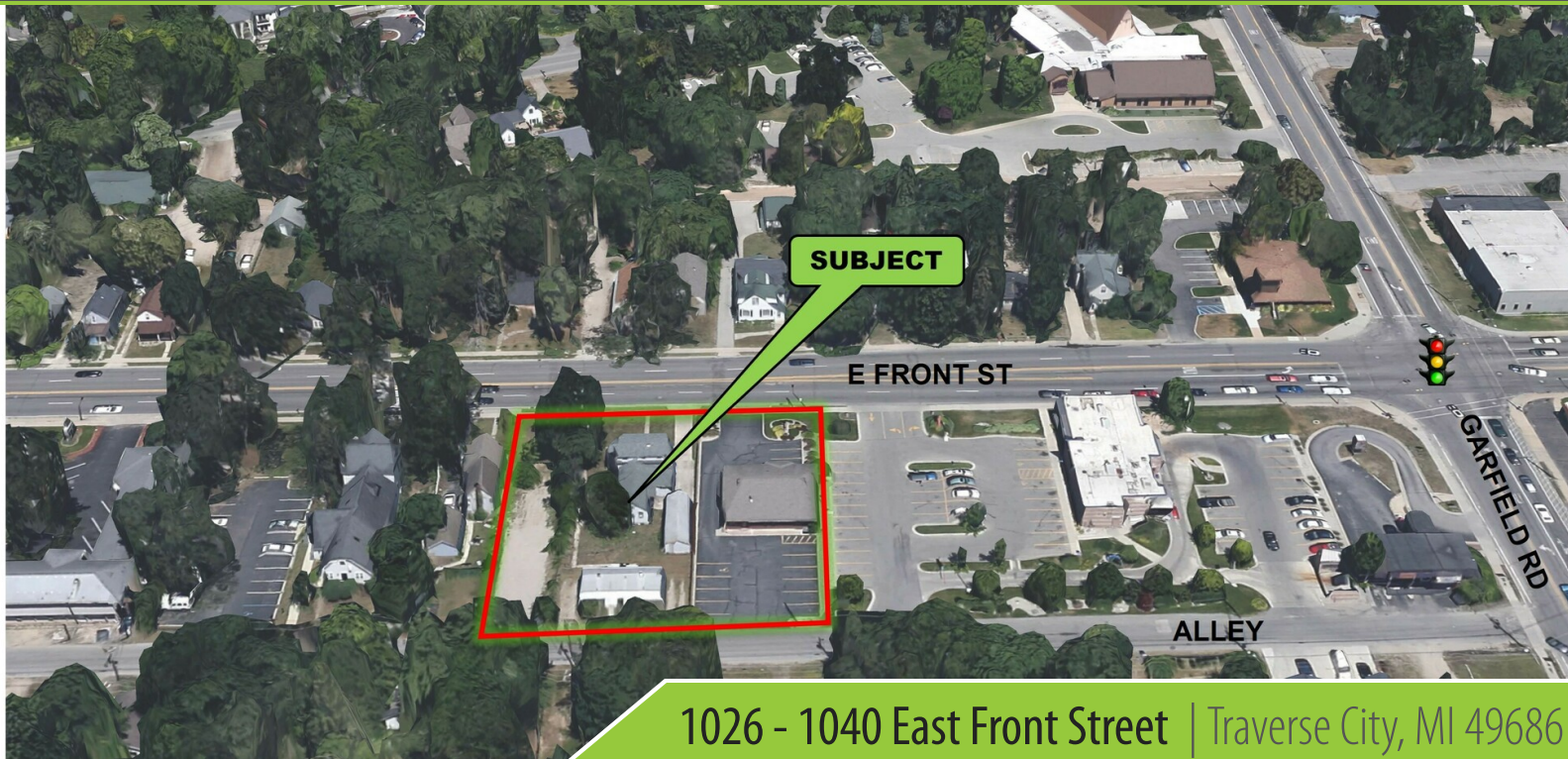




LAND FOR SALE

1026 - 1040 East Front Street

executive summary



1026 - 1040 East Front Street | Traverse City, MI 49686

PROPERTY OVERVIEW

Here is an opportunity to purchase and develop a large 0.63 Acre commercial parcel on US-31 at the gateway to beautiful downtown Traverse City, one of the country's most desirable Midwest locations. US-31 is the main East-West Corridor through the Grand Traverse Region, known for its beaches on crystal blue waters, wineries, breweries, restaurants and many outdoor activities. The property consists of three separate lots, two vacant and one with an existing office building remaining. The adjacent property is also available for sale for an additional 1.25 Acres of land that can be combined with this offering for a major development piece.

PROPERTY HIGHLIGHTS

- Great Location on US-31
- Large Development Parcel
- High Traffic Volume and Visibility

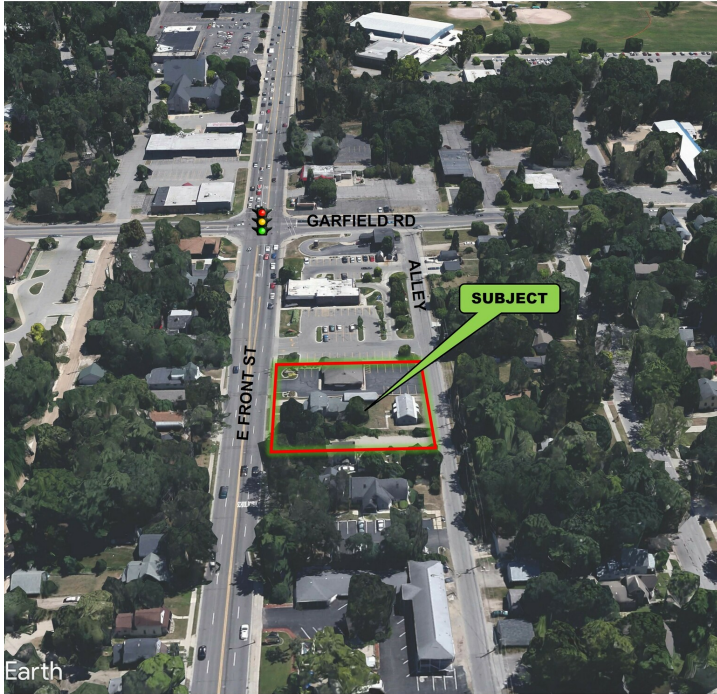
SALE PRICE:	\$1,299,000
LOT SIZE:	0.63 ACRES
APN #:	28-51-558-004-10,005-00,006-00
ZONING:	HR - HOTEL RESORT DISTRICT

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



LAND FOR SALE

1026 - 1040 East Front Street



KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com

www.threewest.com

3W THREE WEST
COMMERCIAL



LAND FOR SALE

1026 - 1040 East Front Street



KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com

www.threewest.com

**3W THREE WEST
COMMERCIAL**



LAND FOR SALE

1026 - 1040 East Front Street



KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com

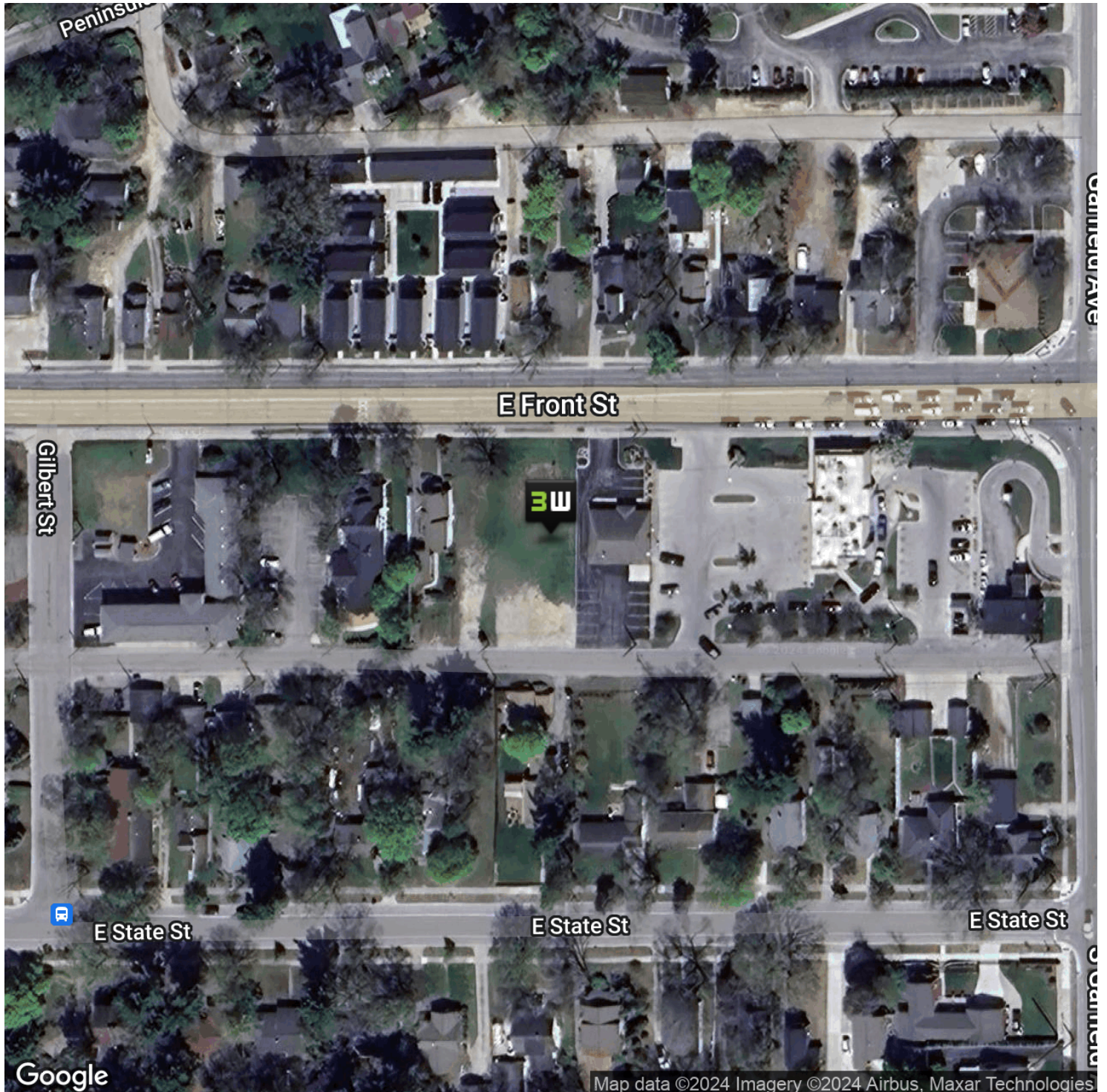
www.threewest.com

3W THREE WEST
COMMERCIAL



LAND FOR SALE

1026 - 1040 East Front Street



KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com

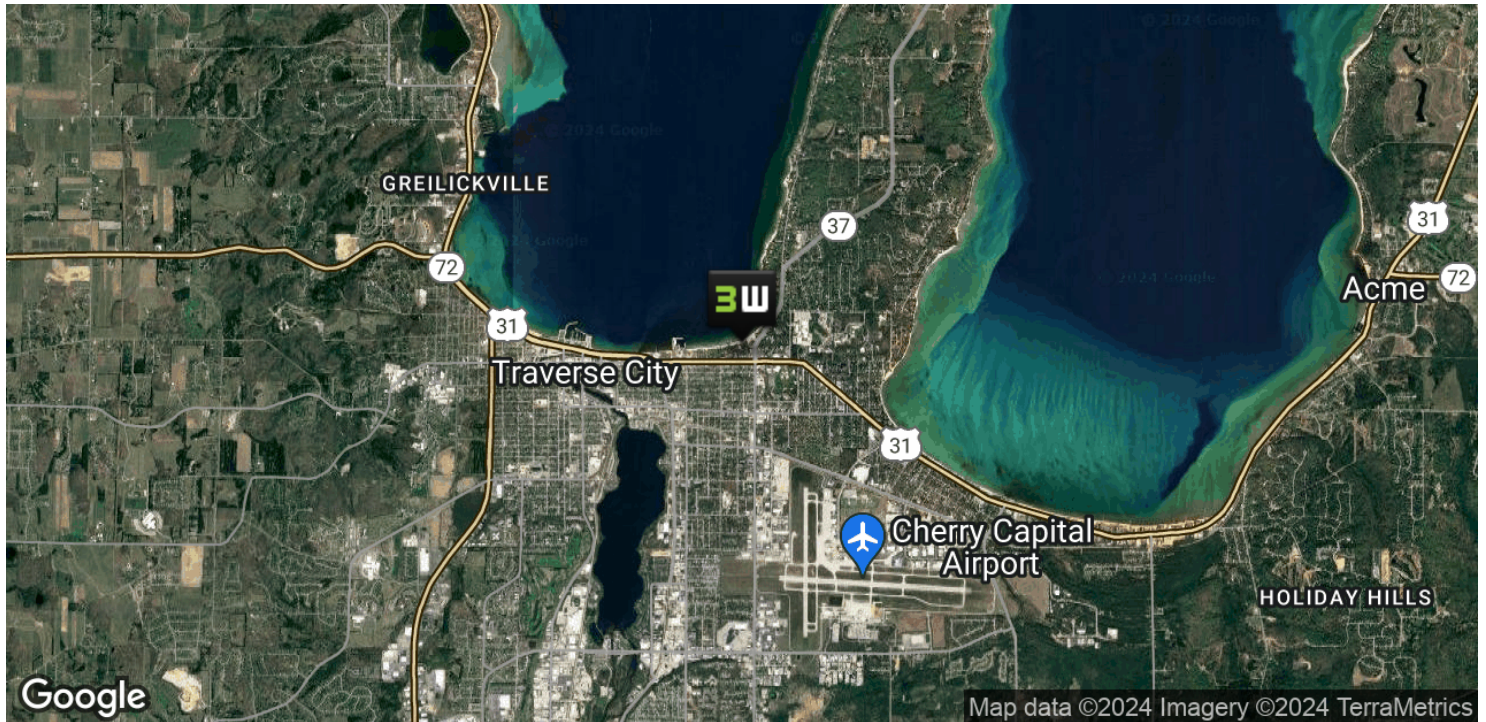
www.threewest.com

3W THREE WEST
COMMERCIAL



LAND FOR SALE

1026 - 1040 East Front Street



KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com

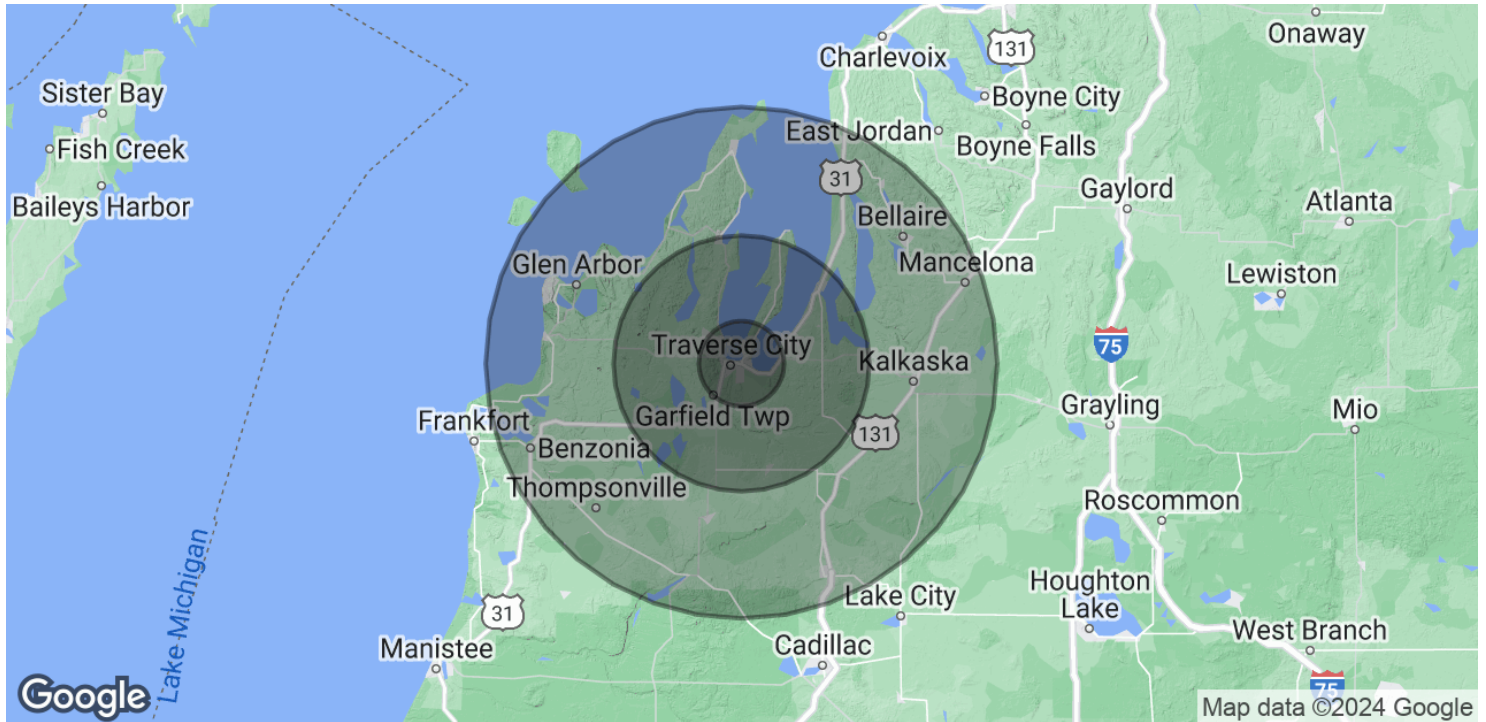
www.threewest.com

3W THREE WEST
COMMERCIAL



LAND FOR SALE

1026 - 1040 East Front Street



POPULATION

5 MILES

15 MILES

30 MILES

Total Population	39,962	107,425	173,757
Average Age	44.2	44.5	45.4
Average Age (Male)	41.9	43.2	44.1
Average Age (Female)	47.0	46.3	46.8

HOUSEHOLDS & INCOME

5 MILES

15 MILES

30 MILES

Total Households	19,826	53,236	99,421
# of Persons per HH	2.0	2.0	1.7
Average HH Income	\$73,114	\$71,792	\$57,662
Average House Value	\$269,210	\$260,984	\$244,603

2020 American Community Survey (ACS)

KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com