

FOR SALE

796-852 Cabill Dr
Holland, MI 49423

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.

LAKESHORE
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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
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<u>Possession</u>	At Close
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<u>Zoning</u>	CMU
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<u>Taxing Authority</u>	City of Holland
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<u>County</u>	Allegan
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BUILDING HIGHLIGHTS

- 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

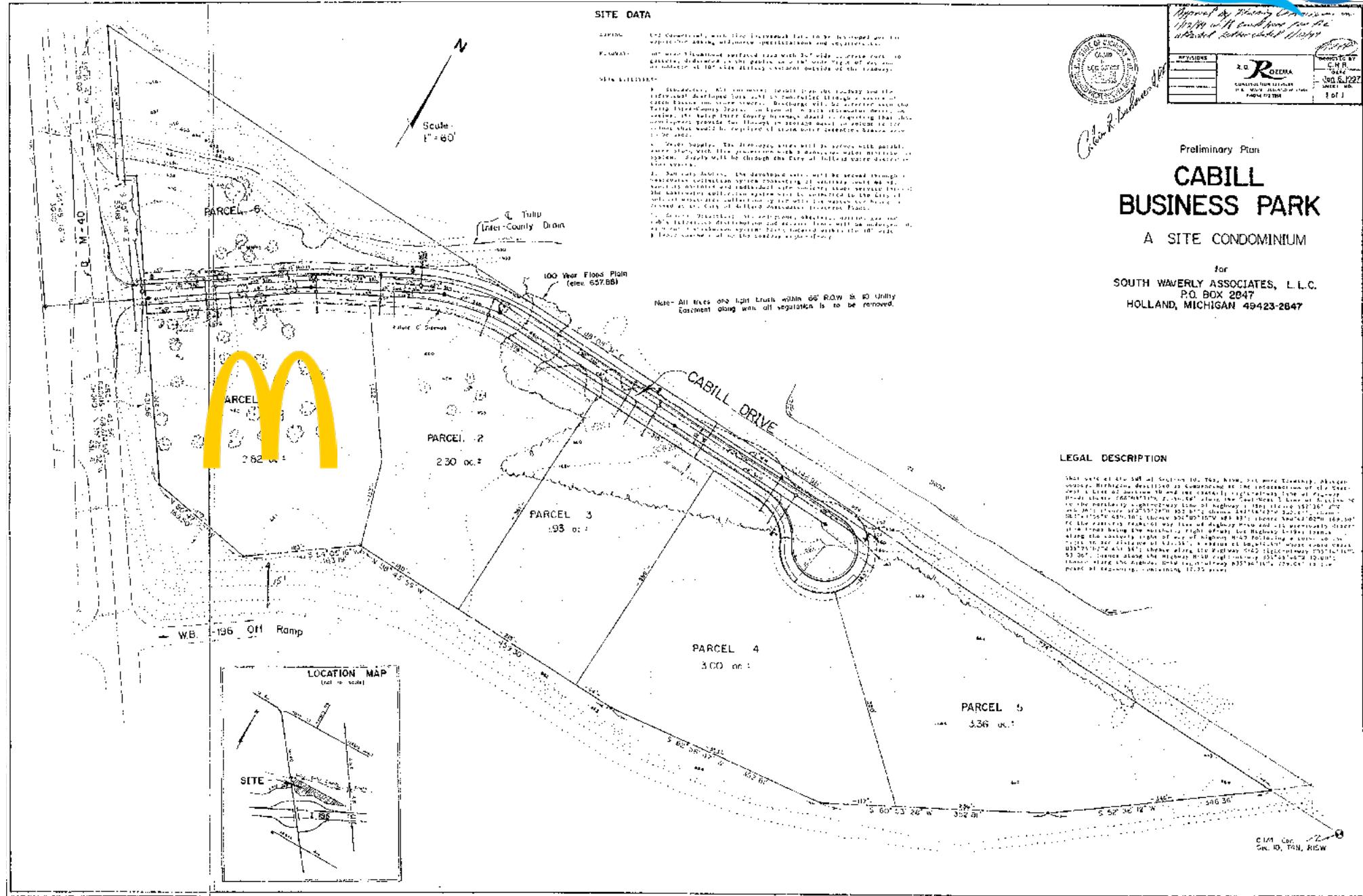
Proximity to:

- 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

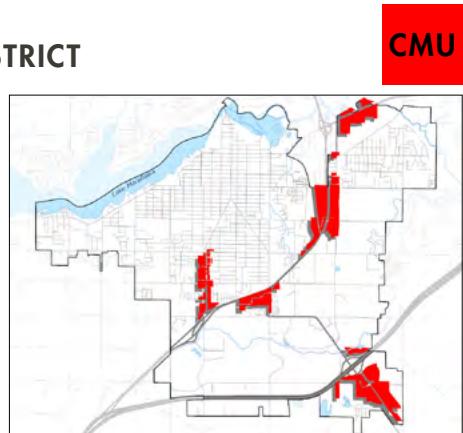
FLOOD PLAIN SURVEY



ZONING DISTRICT: CMU

SECTION 39-2.12 CORRIDOR MIXED USE ZONE DISTRICT

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
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

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)
Single Attached Dwelling Unit	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
Two Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
Three Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>

SECTION 39-2.12

 UNIFIED DEVELOPMENT ORDINANCE
 CITY OF HOLLAND, MICHIGAN

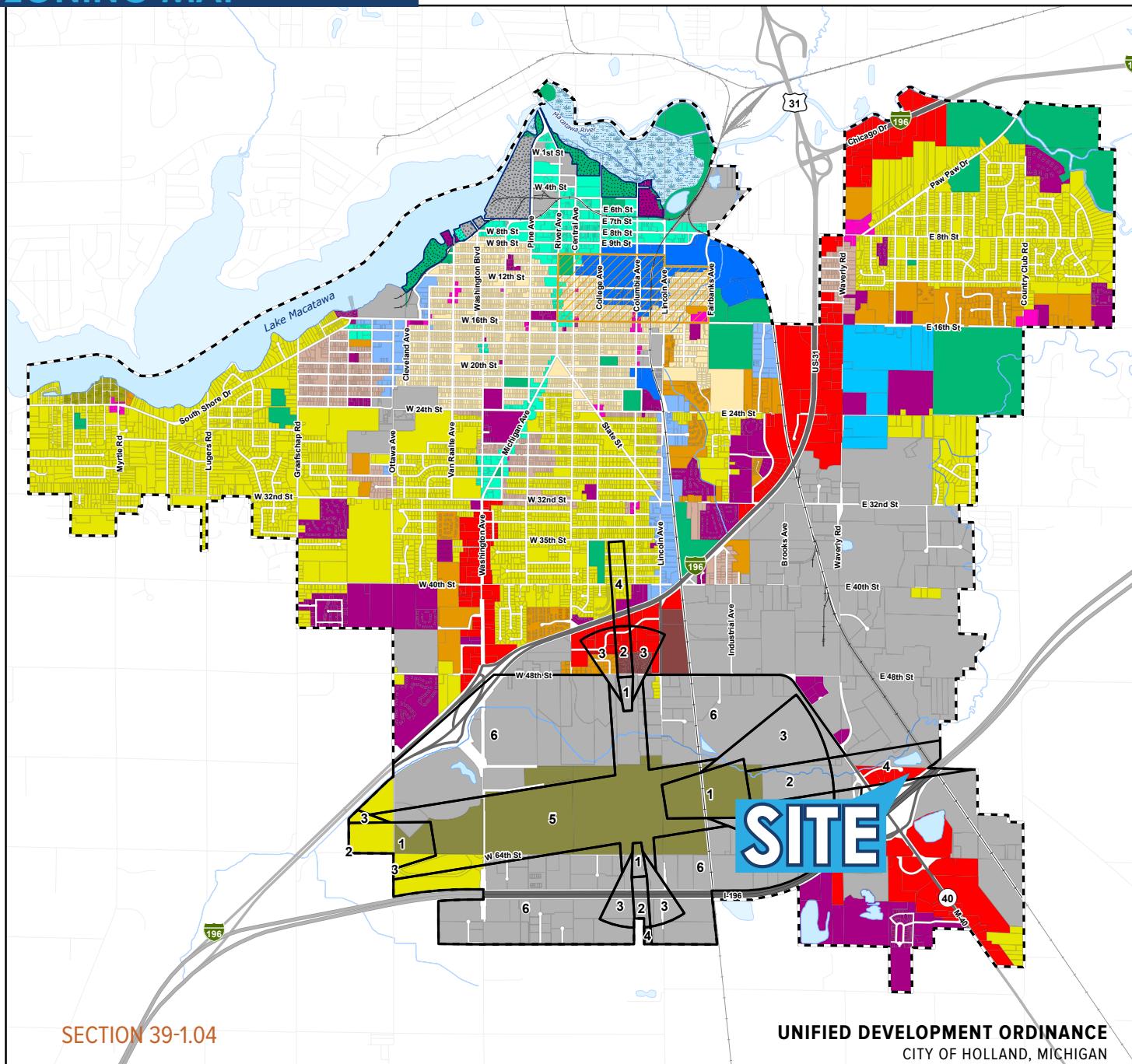
Commercial Uses	Retail	Permitted	1 per 200 sf	1 per 4,000 sf for the first 75,000 sf	-
				1 per 12,500 sf for floor area over 75,000 sf	
Services	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	1 per 5,000 sf, minimum 4 available to general public	-
				1 per 2,000 sf, minimum 4 available to general public	
Restaurants/Bars	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	1 per 5,000 sf, minimum 4 available to general public	-
				1 per 5,000 sf, minimum 4 available to general public	
Offices	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	1 per 5,000 sf, minimum 4 available to general public	-
				1 per 5,000 sf, minimum 4 available to general public	
Hospitals	Special Land Use	Approving Authority Determination	Approving Authority Determination	Approving Authority Determination	4.03
				Approving Authority Determination	
Care Facilities	Permitted	1.25 per patient room	Approving Authority Determination	Approving Authority Determination	-
				Approving Authority Determination	
Child Care Centers	Permitted	1 per 300 sf	Approving Authority Determination	Approving Authority Determination	4.03
				Approving Authority Determination	
Alternative Energy - Solar	Permitted as Accessory Use	-	-	4.02.B 4.04.B	4.03
				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	4.03
				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	1 per 20,000 sf, minimum 4 available to general public	4.03
				4.03	
Oil and Gas Drilling	Permitted	-	-	4.02.I	4.03
				4.03	
Research and Development	Permitted	1 per 300 sf	Approving Authority Determination	Approving Authority Determination	-
				Approving Authority Determination	
Self Storage Facilities	Permitted	0.25 per storage unit	-	4.02.P	4.03
				4.03	
Transportation and Logistics	Special Land Use	1 per 800 sf	Approving Authority Determination	Approving Authority Determination	4.03
				4.03	
Warehousing	Permitted	1 per 800 sf	1 per 50,000 sf, minimum 4 available to general public	1 per 50,000 sf, minimum 4 available to general public	4.02.W
				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)	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>	Other Uses	Campgrounds	Special Land Use	-	-	<u>4.03</u>
Event Venues	Permitted	1 per 500 sf	Approving Authority Determination	-		Greenhouses	Permitted	-	-	-
Firearm or Archery Range	Special Land Use	1 per 1,000 sf	Approving Authority Determination	<u>4.04.C</u>		Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>
Funeral Homes	Permitted	1 per 300 sf	Approving Authority Determination	<u>4.02.F</u>		Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</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>		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>
Maker Spaces	Permitted	1 per 400 sf	Approving Authority Determination	-		Kennels	Permitted	1 per 300 sf	Approving Authority Determination	<u>4.02.H</u>
Outdoor Sales, Outdoor Cafes, and Sidewalk Cafes	Permitted	Included with Principal Use	-	<u>4.02.K</u>		Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>
Public Lodging	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.N</u>		Parking lots as a Principal Use	Special Land Use	-	-	<u>4.04.H</u>
Shelters	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.Z</u>		Parking Structures as the Principal Use	Special Land Use	-	-	<u>4.04.I</u>
Vehicle Repair	Permitted	3 per vehicle bay	Approving Authority Determination	<u>4.02.S</u>		Recreation - Indoor	Permitted	Approving Authority Determination	-	-
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>		Recreation - Outdoor	Permitted	Approving Authority Determination	-	-
Vehicle Wash	Permitted	10 spaces	Approving Authority Determination	<u>4.02.U</u>		Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
Vendor Trucks	Permitted	Included with Principal Use	-	<u>4.02.V</u>		Sexually Oriented Businesses	Special Land Use	1 per 200 sf	-	<u>4.04.J</u>
Outdoor Storage and Processes	Permitted as Accessory Use	-	-	<u>4.02.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



AERIAL





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