

15400 WALDRON WAY

BIG RAPIDS, MICHIGAN

LAND FOR SALE

14.00 Acres Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

HIGHWAY VISIBILITY



PROPERTY FEATURES

- Approximately 14.00 acres available
- Adjacent to Meijer with Walmart nearby
- Great for a variety of uses including multi-family, bank/financial, QSR/fast food, general retail and more
- Zoned HI – Highway Interchange District
- Sale Price: \$1,200,000



For more information, please contact:

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15400 Waldron Way – Big Rapids, Michigan

Land For Sale

14.00
Acres
AVAILABLE

Neighboring Retail



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Zoning | Highway Interchange District

(A) *Intent.* To establish and maintain areas, adjacent to limited access highway interchanges, which service the functional purpose of the highway and the needs of the traveling public using the limited access highway; to ensure smooth, safe traffic flow along major access routes and at the interchanges; and to provide for individual sites designs which will be appropriately planned to ensure mutual compatibility between adjacent land uses.

(B) *Permitted uses.*

- (1) Gasoline and automotive service stations;
- (2) Restaurants;
- (3) Hotels and motels;
- (4) Retail stores; and
- (5) Gift, souvenir and similar road-user oriented retail uses will be permitted only when associated with and accessory to permitted uses.

(C) *Uses by special permit.* The following uses may be permitted upon specific approval by the Zoning Board, provided they are found to be in accordance with other general and/or specific special use standards of this chapter:

- (1) Truck-stop service centers;
- (2) Transportation oriented industrial uses;
- (3) Other non-listed commercial uses;

(4) Residential uses;

(5) Campground and similar open recreational uses;

(6) Dwellings as permitted in 153.017, churches, nursing homes, schools, municipal facilities, and other similar institutional or semi-institutional uses; and

(7) Any planned complex, including two or more permitted uses or uses by special permit, to be located on one parcel.

(D) *District regulations.* All uses shall be subject to Class B site plan review by the Planning Commission, and shall meet any specific site/design standards as outlined in this chapter in addition to the general district requirements listed below:

- (1) The following minimum lot size and road frontage standards apply:
 - a. When the use of parcel fronts on the main access road (meaning a major arterial public road, which intersects the limited access highway) two-acre lot size and 300 feet road frontage

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