

MIXED-USE PROPERTY // FOR SALE

**48 Acres
AVAILABLE**

48 ACRES OF RIPE LAND FOR DEVELOPMENT NEAR KALAMAZOO & I-94 EXIT - HOT AREA!

6209 W N AVENUE

TEXAS CHARTER TOWNSHIP, MI 49009



- Flat Land for Mixed-use, Multi-Family or Single Family Development
- 48 Acres near Kalamazoo
- 2,000' of frontage on I-94
- Adjacent to Bronson Healthcare's 52-Acre Mixed-Use Master Plan
- Close to Kalamazoo Valley Community College
- 20 Minutes from Western Michigan University



P.A. COMMERCIAL
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AVAILABLE

6209 W N AVENUE, TEXAS CHARTER TOWNSHIP, MI 49009 // FOR SALE

EXECUTIVE SUMMARY



Sale Price	\$6,000,000
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OFFERING SUMMARY

Lot Size:	48 Acres
Price / Acre:	\$125,000
Zoning:	Mixed-use
Market:	West Michigan
Submarket:	Western Kalamazoo County
Traffic Count:	48,000

PROPERTY OVERVIEW

Ripe land for development in Texas Township, located just southwest of Kalamazoo. This opportunity is a township-targeted development zone and features 48 Acres of flat land that faces I-94 and has 2000' of frontage, which sees 48,000 vehicles per day. Sewer and water are both available in the area. The adjacent parcels are currently being developed for multi-family and the buyers will be extending the paved roads to create better connectivity between all sites.

LOCATION OVERVIEW

Located between two (2) freeway exits on I-94 and is close to US-131. These two parcels are adjacent to Bronson Healthcare's 52-Acre Mixed-Use Master Plan and are surrounded by restaurants, hotels, medical, and retail. In addition, this opportunity is close to major universities - 5 minutes north of Kalamazoo Valley Community College and 20 minutes from Western Michigan University, Kalamazoo College, and Spring Arbor University.

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CITY INFORMATION

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Future Land Use

Texas Charter Township, Kalamazoo County, MI

November 13, 2020

LEGEND

- Agricultural Preservation
- Rural Residential
- Conservation Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Business and Technology Park
- Industrial and Office
- Neighborhood Commercial
- General Commercial
- Educational and Institutional
- Natural Resource Conservation and Parks
- Sub-Area Parcels
- Cluster Development Overlay
- Preservation Boundary
- 10 Year Wellhead Protection Limits
- Park Target Area

0 500 1,000
Feet

Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: Texas Charter Township 2019, McKenna 2020.

LOCATION DESCRIPTION

Located in Kalamazoo County, MI Texas Township is considered one of Kalamazoo's premier communities, home to natural beauty, highly desirable neighborhoods, major regional institutions, and an emerging downtown core.

When compared to other surrounding communities of Oshtemo, Portage and Kalamazoo, Texas Township has the fastest family growth, four times that of all of Kalamazoo County while still maintaining a considerable retirement sector.

Texas has an exceptional rate of very high educational attainment compared to other affluent communities with 51+% of its residents having a college degree. Statistics indicate that many Midwestern college graduates choose this area to begin their families. These numbers correlate with our high median income.

DEVELOPMENT HIGHLIGHTS

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PROPERTY DETAILS

Sale Price	\$6,000,000
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LOCATION INFORMATION

Street Address	6209 W N Avenue
City, State, Zip	Texas Charter Township, MI 49009
County	Kalamazoo
Market	West Michigan
Sub-market	Western Kalamazoo County
Cross-Streets	S 11th Street and W N Ave
Side of the Street	South
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94
Nearest Airport	Kalamazoo / Battle Creek International Airport (8 miles)

BUILDING INFORMATION

Number of Lots	1
Best Use	Mixed-use

PROPERTY INFORMATION

Property Type	Mixed-use
Property Subtype	Multi-family, Single Family
Zoning	Mixed-use
Lot Size	48 Acres
APN #	09-02-226-020
Lot Frontage	2,000 ft
Corner Property	No
Traffic Count	48,000
Traffic Count Street	I-94
Amenities	Water and sewer nearby
Waterfront	No
Power	No
Rail Access	No
Topography	Flat

PARKING & TRANSPORTATION

Street Parking	No
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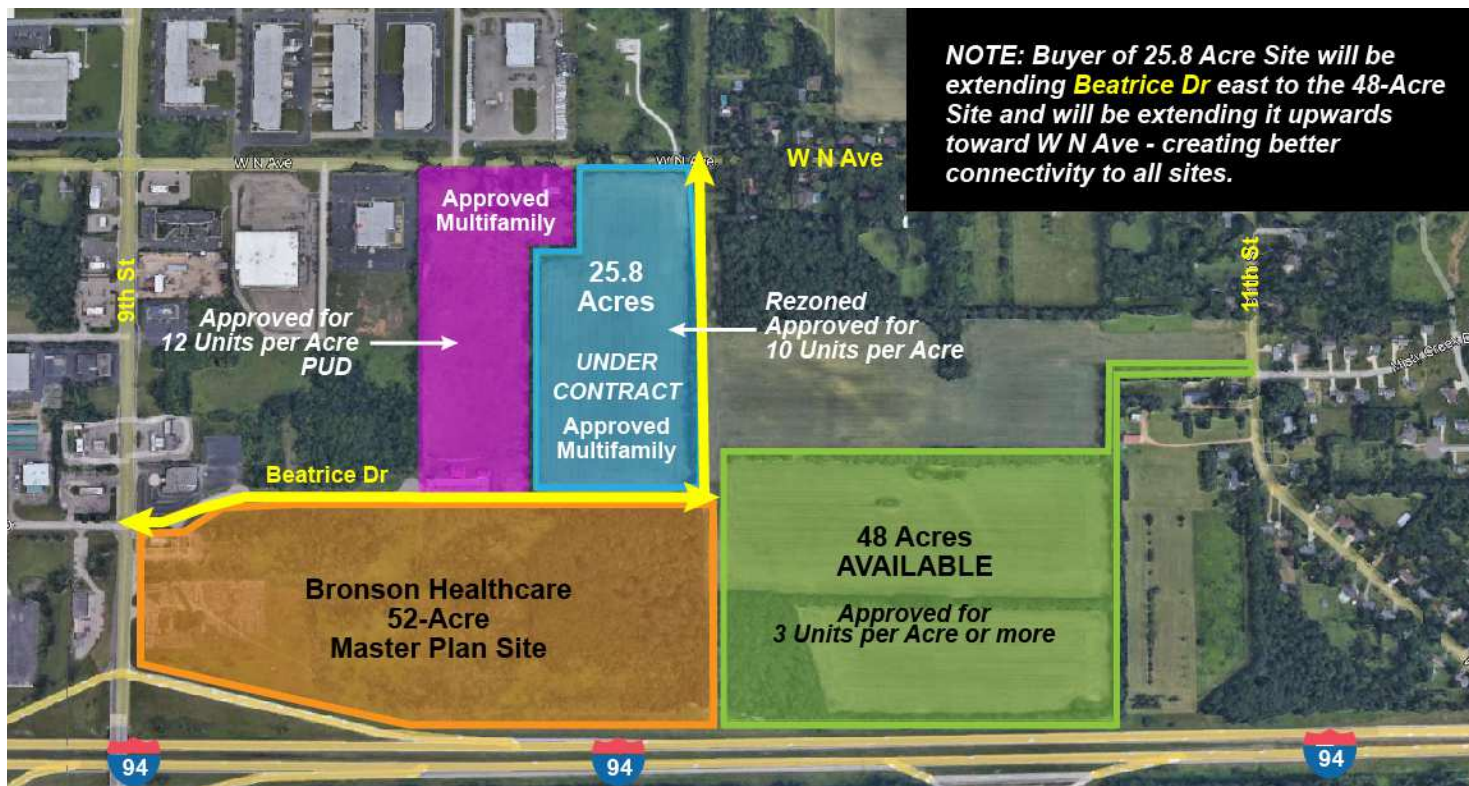
UTILITIES & AMENITIES

Water	Yes
Sewer	Yes

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LAND LOTS

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OF LOTS 2 | TOTAL LOT SIZE 48 ACRES | LOT PRICE \$100,000 PER ACRE | BEST USE MIXED-USE

STATUS	ADDRESS	APN	SUB-TYPE	SIZE	ZONING
Pending	6209 W N Ave	09-02-226-020	Other	25.8 Acres	Mixed-use
Available	5210 S 11th St	09-01-151-020	Other	48 Acres	Mixed-use



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Levi Smith, JD SENIOR ASSOCIATE

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RETAILER MAP

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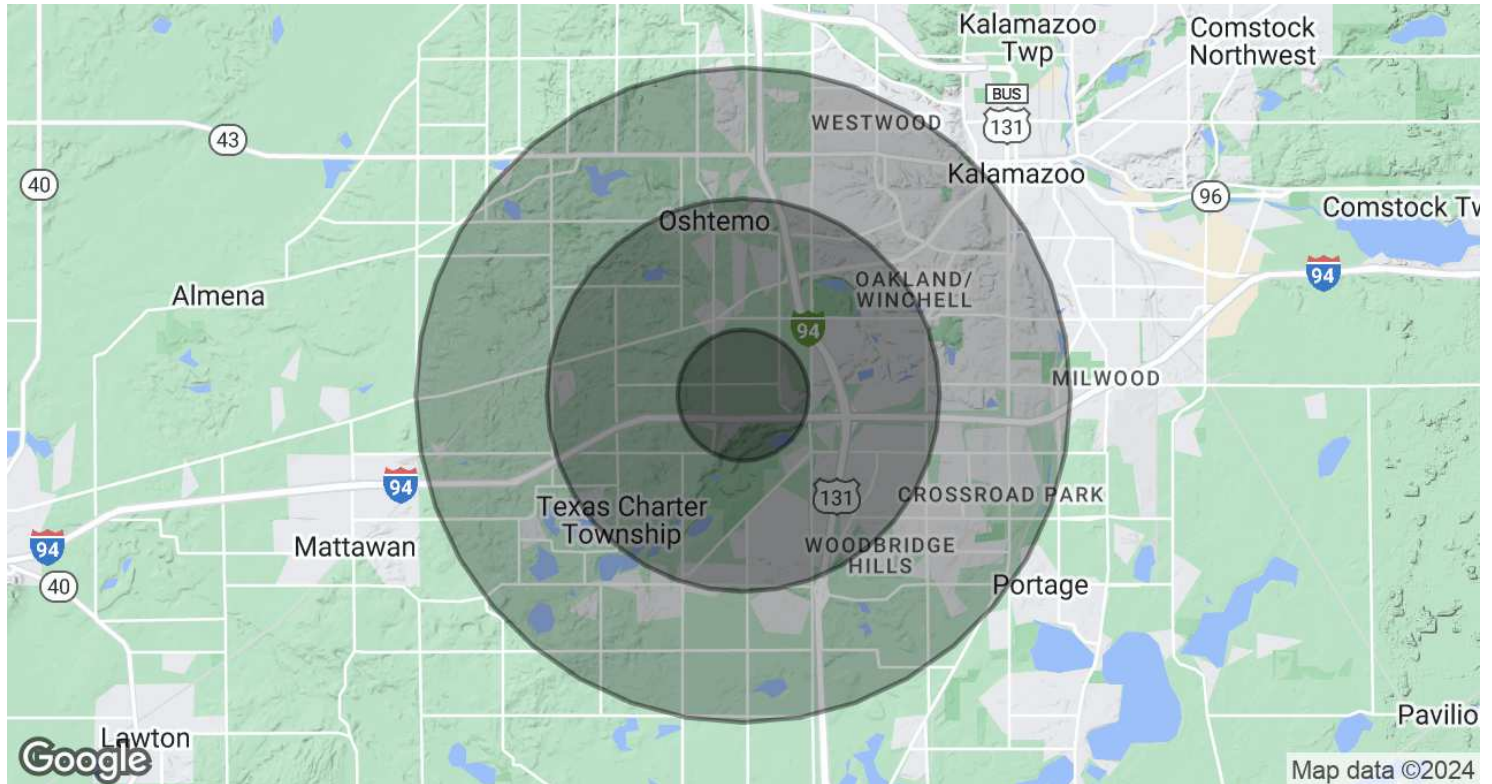


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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,522	42,536	116,208
Average Age	36.5	36.5	34.8
Average Age (Male)	36.0	33.8	33.0
Average Age (Female)	36.7	38.0	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	575	18,751	50,212
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$87,582	\$81,664	\$78,114
Average House Value	\$134,519	\$165,387	\$166,661

* Demographic data derived from 2020 ACS - US Census

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Beatrice Dr

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FOR MORE INFORMATION, PLEASE CONTACT:



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Bronson Healthcare

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