

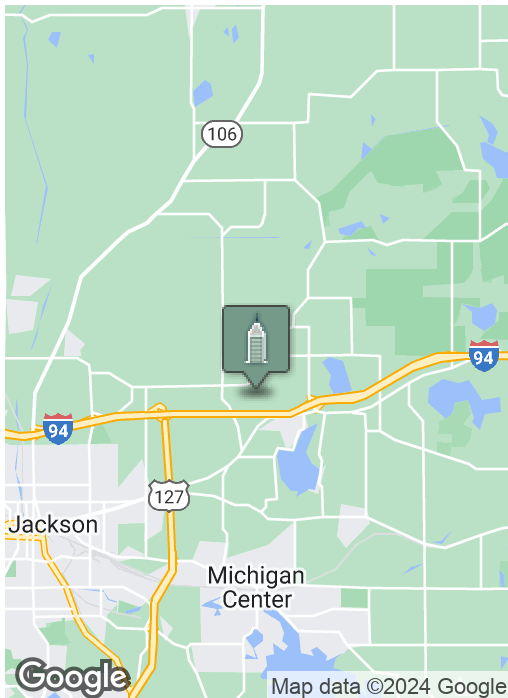
200 Acres on I-94 - East Jackson County

5400 TRAILER PARK DR, JACKSON, MI 49201



Swisher
COMMERCIAL

FOR SALE



SUMMARY

AVAILABLE ACREAGE: 200 Acres
SALE PRICE: \$1,500,000

PROPERTY HIGHLIGHTS

- 200 acres bordering I-94 with high visibility/highway frontage
- Located off I-94 at Sargent Road, east of I-94/US-127 interchange
- Recreational use possibilities include race course, motocross, mud bog, campground, concert venue, etc.
- Development possibilities include industrial or agricultural
- Currently Pine Hollow Golf Course, club house, liquor license, and 3 acre campground
- Contact listing agents for tour - Do not approach golf course operation employees
- Property Video: <http://bit.ly/2fxUqpr>

***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

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PROPERTY & BUILDINGS

- 18 hole golf course
- 2,400 SF clubhouse
- Pole barn storage is between 3,600 and 3,800 SF
- 28 rustic campsites on 3 acres
- Rolling hills, waterways and natural areas
- Large irrigation well

LOCATION

Eastern Jackson County location. East of I-94 and US-127 interchange. Access to property on Hawkins Road and Trailer Park Drive.

ZONING & USE

Zoned OS - Open Space District (Leoni Township)

Recreational use possibilities include race course, motocross, mud bog, campground, concert venue, etc.

Development possibilities include industrial or agricultural.

LEGAL OVERVIEW

Part of SW 1/4 Sec 21 & E 1/2 of Sec 20 T2S R1E

SALES TERMS

Oil, gas and mineral rights excluded.

All equipment, liquor license and inventory excluded.



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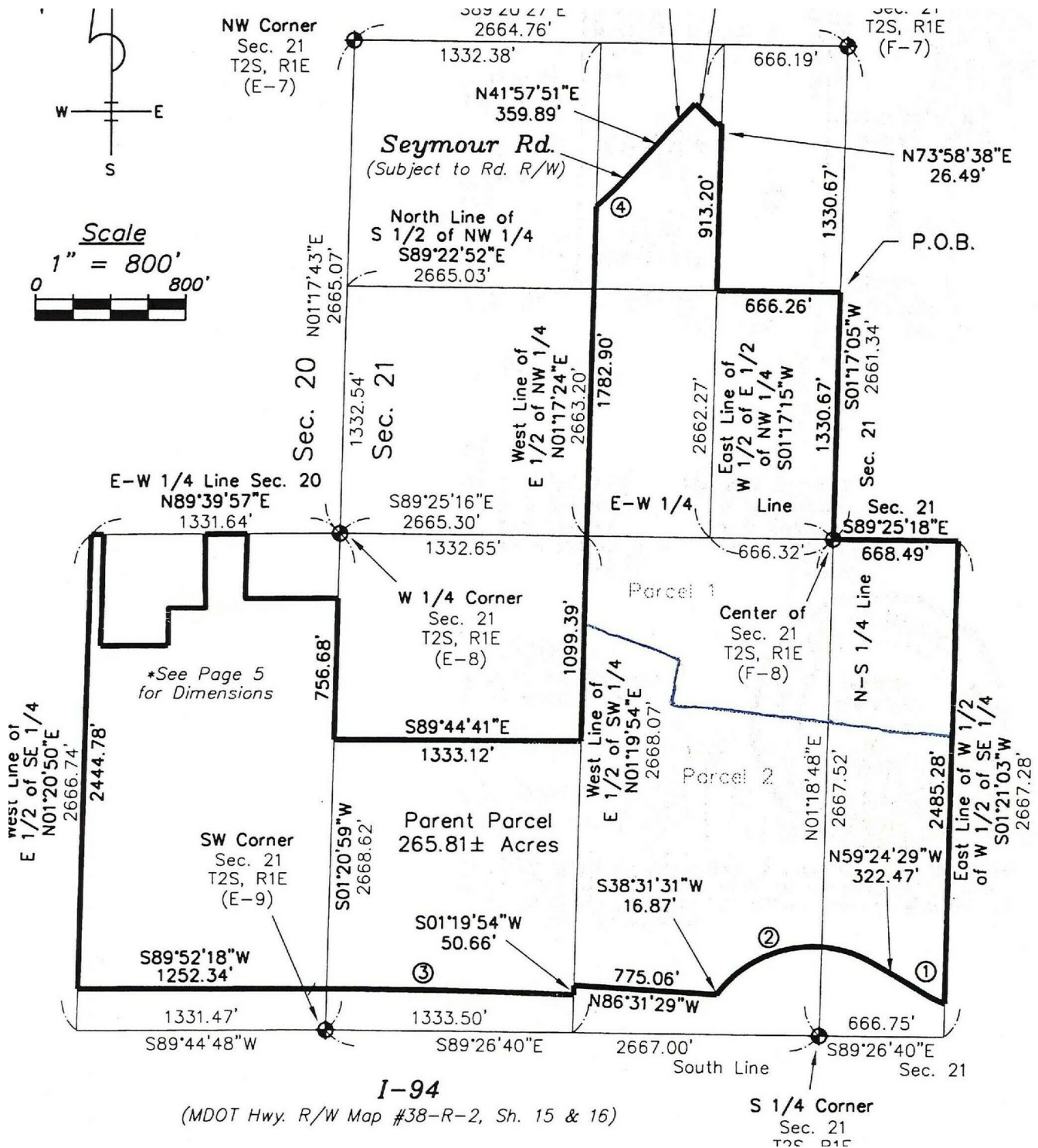
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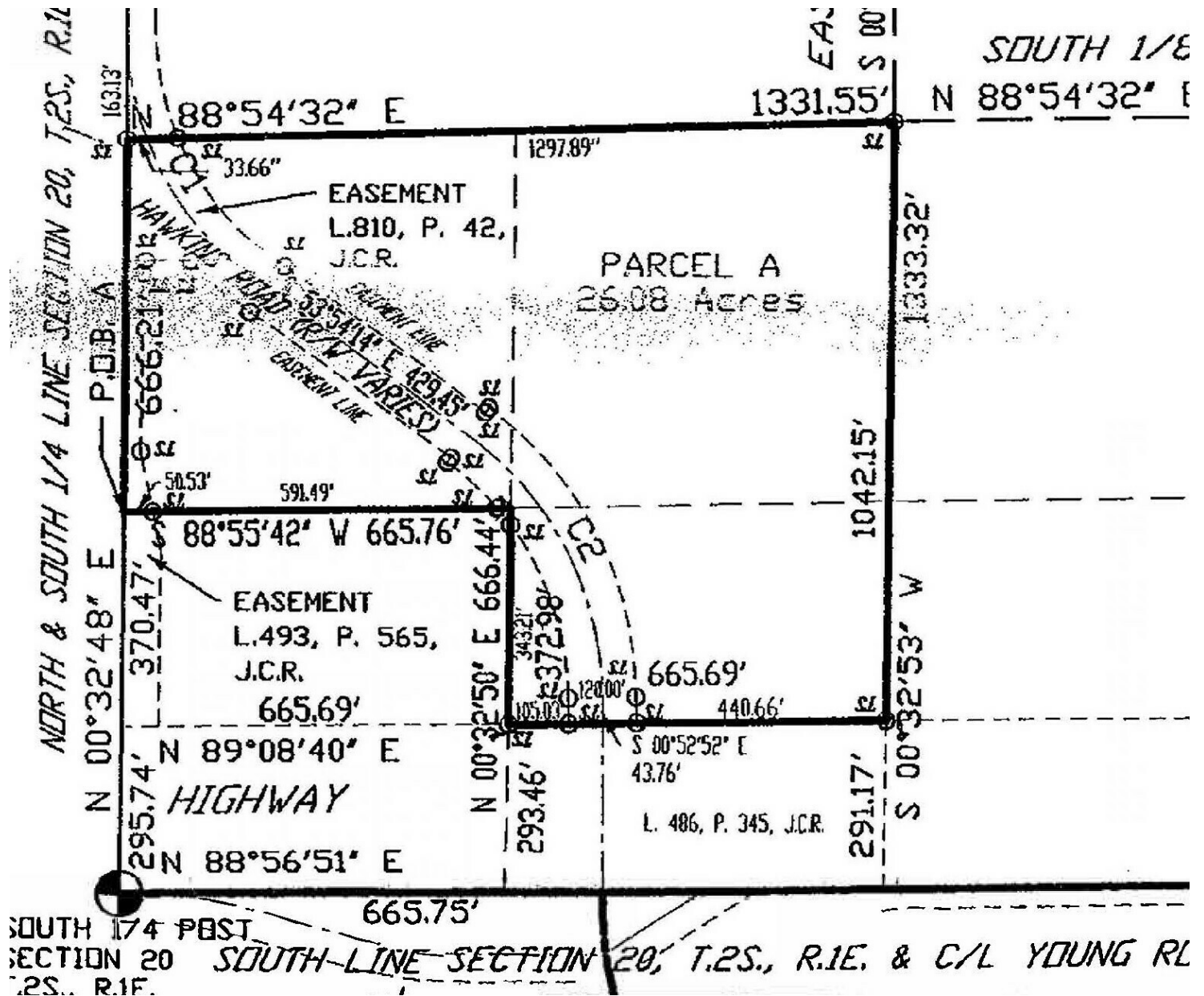
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C O M M E R C I A L

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INVESTMENT OVERVIEW

| | |
|-------|-------------|
| Price | \$1,500,000 |
|-------|-------------|

BUILDING INFORMATION

| | |
|---------------------------|--------------------------|
| Building Size (Clubhouse) | 2,400 sf |
| Property Type | Golf Course |
| Zoning | OS (Open Space District) |
| APN # | 09-20-476-001-02 |
| | 09-20-452-001-00 |

TAXES

| | |
|----------------------|-------------|
| 2021 TOTAL: | \$13,781 |
| Assessed Value 2021: | \$1,001,863 |

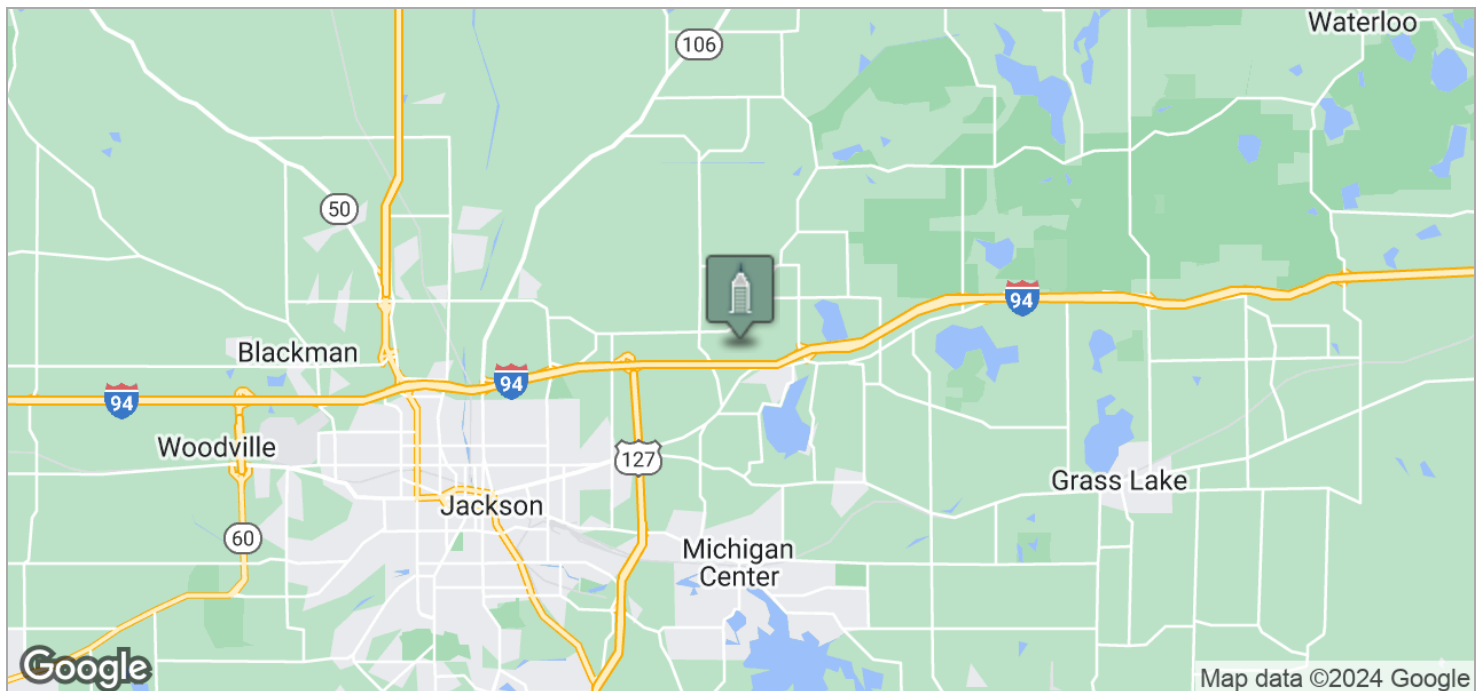
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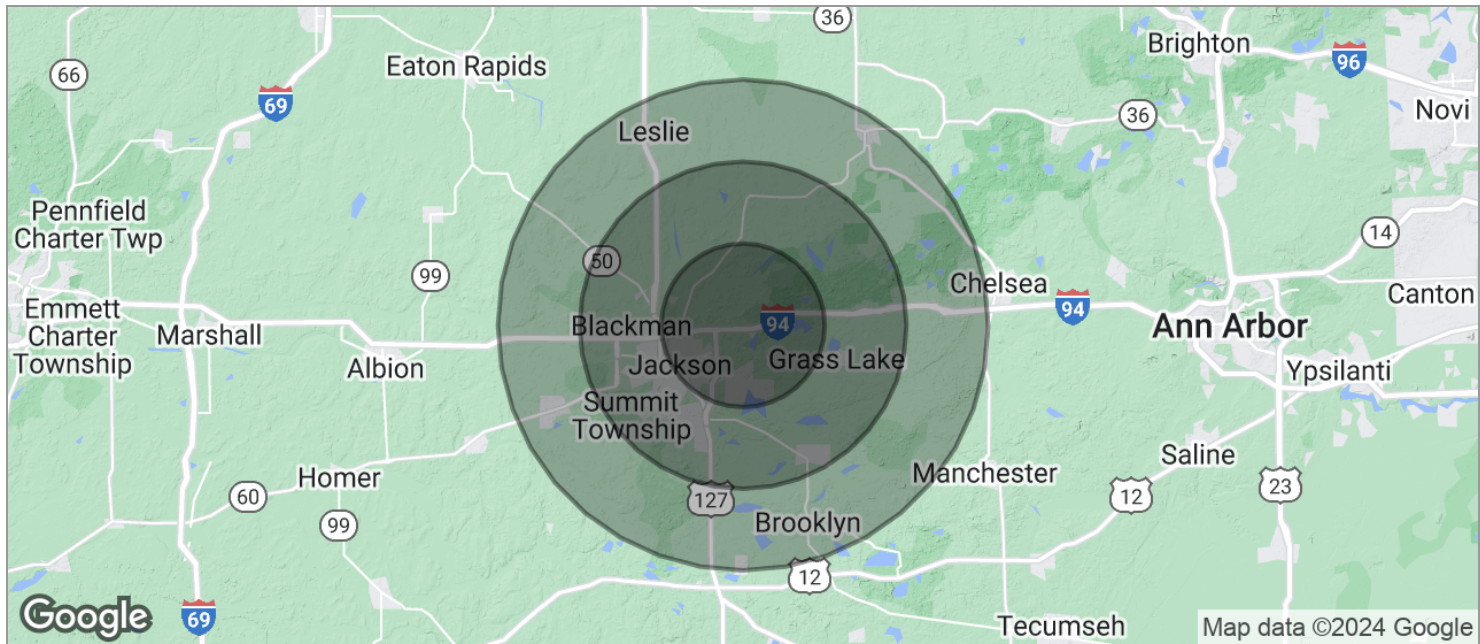
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| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 34,731 | 134,924 | 194,565 |
| MEDIAN AGE | 37.8 | 38.1 | 38.9 |
| MEDIAN AGE (MALE) | 37.7 | 36.7 | 37.6 |
| MEDIAN AGE (FEMALE) | 34.5 | 38.1 | 39.1 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
| TOTAL HOUSEHOLDS | 10,555 | 50,518 | 73,306 |
| # OF PERSONS PER HH | 3.3 | 2.7 | 2.7 |
| AVERAGE HH INCOME | \$48,880 | \$50,665 | \$56,313 |
| AVERAGE HOUSE VALUE | \$133,884 | \$154,030 | \$175,993 |

* Demographic data derived from 2020 ACS - US Census

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