

FOR SALE

796-852 Cabill Dr
Holland, MI 49423

LAKE SHORE
COMMERCIAL REAL ESTATE

High profile land available for sale on the south side of Holland. Parcels offer great exposure to both M-40 and I-196. Land is located near Haworth Corporate Center. Excellent place for a hotel or restaurant. Utilities are in place for immediate development.



DREW DURHAM
• DIR +1 616 355 3148
• MOB +1 616 566 2039
• DREW@LAKESHORECOMMERCIAL.COM

VACANT LAND
1.93 - 10.59 ACRES

www.LakeshoreCommercial.com
44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

SALE INFORMATION

<u>Lot Number</u>	<u>Address</u>	<u>Available Acres</u>	<u>Sale Price</u>	<u>Price per Acre</u>	<u>APN</u>
Lot 2	796 Cabill Dr	2.30 Acres	\$195,500	\$85,000	03-02-10-307-002
Lot 3	800 Cabill Dr	1.93 Acres	\$164,050	\$85,000	03-02-10-307-003
Lot 4	842 Cabill Dr	3.00 Acres	\$255,000	\$85,000	03-02-10-307-004
Lot 5	852 Cabill Dr	3.36 Acres	\$285,600	\$85,000	03-02-10-307-005
Lots 2-5	796- 852 Cabill Dr	10.59 Acres	\$847,200	\$80,000	03-02-10-307-002,-03,-04,-05

<u>Sale Terms</u>	Cash/Conventional
<u>Possession</u>	At Close
<u>Zoning</u>	CMU
<u>Taxing Authority</u>	City of Holland
<u>County</u>	Allegan

BUILDING HIGHLIGHTS

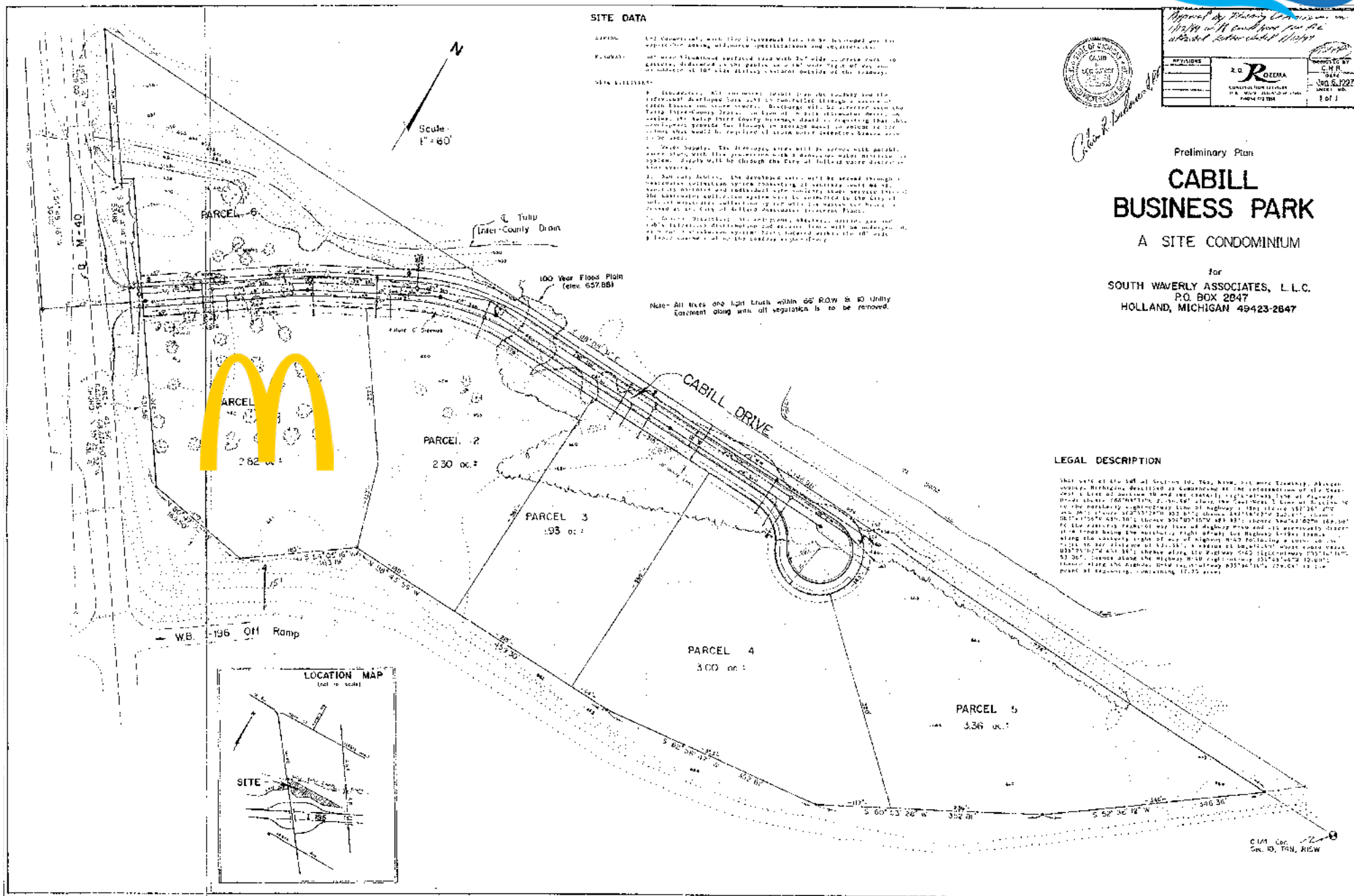
Proximity to:

- US-131: 1.5 Miles
- I-96: 30.4 Miles
- M-6: 22.8 Miles
- I-196: .25 Miles

Distance to:

- Grand Rapids: 30 Miles
- Lansing: 90 Miles
- Chicago: 150 Miles
- Detroit: 180 Miles

- On-site parking
- Private office
- Exam Rooms
- Close proximity to Downtown Holland
- High visibility on Michigan Avenue
- AADT 2022 Traffic Count: 14,834 Michigan Ave
- Flat Terrain



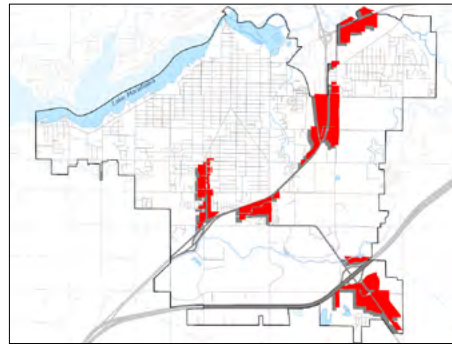


ZONING DISTRICT: CMU

SECTION 39-2.12 CORRIDOR MIXED USE ZONE DISTRICT

CMU

- A. **Intent:** The CMU Corridor Mixed Use Zone District is intended to encourage a broad mix of uses along higher traffic corridors in order to preserve and enhance the economic vitality of the City. Allowing residential uses up to 20% on the ground floor and no maximum density requirement above commercial uses will provide additional affordable housing opportunities and convenient, walkable amenities, entertainment, and employment. Vehicle-oriented commercial uses are also intended for this Zone District.



B. CMU Dimensional Standards Table.

SETBACKS AND BUILDING HEIGHT			
	MINIMUM	MAXIMUM	
Setbacks	Front Yard – Abutting Washington Avenue:	20 ft	85 ft
	Front Yard – Not abutting Washington Avenue:	25 ft	-
	Side Yard ^	25 ft	-
	Rear Yard ^	25 ft	-
	Secondary Street Yard	20 ft	-
	Building Height	-	50 ft

C. Use Allowances.

USES	MINIMUM GROUND FLOOR PERCENTAGE	MAXIMUM GROUND FLOOR PERCENTAGE
Commercial	80%	-
Residential	-	20%

^ **Side and Rear Yard Exceptions.** Where an alley, railroad right-of-way, or utility easement abuts a side or rear property line, ½ the width of such space may be counted as part of the required setback.

D. CMU Use and Parking Standards Table.

	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Residential Uses	Single Attached Dwelling Unit	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	9.04
	Two Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	9.04
	Three Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	9.04

SECTION 39-2.12

 UNIFIED DEVELOPMENT ORDINANCE
 CITY OF HOLLAND, MICHIGAN

Commercial Uses

Industrial Uses

Retail	Permitted	1 per 200 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
Services	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-
Restaurants/Bars	Permitted	1 per 200 sf	1 per 2,000 sf, minimum 4 available to general public	-
Offices	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-
Hospitals	Special Land Use	Approving Authority Determination	Approving Authority Determination	4.03
Care Facilities	Permitted	1.25 per patient room	Approving Authority Determination	-
Child Care Centers	Permitted	1 per 300 sf	Approving Authority Determination	4.03
Alternative Energy - Solar	Permitted as Accessory Use	-	-	4.02.B 4.04.B
Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	4.02.B 4.04.B
Manufacturing – Low Intensity	Special Land Use	1 per 800 sf	1 per 20,000 sf, minimum 4 available to general public	4.03
Oil and Gas Drilling	Permitted	-	-	4.02.I
Research and Development	Permitted	1 per 300 sf	Approving Authority Determination	-
Self Storage Facilities	Permitted	0.25 per storage unit	-	4.02.P
Transportation and Logistics	Special Land Use	1 per 800 sf	Approving Authority Determination	4.03
Warehousing	Permitted	1 per 800 sf	1 per 50,000 sf, minimum 4 available to general public	4.02.W

ZONING DISTRICT: CMU

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Drive-Thru's	Permitted	Included with Principal Use	-	<u>4.02.E</u>
Event Venues	Permitted	1 per 500 sf	Approving Authority Determination	-
Firearm or Archery Range	Special Land Use	1 per 1,000 sf	Approving Authority Determination	<u>4.04.C</u>
Funeral Homes	Permitted	1 per 300 sf	Approving Authority Determination	<u>4.02.F</u>
Gas Stations	Special Land Use	1 per 300 sf of retail space, plus 1 per gas pump (located next to the pump)	Approving Authority Determination	<u>4.04.D</u>
Maker Spaces	Permitted	1 per 400 sf	Approving Authority Determination	-
Outdoor Sales, Outdoor Cafes, and Sidewalk Cafes	Permitted	Included with Principal Use	-	<u>4.02.K</u>
Public Lodging	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.N</u>
Shelters	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.Z</u>
Vehicle Repair	Permitted	3 per vehicle bay	Approving Authority Determination	<u>4.02.S</u>
Vehicle Sales	Permitted	1 per 1,000 sf of indoor showroom, plus per 1 per 10 outdoor display spaces	Approving Authority Determination	<u>4.02.T</u> <u>4.04.L</u>
Vehicle Wash	Permitted	10 spaces	Approving Authority Determination	<u>4.02.U</u>
Vendor Trucks	Permitted	Included with Principal Use	-	<u>4.02.V</u>
Outdoor Storage and Processes	Permitted as Accessory Use	-	-	<u>4.02.J</u>

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Campgrounds	Special Land Use	-	-	<u>4.03</u>
Greenhouses	Permitted	-	-	-
Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>
K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>
Kennels	Permitted	1 per 300 sf	Approving Authority Determination	<u>4.02.H</u>
Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
Parking lots as a Principal Use	Special Land Use	-	-	<u>4.04.H</u>
Parking Structures as the Principal Use	Special Land Use	-	-	<u>4.04.I</u>
Recreation - Indoor	Permitted	Approving Authority Determination	-	-
Recreation - Outdoor	Permitted	Approving Authority Determination	-	-
Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
Sexually Oriented Businesses	Special Land Use	1 per 200 sf	-	<u>4.04.J</u>
Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u> <u>4.04.M</u>

* Where square footage is referenced, it refers to gross building square footage. See [Section 39-12.02](#) for reduction/waiver of commercial parking requirements.

ZONING MAP

Section 1.05

Unified Development Ordinance (UDO)

Zoning Map

City of Holland, Michigan

January 10, 2023

Legend

- LDR - Low Density Residential
- CNR - Cottage Neighborhood Residential
- MDR - Medium Density Residential
- TNR - Traditional Neighborhood Residential
- HDR - High Density Residential
- MHR - Manufactured Housing Community
- NMU - Neighborhood Mixed Use
- CMU - Corridor Mixed Use
- RMU - Redevelopment Mixed Use
- GMU - Greenfield Mixed Use
- ED - Education
- I - Industrial
- A - Airport
- OS - Open Space
- PUD - Planned Unit Development
- F - Form Based Code
- Airport Overlay District
- Hope Neighborhood Overlay District
- Waterfront Overlay District
- Water
- Marsh

*Any whitespace within the City Limits represents unzoned right-of-way



Holland
MICHIGAN



UNIFIED DEVELOPMENT ORDINANCE
CITY OF HOLLAND, MICHIGAN

SECTION 39-1.04


FOR SALE · 796-852 Cabill Drive · Holland, MI 49423

LAKE SHORE
COMMERCIAL REAL ESTATE

AERIAL



44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500



Total Acres: 10.59 Acres

Lot 2
2.3 Acres

Lot 3
1.93 Acres

Lot 4
3.0 Acres

Lot 5
3.36 Acres