

3200 12TH STREET HOPKINS, MI 49328

- 20 acres of vacant land
- Close proximity & easy access to US-131 & M-6
- Excellent highway exposure
- 660 lineal feet of road frontage



FOR MORE INFORMATION, CONTACT:

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SALE OVERVIEW

FOR SALE
VACANT LAND

SALE INFORMATION

| | |
|-----------------------------|--|
| Sale Price: | \$1,100,000.00 |
| Per Acre: | \$55,000.00 |
| Possession: | at Close |
| Terms: | Cash, new mortgage |
| Municipality: | Allegan County, Hopkins Township |
| Zoning: | C-2 / 425 Act Zone (see Zoning Overview) It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code. |
| PPN: | 03-10-012-019-10 |
| Taxable Value: | \$75,349.00 |
| Summer Taxes (2025): | \$1,205.29 |
| Winter Taxes (2024): | \$1,168.16 |
| Total Taxes: | \$2,373.45 |

LEGAL DESCRIPTION

COM AT SE COR TH N 00DEG 18'14" W 1596.78' TO POB; TH S 89DEG 54'54" W 1341.71'; TH N 00DEG 25'16" W 649.66'; TH N 89DEG 54'54" E 1343.04'; TH S 00DEG 18'14" E 649.66' TO POB SEC 12 T3N R12W SKETCH: 20.02 AC (08).

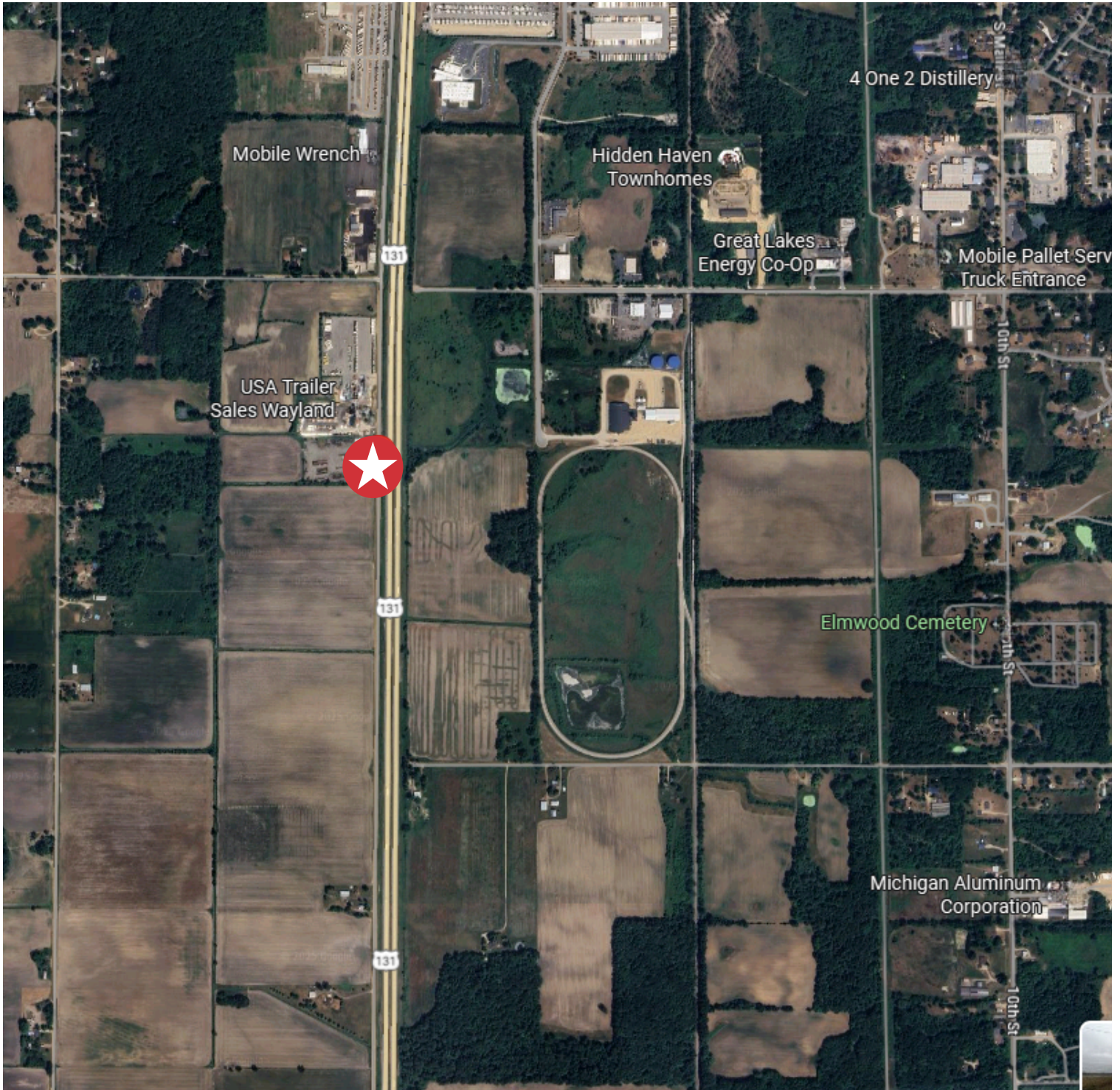


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AERIAL

FOR SALE
VACANT LAND



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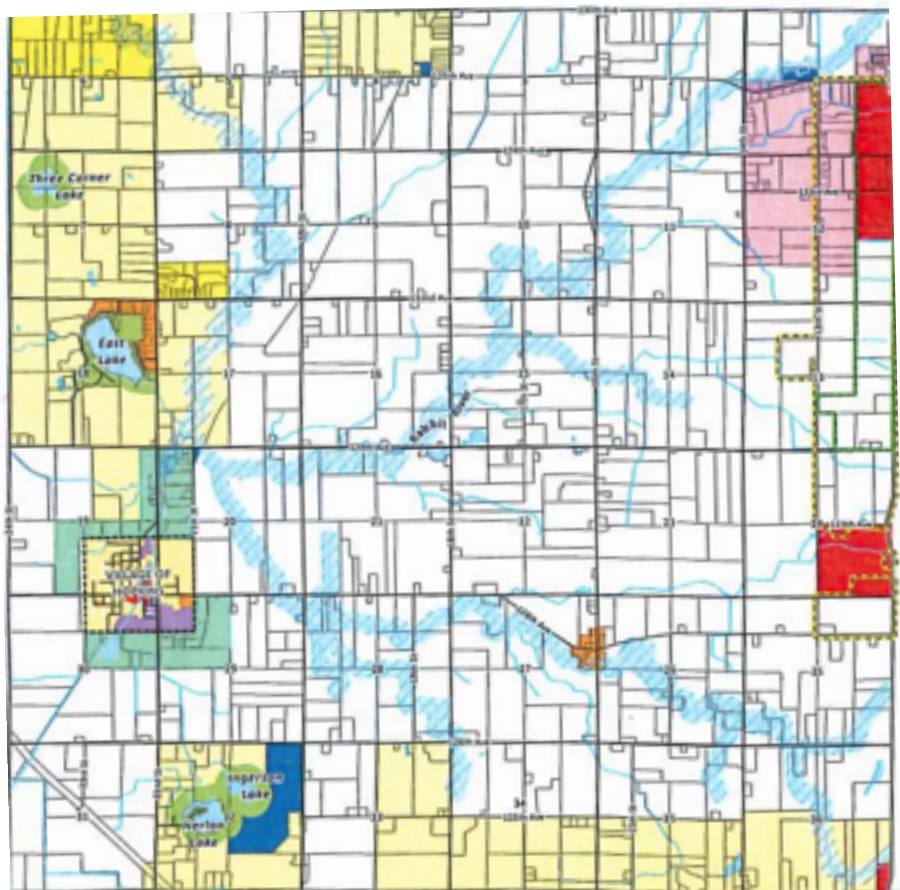
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ZONING OVERVIEW

FOR SALE
VACANT LAND

The zoning for the subject property is deemed to be Developmental, which allows for more flexibility in land use and design as compared to standard zoning.

The property is also within a “425 Act zone”; an area of land subject to a conditional land transfer agreement between two or more local government units under Michigan's Public Act 425 of 1984. The primary purpose is to promote economic development by allowing the receiving municipality to provide necessary infrastructure and services (like water and sewer lines) to a parcel of land that may lack them.



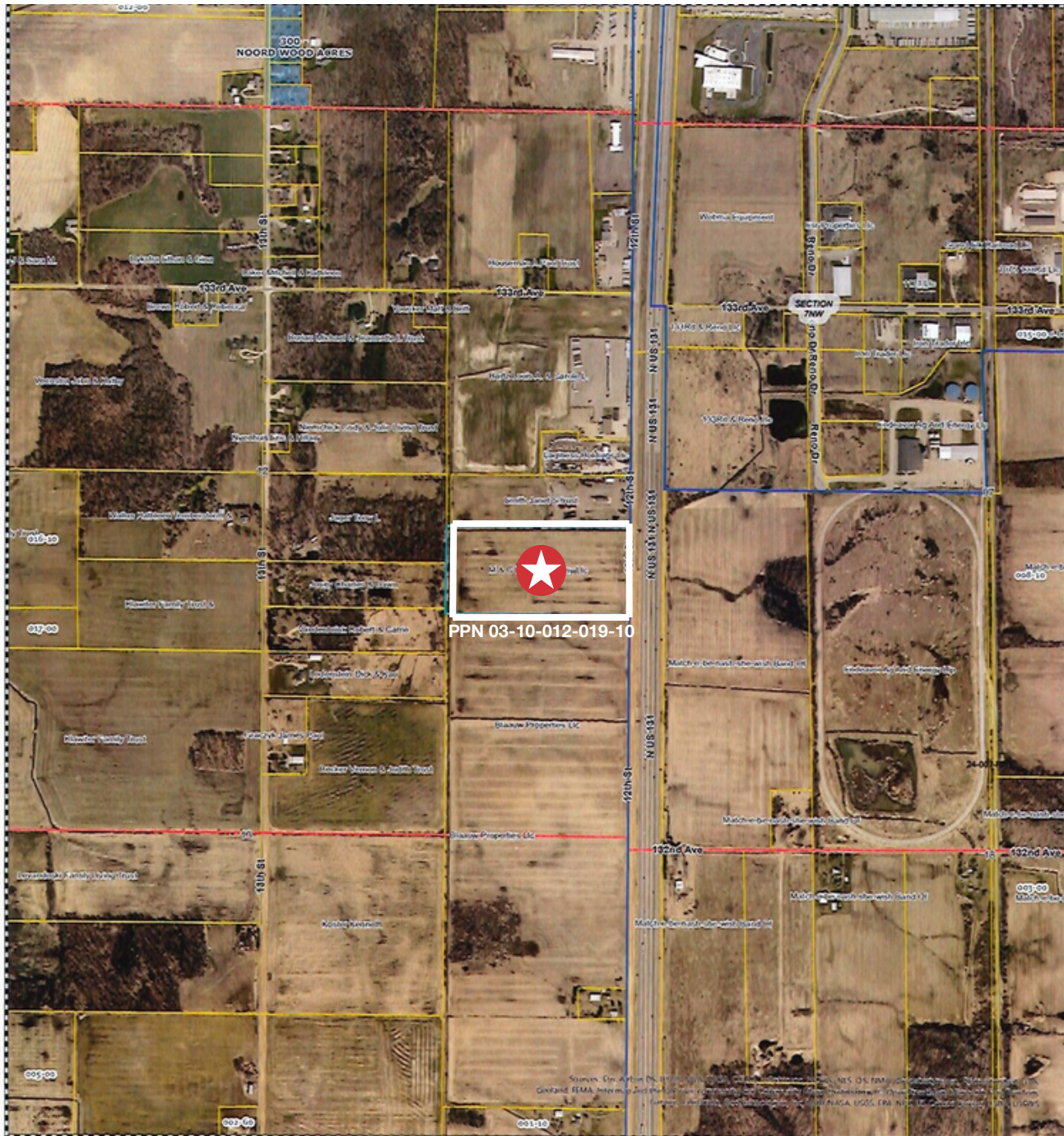
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PARCEL MAP

FOR SALE
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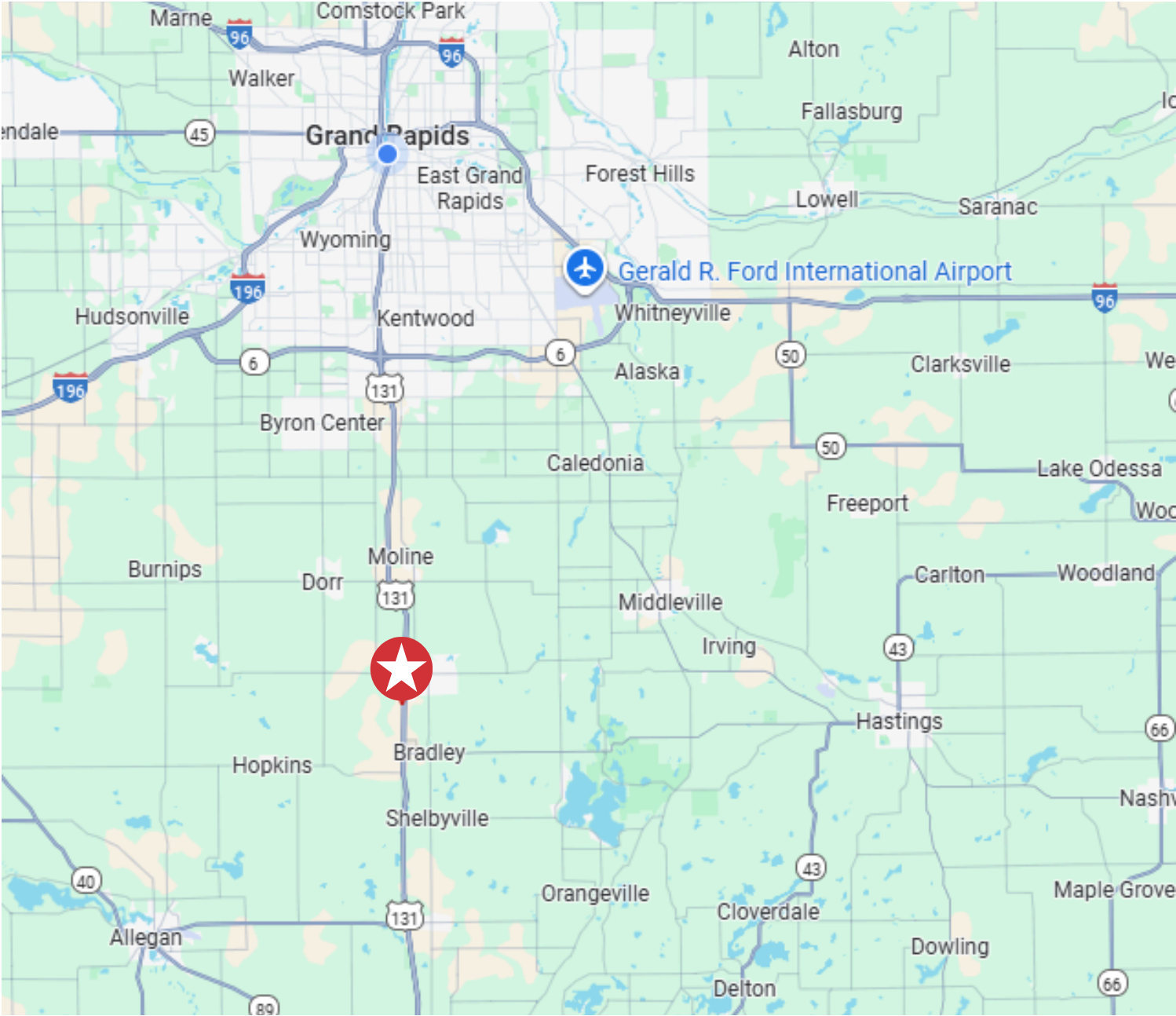


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LOCATION MAP

FOR SALE
VACANT LAND



| | |
|--------------------------------------|-------------|
| US 131 | 1.24 miles |
| M-6 | 13.5 miles |
| I - 196 | 21.64 miles |
| Gerald R. Ford International Airport | 24 miles |

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LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

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Holland

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INSIDER**

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BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

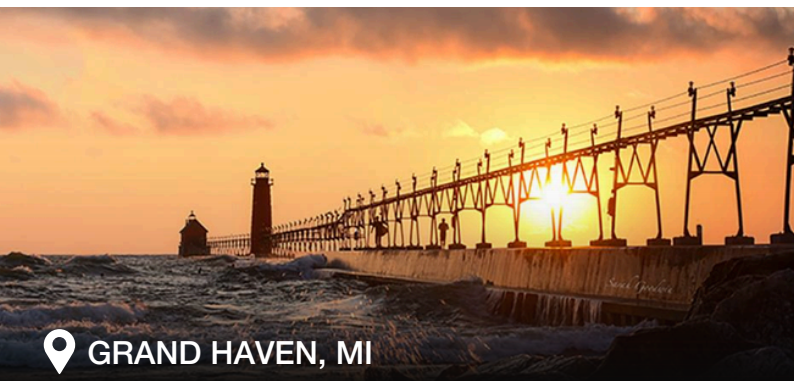
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**


Muskegon



**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



 **GRAND HAVEN, MI**



 **GRAND RAPIDS, MI**



 **HOLLAND, MI**



 **MUSKEGON, MI**



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