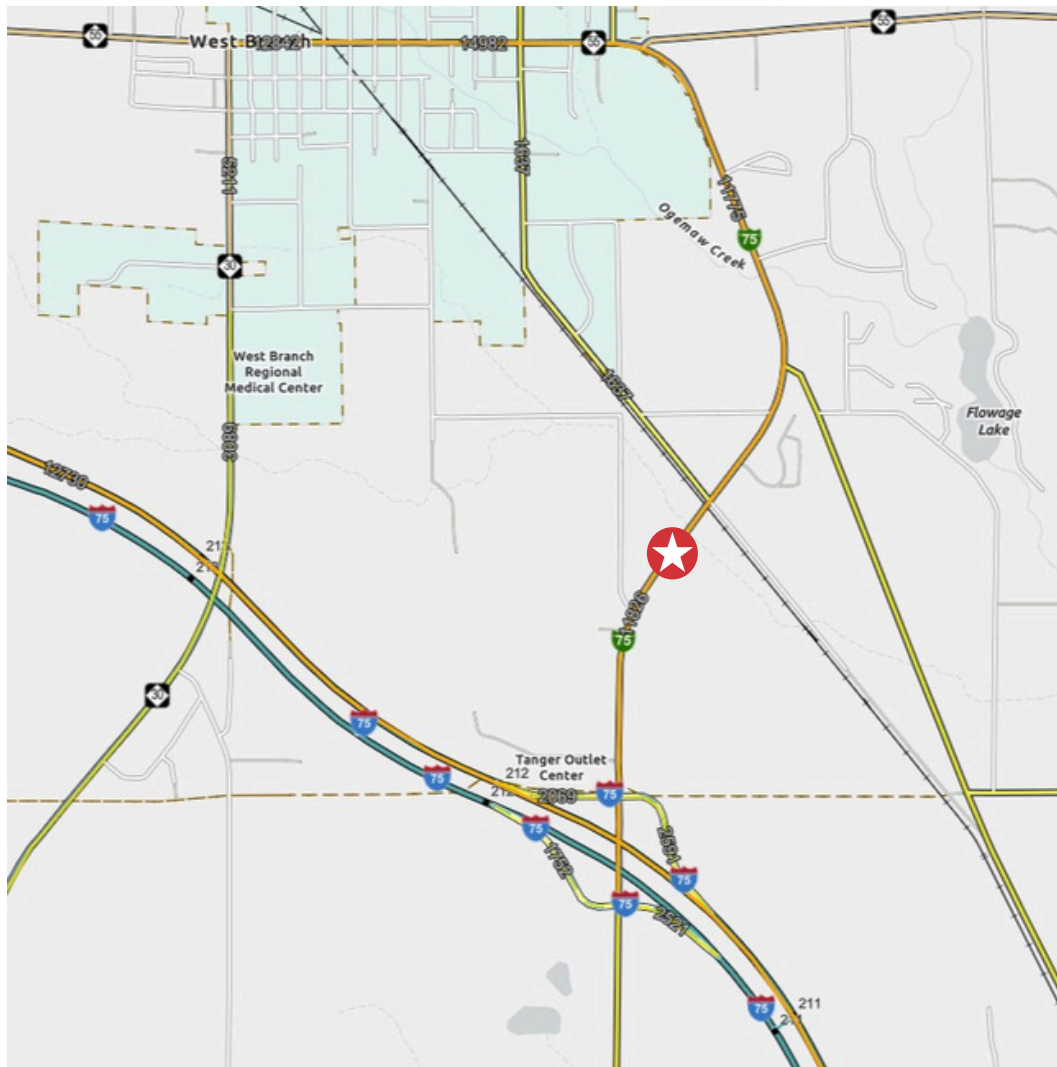
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ZONING & TRAFFIC COUNTS

FOR SALE
VACANT LAND



[Zoning Information Link](#)



VACANT LAND COOK RD.
WEST BRANCH, MI 48661

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DEMOGRAPHICS

FOR SALE
VACANT LAND

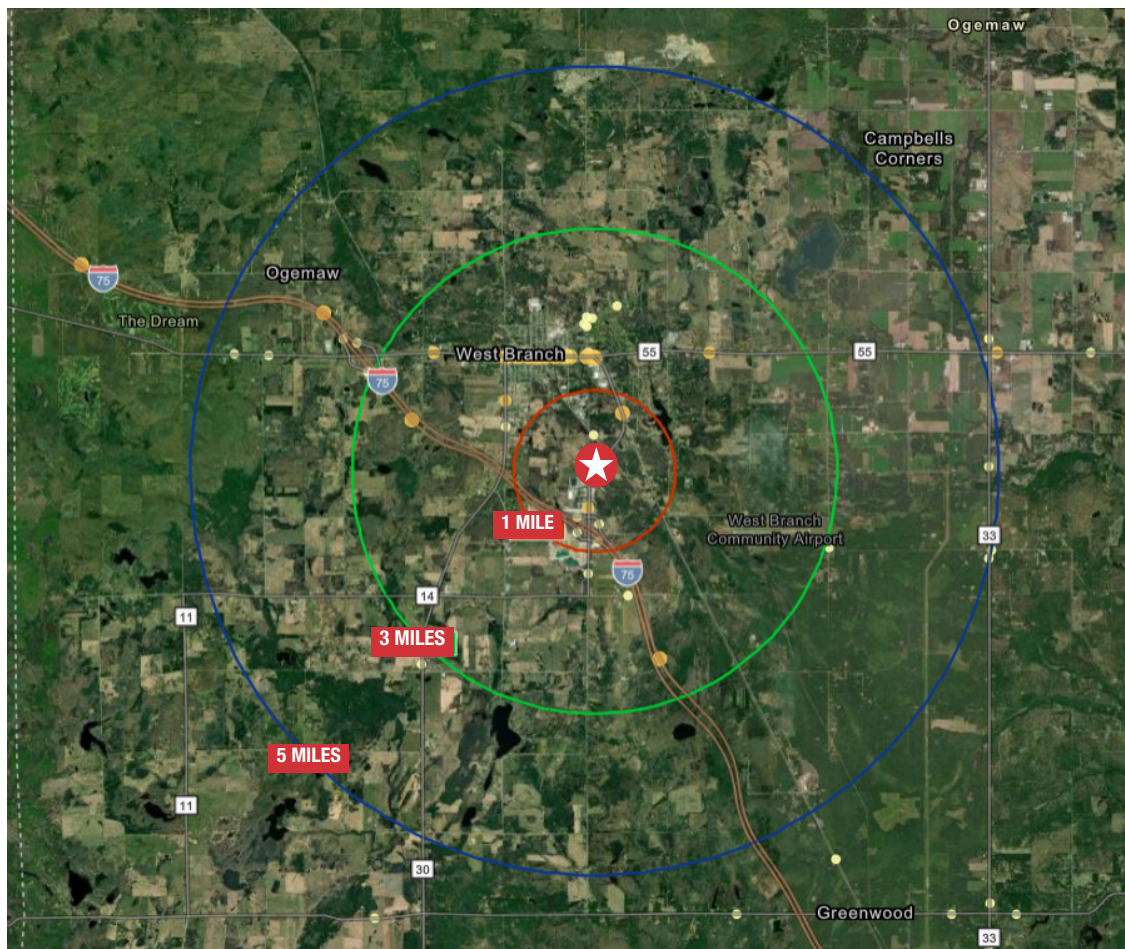
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	448	4,243	6,808
Average Age	47.0	45.10	46.20
HOUSEHOLDS			
Total Households	193	1,946	3,010
# of Persons per Household	2.20	2.11	2.22
HOUSEHOLD INCOME			
Average Household Income	\$64,673	\$65,625	\$73,236
Owner Occupied Housing	57.0%	61.7%	71.4%

6K

POPULATION
(5 MILES)

\$65K

AVERAGE HH INCOME
(3 MILES)



VACANT LAND COOK RD.
WEST BRANCH, MI 48661

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