



Oak Hollow Dr | Traverse City, MI 49686

PROPERTY OVERVIEW

This wooded 2.9 Acre development parcel sits on the southeast shore of Boardman Lake with additional frontage on the Boardman River. The property is only minutes from Downtown Traverse City, shopping and the airport. Access is provided via roads, public transit, the TART Trail and the new Boardman Lake Loop which runs along the southern boundary of the property. The property is adjacent to the existing Lake Pointe Apartments. While the underlying zoning for the parcel is R-3 Multi-family Residential, the property is part of a PUD and the approved use for the parcel is office with a total allowable square footage of 18,000 SF.

PROPERTY HIGHLIGHTS

- Waterfront View Property
- Large in-town Development Parcel
- Multi-modal Transportation Options

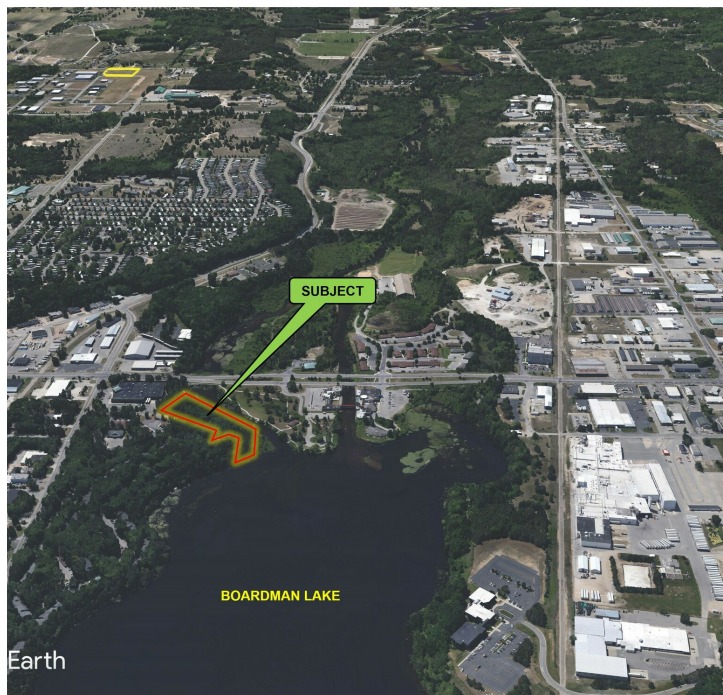
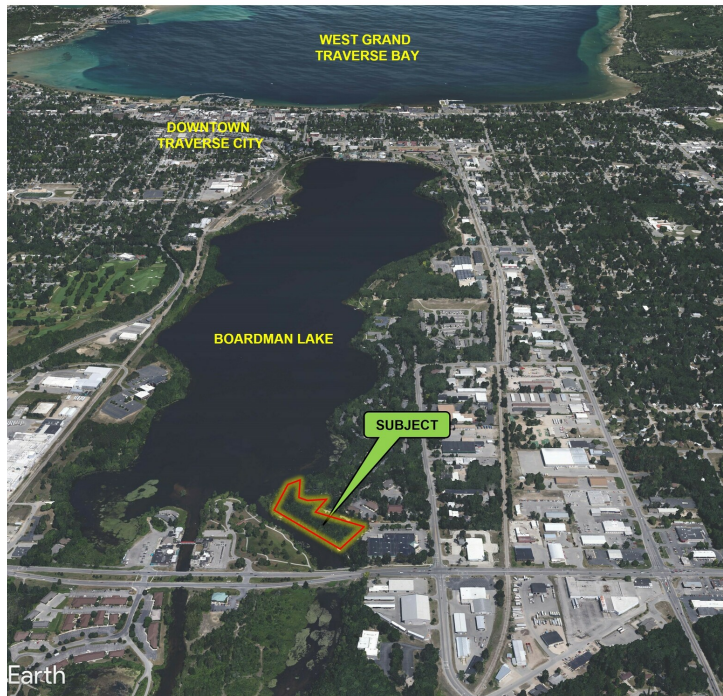
SALE PRICE:	\$525,000
LOT SIZE:	2.9 ACRES
APN #:	05-212-002-00
ZONING:	R-3 MULTIFAMILY

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



OFFICE DEVELOPMENT LAND FOR SALE

Oak Hollow Dr



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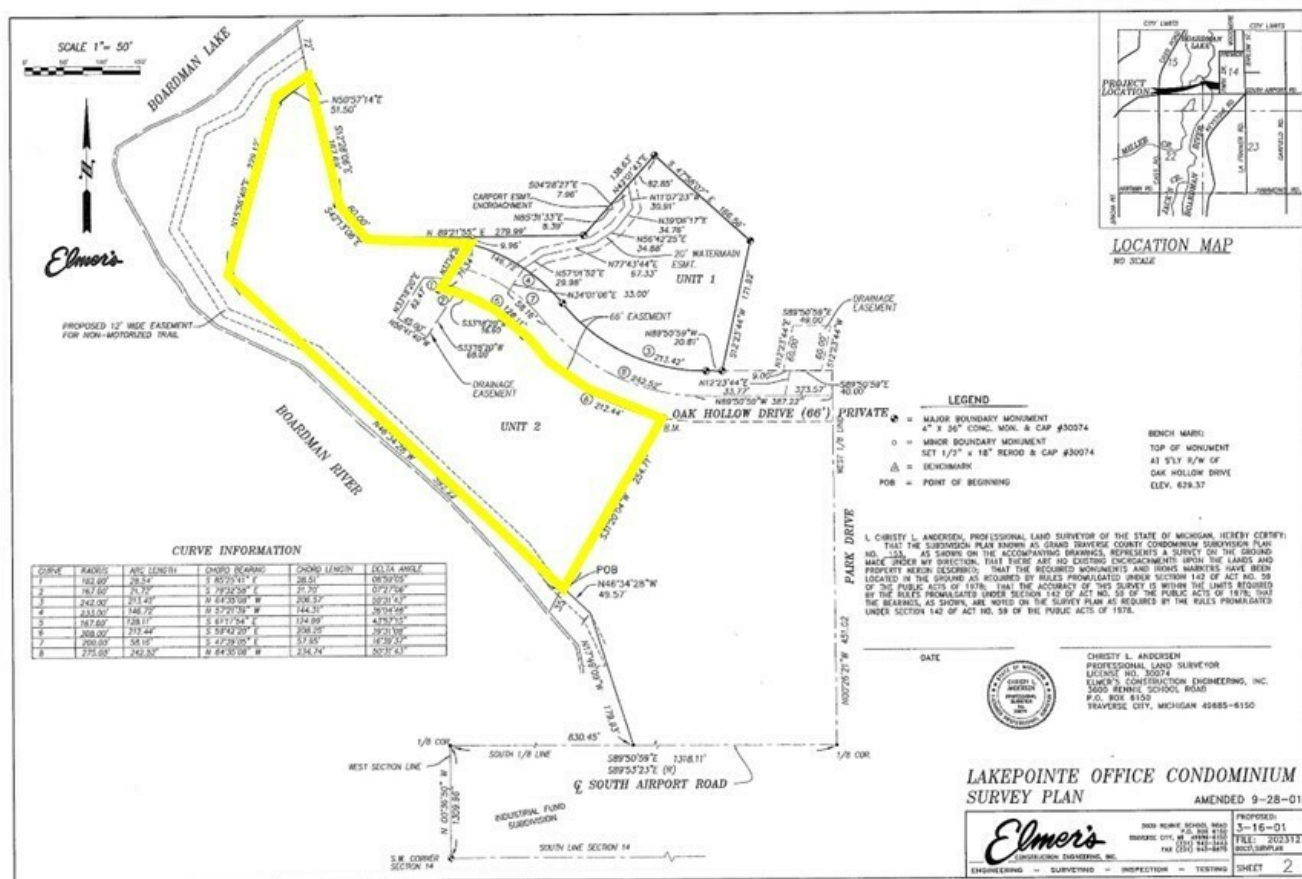


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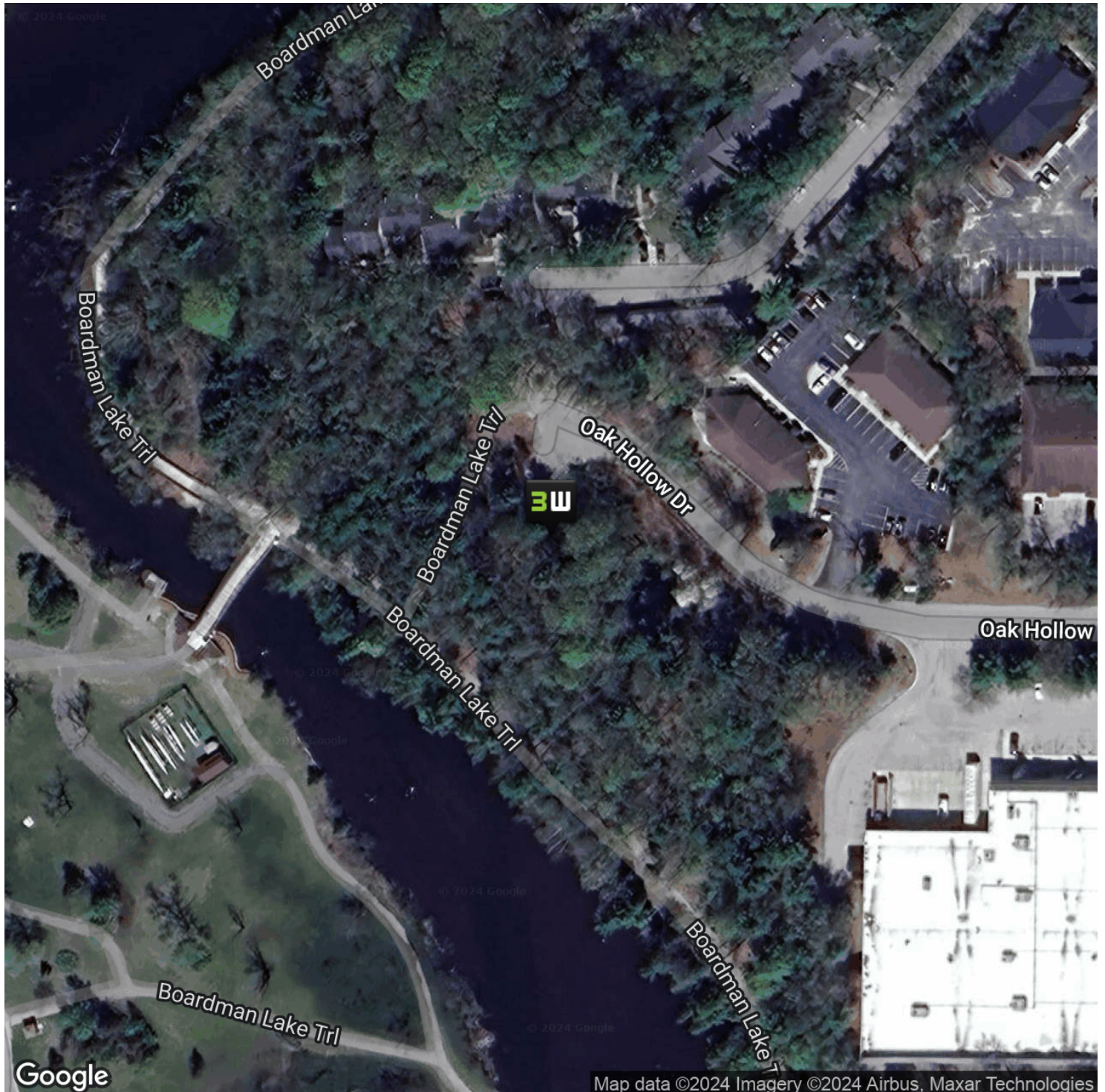
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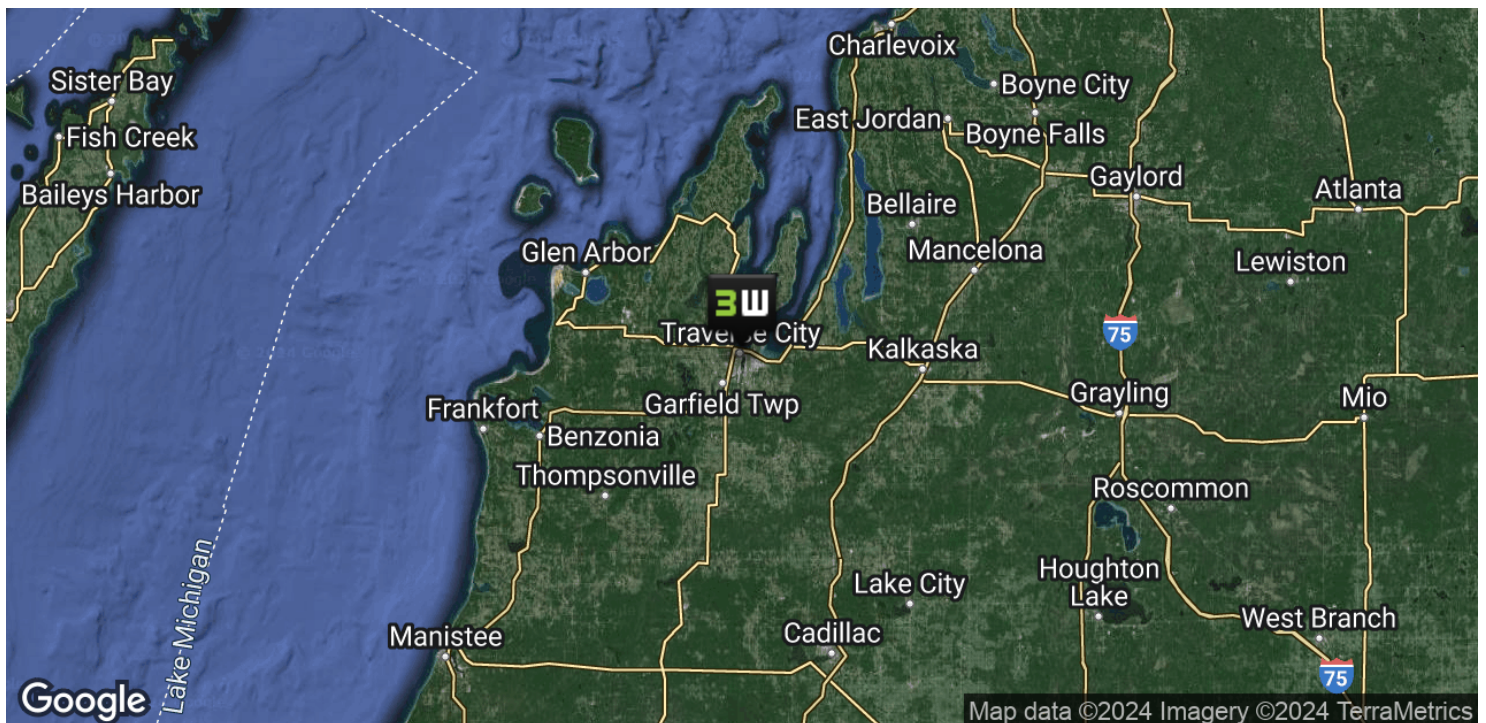
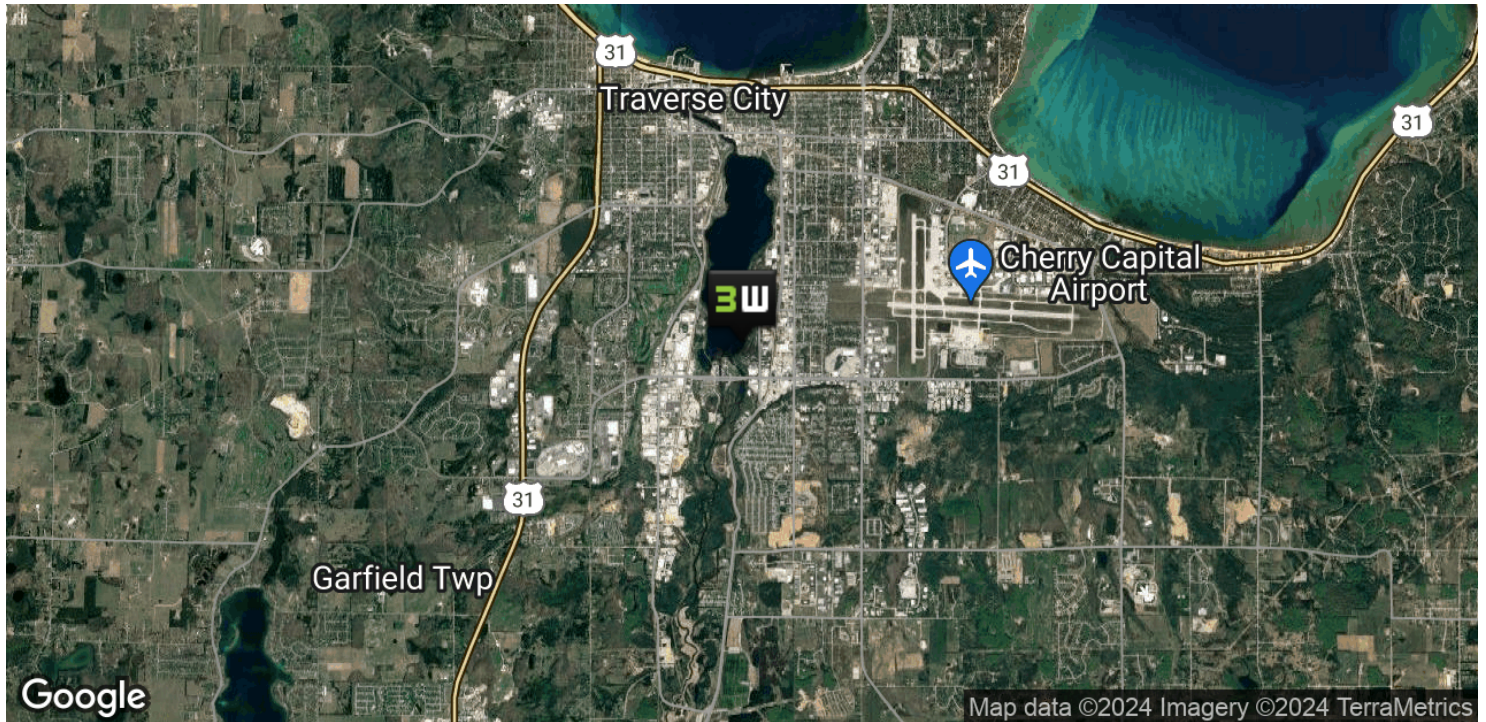
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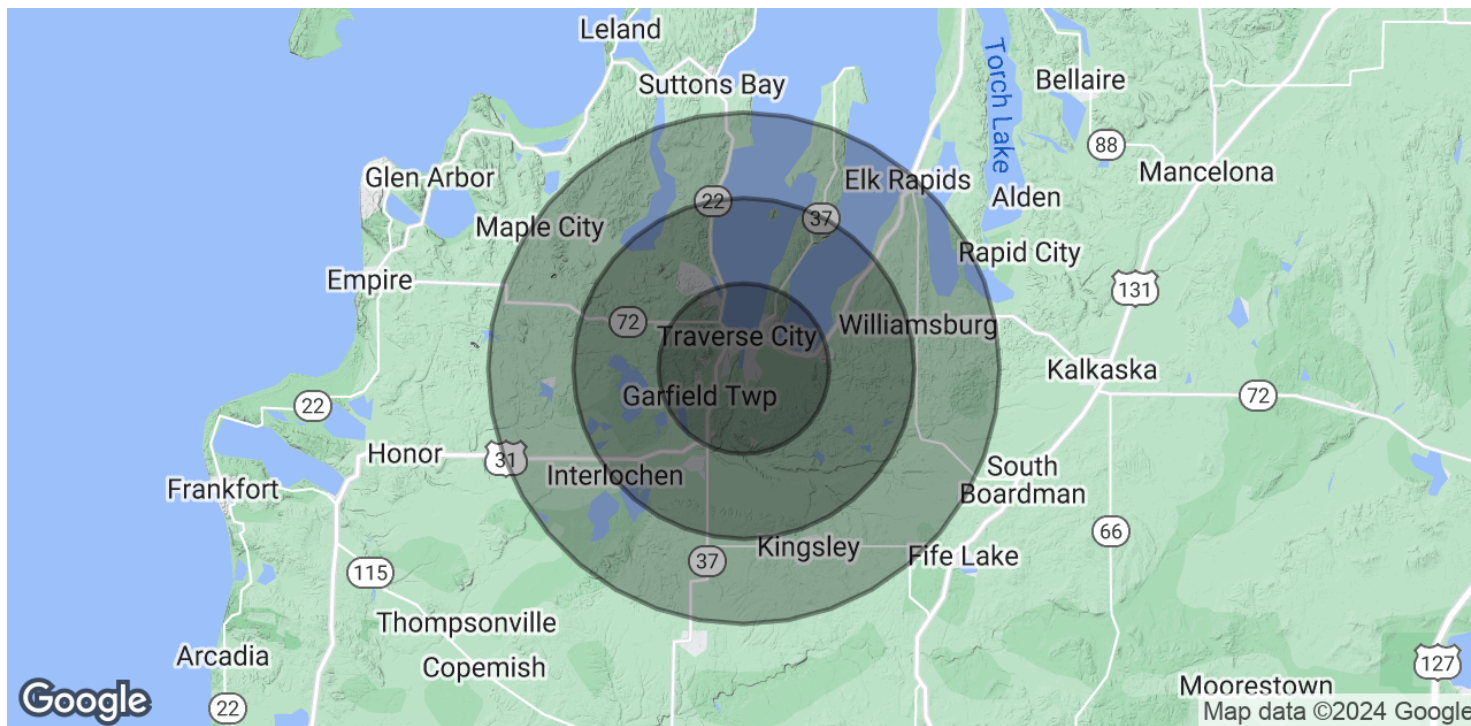


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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	43,822	80,938	106,733
Average Age	43.2	43.3	44.0
Average Age (Male)	40.7	41.7	42.6
Average Age (Female)	46.0	45.4	45.7

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	21,136	38,315	51,813
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$71,332	\$74,230	\$72,167
Average House Value	\$250,281	\$254,561	\$256,923

2020 American Community Survey (ACS)

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