

For Sale
6230 Wilson Ave SW



6230 Wilson Ave SW

Byron Center, MI 49315

Offering

Sale: \$3,975,000
Terms: Cash or New Mortgage
Acreage: 23.4 Acres

Property Features

- M-6 & Wilson development land
- Great M-6 frontage on a major intersection
- Wilson has been widened to five lanes
- All utilities in place
- Currently Master planned for commercial uses, however, industrial uses may also be considered.
- Additional land available adjacent to this site

Proximity

| | |
|---------|-------------------------|
| I-96 | 16.26 Miles |
| US-131 | 5.01 Miles |
| I-196 | 3.59 Miles |
| M-6 | 0.27 Miles - Fronts M-6 |
| Airport | 15.67 Miles |

For more information, contact:

Stu Kingma, SIOR

616 575 7022 direct • skingma@naiwwm.com
616 581 5000 cell

100 Grandville Ave SW, Ste 100
Grand Rapids, MI 49503

6230 Wilson Ave SW
Byron Center, MI



Property Information

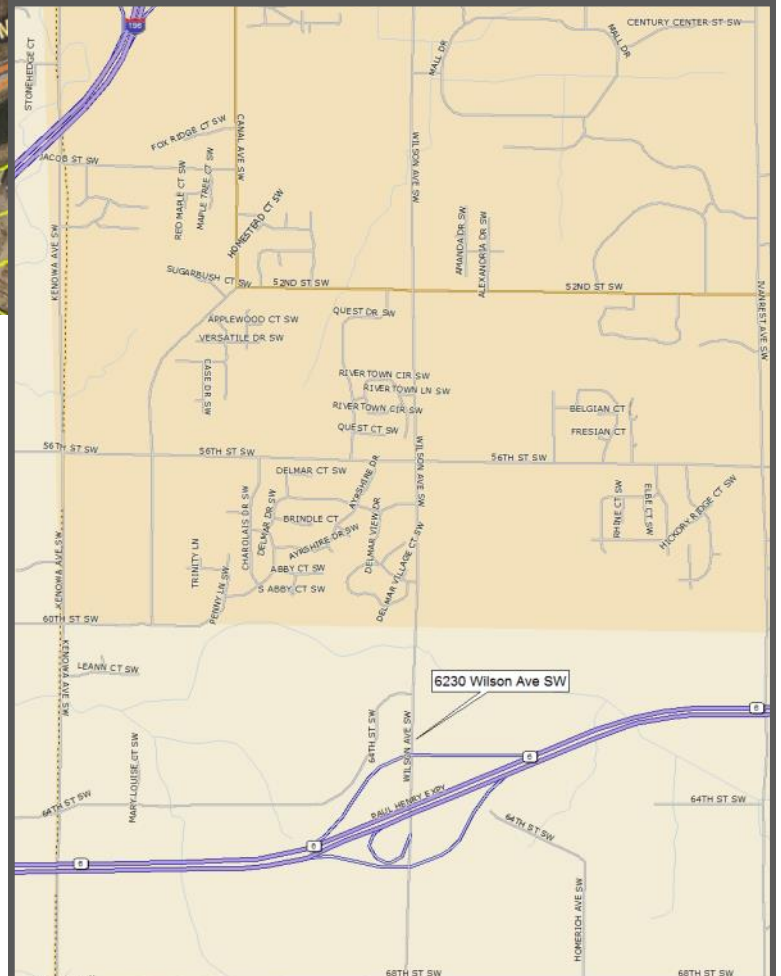
| | | | |
|-----------------|--|-----------------|---|
| Location: | Wilson Ave just North of M-6 on East side of the street | Municipality: | Byron Township |
| Topography: | Flat | PP#: | 41-21-05-100-039 and 41-21-05-100-040 |
| Acreage: | 23.4 Acres | Assessed Value: | \$324,900.00 - 2024 |
| Zoning: | Currently Master planned for commercial uses, however, industrial uses may also be considered. | Taxable Value: | \$126,117.00 - 2024 |
| Lot Dimensions: | Irregular | Taxes: | \$ 1,113.45 - Winter 2023 \$ 2,554.60 - Summer 2023 \$ 3,668.05 - Total |
| Frontage: | 2,533' on M-6; Approx. 484' on Wilson | | |
| Present Use: | Vacant Land | | |
| Possession: | At Close | | |

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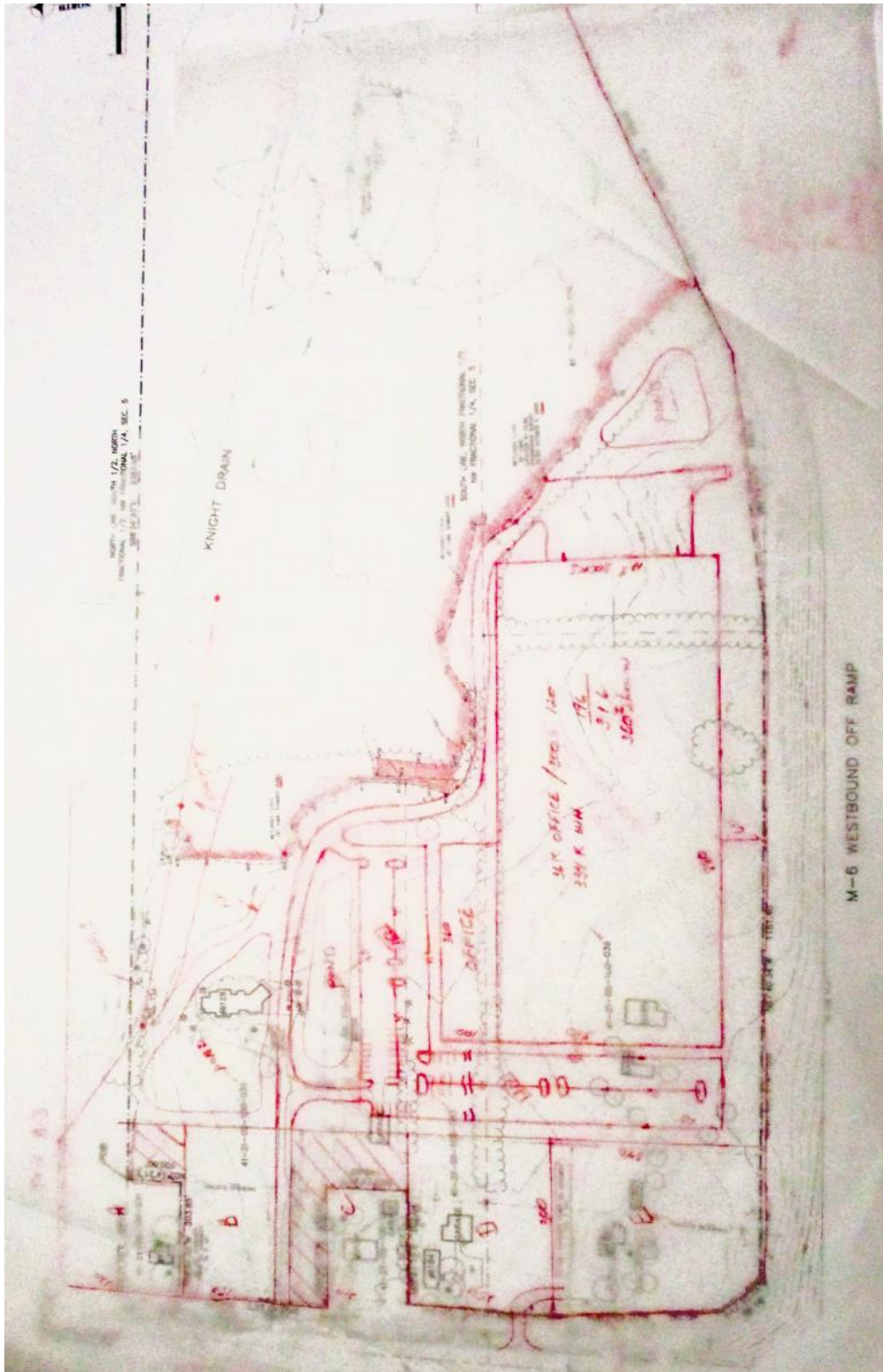
Utilities

| | |
|----------------|------------------|
| Electric | Consumers Energy |
| Telephone | Choice |
| Natural Gas | DTE Energy |
| Sanitary Sewer | Byron Township |
| Storm Sewer | Byron Township |
| Water | Byron Township |



Possible Site Layout

6230 Wilson Ave SW
Byron Center, MI



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Legal Description

41-21-05-100-040

PART OF NW 1/4 COM AT NW COR OF SEC TH S 2D 14M 21S W ALONG W SEC LINE 1855.94 FT TH S 87D 40M 34S E 1287.57 FT TH N 2D 19M 26S E 104.99 FT TO NLY LINE OF HWY M-6 TH S 87D 40M 34S E ALONG SD NLY LINE 41.73 FT TO BEG OF THIS DESC - TH S 87D 40M 34S E ALONG SD NLY LINE 23.89 FT TH N 85D 59M 40S E ALONG SD NLY LINE 485.76 FT TH N 69D 39M 15S E ALONG SD NLY LINE 886.30 FT TO N&S 1/4 LINE TH N 2D 01M 46S E ALONG N&S 1/4 LINE 114.59 FT TO S LINE OF NFRL 1/2 NWFRL 1/4 TH N 89D 01M 45S W ALONG SD S LINE 1325.87 FT TO W LINE OF SE 1/4 NWFRL 1/4 TH S 2D 08M 06S W ALONG SD W LINE 478.43 FT TO BEG * SEC 5 T5N R12W 10.52 A. Split on 12/07/2006 from 41-21-05-100-019;

41-21-05-100-039

SW 1/4 NW 1/4 EX THAT PART LYING ELY NELY & NLY OF A LINE DESCRIBED AS COM AT NW COR OF SEC TH S 2D 14M 21S W 824.82 FT ALONG W SEC LINE TH S 87D 40M 34S E 98.43 FT TO BEG OF SD LINE 0 TH S 2D 19M 26S W 584.32 FT M-6 TH S 3D 42M 13S E 280.96 FT TH S 42D 40M 34S E 88.16 FT TH S 87D 40M 34S E 1516.02 FT TO ENDING OF SD LINE * SEC 5 T5N R12W 12.42 A.

Additional Available Acreage

6230 Wilson Ave SW
Byron Center, MI

Land For Sale



NAI Wisinski of West Michigan

100 Grandville SW, Suite 100 Grand Rapids, MI 49503 | 616-776-0100

6128, 6156 &, 6184 Wilson Ave SW

6128 6128, 6156 & 6184 Wilson Ave SW, Grandville, MI, 49418

Land For Sale

Prepared on September 25, 2023



Listing Details | Land For Sale

| | | | |
|-----------------------|--------------------|----------------|------------------|
| Total Available Space | 36.6 Acres | Days On Market | 2588 days |
| Asking Price | \$2,900,000 | Date Listed | 8/24/2016 |
| Listing Price Per SF | \$1.82 | Last Modified | 9/19/2023 |
| List Price Per Acre | \$79,235 | Listing ID | 27863613 |
| Cap Rate (Actual) | - | Parking Spaces | - |
| Total Expenses | \$15,758 | Electrical | - |
| Investment | No | Water | Yes |
| Available Date | Now | Sanitary Sewer | Yes |

Description

M-6 & Wilson development land
On a major M-6 intersection
Wilson has been widened to five lanes
All utilities in place
Currently Master planned for commercial uses,
however, industrial uses may also be considered.
Additional land available adjacent to this site

Property Details

| | | | |
|----------------|--------------------------------|----------------|-------------|
| Zoning | R-R; RURAL RESIDENTL... | County | Kent |
| Occupancy Type | Single Tenant | Water | Yes |
| Parcels | 412105100017, 412105... | Natural Gas | - |
| Legal Owner | - | Sanitary Sewer | Yes |
| Submarket | - | | |

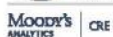
Contact



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NAI Wisinski of West Michigan



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Commercial Real Estate Services, Worldwide.

100 Grandville Ave SW Suite 100
Grand Rapids, Michigan 49503
616 776 0100

naiwwm.com

Demographics

6230 Wilson Ave SW
Byron Center, MI

6230 WILSON AVE SW



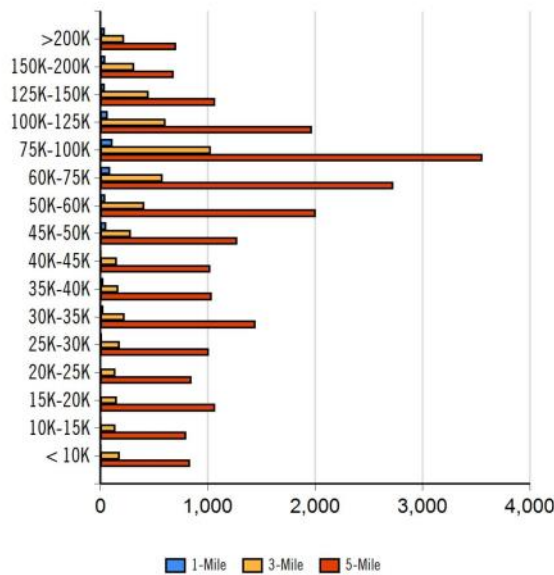
NAI Wisinski of West Michigan

100 Grandville SW, Suite 100 Grand Rapids, MI 49503 | 616-776-0100

Labor & Income

| | Agriculture | Mining | Construction | Manufacturing | Wholesale | Retail | Transportation | Information | Professional | Utility | Hospitality | Pub-Admin | Other |
|--------|-------------|--------|--------------|---------------|-----------|--------|----------------|-------------|--------------|---------|-------------|-----------|-------|
| 1-Mile | 2 | 0 | 85 | 178 | 29 | 58 | 34 | 7 | 105 | 193 | 48 | 8 | 102 |
| 3-Mile | 27 | 0 | 508 | 1,733 | 491 | 659 | 265 | 133 | 727 | 1,485 | 573 | 98 | 681 |
| 5-Mile | 219 | 10 | 1,984 | 5,662 | 1,421 | 3,167 | 1,028 | 570 | 2,674 | 6,560 | 2,347 | 397 | 2,618 |

Household Income



| Radius | Median Household Income |
|--------|-------------------------|
| 1-Mile | \$82,940.00 |
| 3-Mile | \$69,134.86 |
| 5-Mile | \$58,995.74 |

| Radius | Average Household Income |
|--------|--------------------------|
| 1-Mile | \$93,594.00 |
| 3-Mile | \$77,470.43 |
| 5-Mile | \$67,351.49 |

| Radius | Aggregate Household Income |
|--------|----------------------------|
| 1-Mile | \$53,906,543.33 |
| 3-Mile | \$439,684,526.09 |
| 5-Mile | \$1,552,336,230.49 |

Education

| | 1-Mile | 3-mile | 5-mile |
|------------------|--------|--------|--------|
| Pop > 25 | 1,099 | 9,457 | 37,784 |
| High School Grad | 286 | 2,449 | 10,683 |
| Some College | 264 | 2,275 | 9,034 |
| Associates | 104 | 874 | 3,032 |
| Bachelors | 220 | 2,193 | 7,137 |
| Masters | 81 | 631 | 2,432 |
| Prof. Degree | 9 | 103 | 886 |
| Doctorate | 1 | 10 | 62 |

Tapestry

| | 1-Mile | 3-mile | 5-mile |
|-----------------------------|--------|--------|--------|
| Expensive Homes | 84 % | 44 % | 22 % |
| Households with 4+ Cars | 73 % | 77 % | 105 % |
| Military Households | 0 % | 0 % | 0 % |
| Mobile Homes | 0 % | 5 % | 34 % |
| New Homes | 93 % | 212 % | 157 % |
| New Households | 23 % | 61 % | 91 % |
| Public Transportation Users | 1 % | 5 % | 14 % |
| Teen's | 36 % | 58 % | 80 % |
| Vacant Ready For Rent | 4 % | 11 % | 35 % |
| Young Wealthy Households | 0 % | 5 % | 43 % |

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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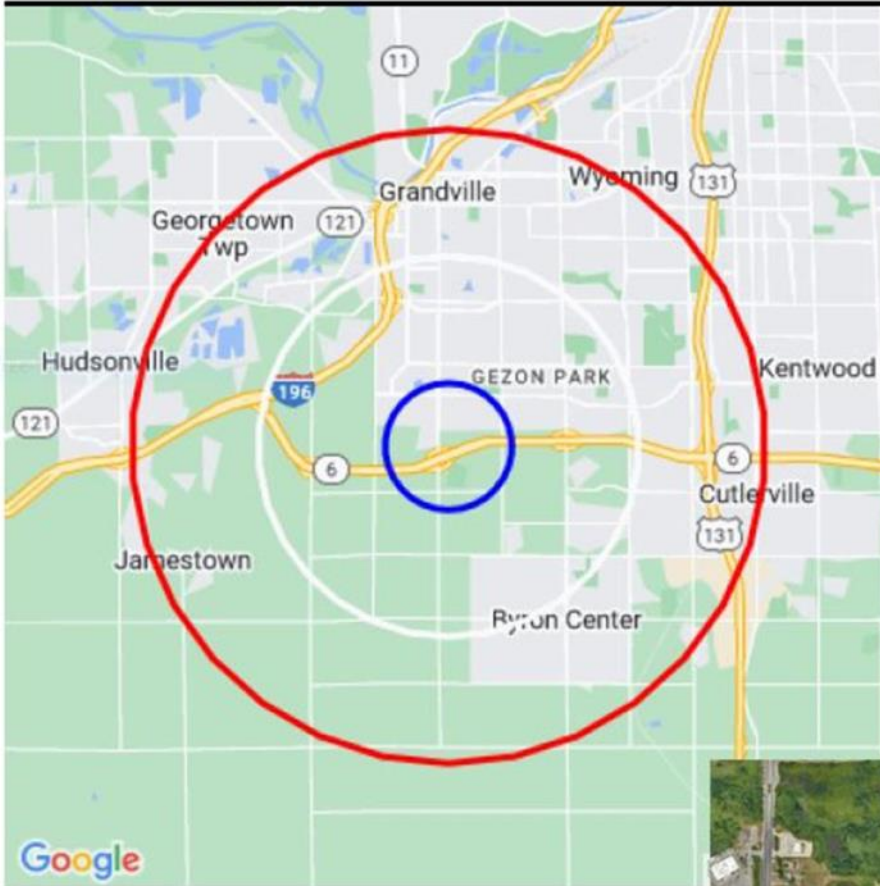


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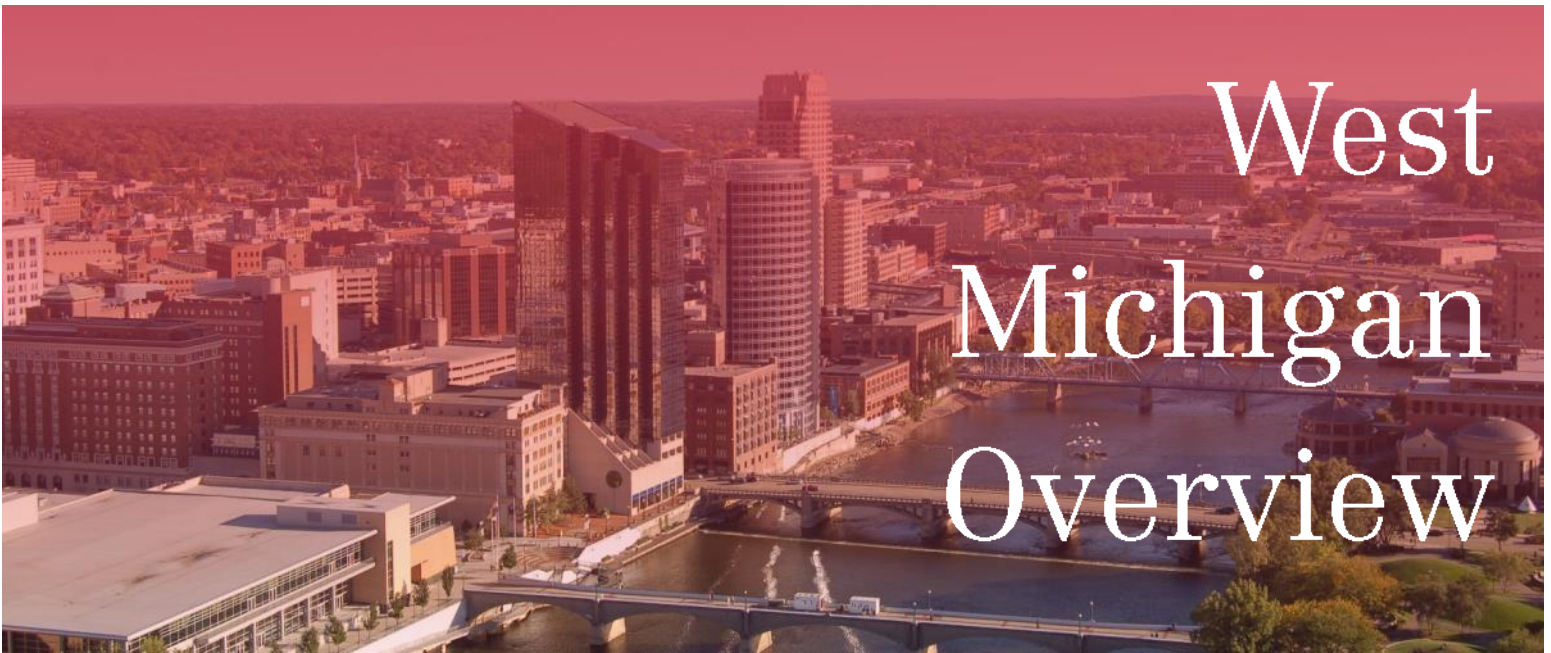
Demographics

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Demographic Report



| Distance | Year | Estimated Households | | | Housing Occupied By | | | Housing Occupancy | | |
|----------|------|----------------------|--------|---------|---------------------|--------|--------|-------------------|--------|--|
| | | Projection | 2018 | Change | 1 Person | Family | Owner | Renter | Vacant | |
| 1-Mile | 2020 | 2,270 | 1,945 | 16.04 % | 279 | 1,913 | 2,046 | 224 | 94 | |
| 3-Mile | 2020 | 11,816 | 9,902 | 19.90 % | 2,190 | 9,130 | 9,238 | 2,578 | 498 | |
| 5-Mile | 2020 | 28,816 | 25,049 | 14.87 % | 6,386 | 20,864 | 21,730 | 7,086 | 2,124 | |
| 1-Mile | 2023 | 2,320 | 1,945 | 18.40 % | 285 | 1,956 | 2,102 | 218 | 123 | |
| 3-Mile | 2023 | 11,925 | 9,902 | 21.14 % | 2,211 | 9,213 | 9,375 | 2,550 | 693 | |
| 5-Mile | 2023 | 29,010 | 25,049 | 15.89 % | 6,427 | 21,001 | 22,014 | 6,996 | 2,808 | |



West Michigan Overview

West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies.

The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty

Grand Rapids Rankings

#1 Fastest Growing US Economy
-HeadlightData

#19 Best Cities in the US
- USNews

#3 Big Cities with the Healthiest Markets
-SmartAsset

#4 Housing Markets to Watch 2017
- Trulia

#5 Best Large Cities to Start a Business
- WalletHub

Quality of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.



Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.



Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.



Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world’s largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.