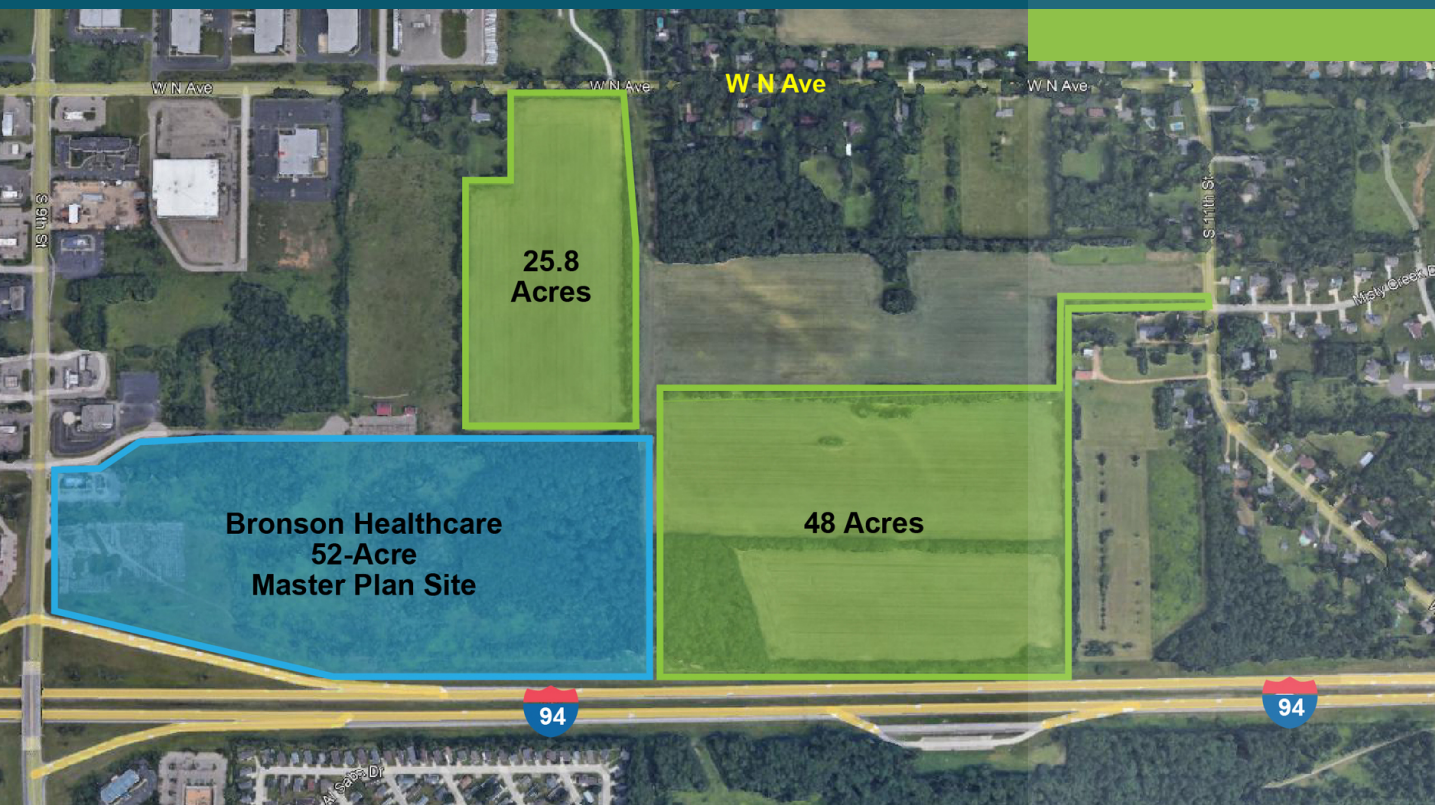


LAND FOR SALE

25.8 - 73.8 Acres for Development Near Kalamazoo

6209 W N AVENUE
TEXAS CHARTER TOWNSHIP, MI 49009



Flat Land for Mixed-use Development

Up to 73.8 Acres near Kalamazoo

1,800' of frontage on I-94

Adjacent to Bronson Healthcare's 52-Acre
Mixed-use Master Plan



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

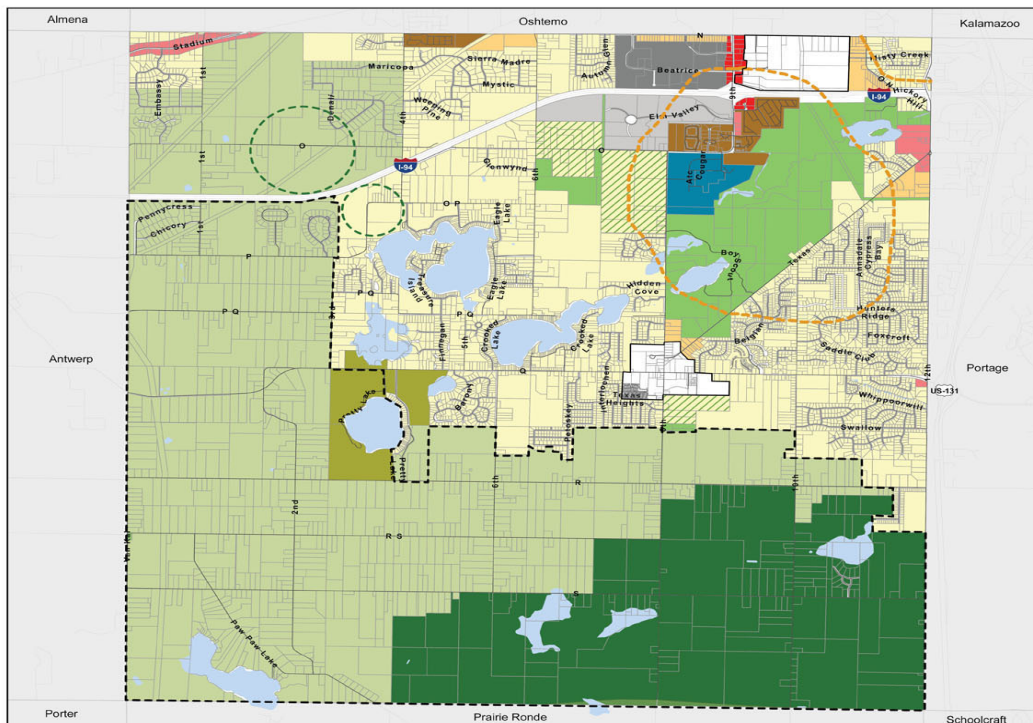
Sale Price:	\$100,000 per acre
Price / SF:	\$2.30
Lot Size:	73.8 Acres
Zoning:	Mixed-use
Market:	West Michigan
Submarket:	Western Kalamazoo County
Traffic Count:	48,000 VPD on I-94
Traffic Count:	48,000

PROPERTY OVERVIEW

Ripe land for development in Texas Township, located just southwest of Kalamazoo. This development opportunity features 25.8 - 73.8 Acres of flat land. The 48-acre lot backs up to I-94 and has 2000' of frontage, which sees 48,000 vehicles per day. The 25.8-acre lot has approximately 530' of frontage on N W Ave. Sewer and water are both available in the area.

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.



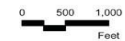
Future Land Use

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



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



ABOUT TEXAS TOWNSHIP

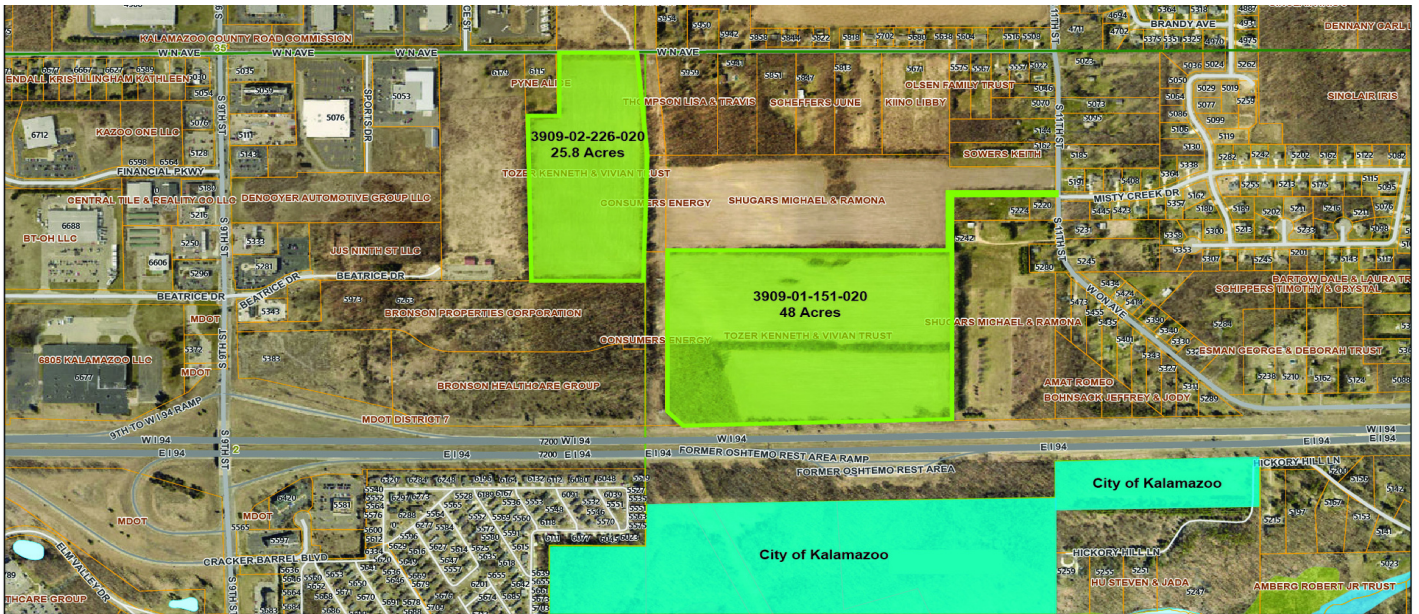
Located in Kalamazoo County, MI Texas Township is considered one of Kalamazoo’s premier communities, home to natural beauty, highly desirable neighborhoods, major regional institutions, and an emerging downtown core.

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.

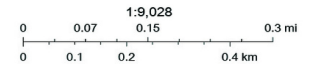
DEVELOPMENT HIGHLIGHTS

- Flat Land for Mixed-use Development
- Up to 73.8 Acres near Kalamazoo
- 1,800' 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



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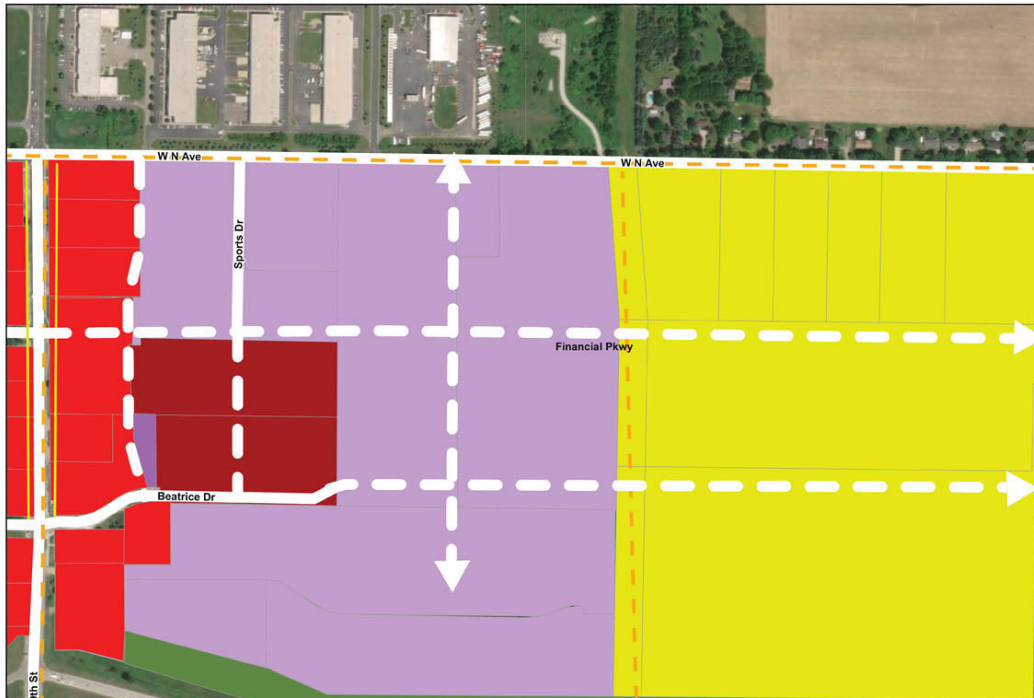
- Wetlands
- Freshwater Emergent Wetland
- Lake
- Address Points
- Government Units
- Street Centerlines
- County Primary Road
- County Local Road - Tertiary
- Private/Non-Certified Road
- Parcels
- Sections
- Lakes



Eari Community Maps Contributors, © OpenStreetMap, Microsoft, Fari, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METU

OF LOTS 2 | TOTAL LOT SIZE 25.8 - 73.8 ACRES | TOTAL LOT PRICE \$100,000 PER ACRE | BEST USE MIXED-USE

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



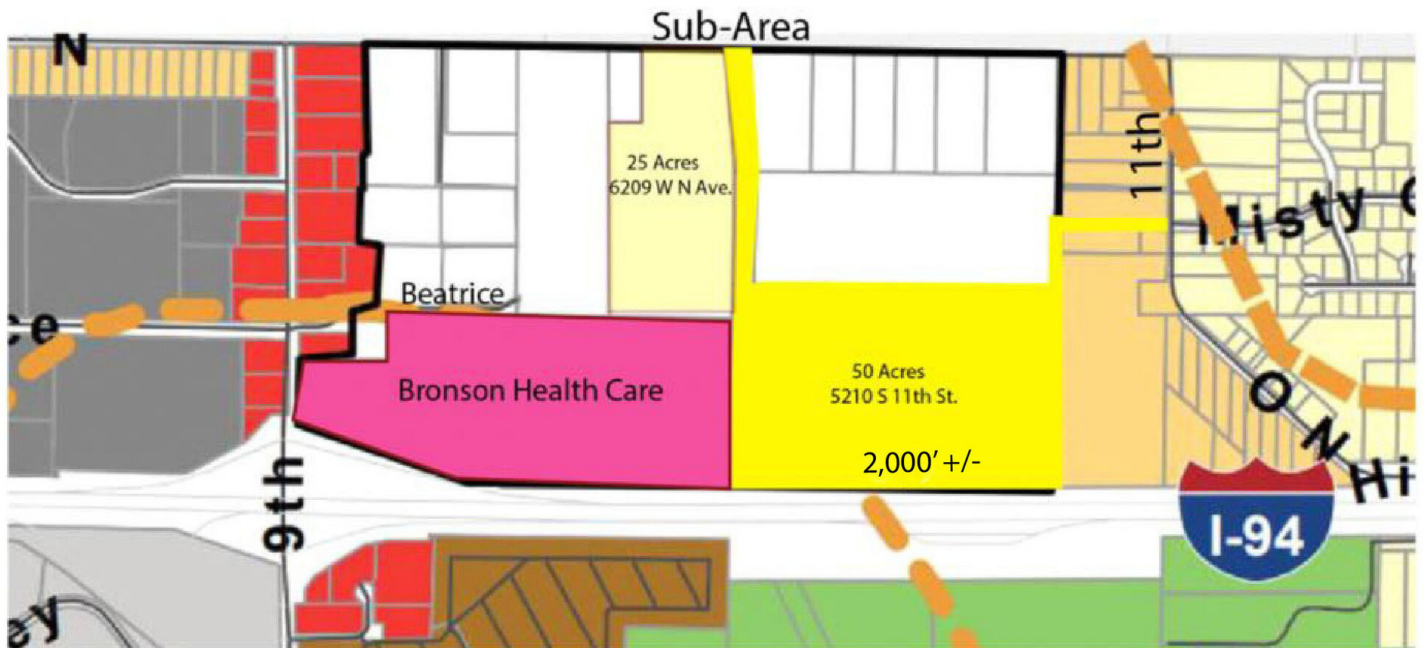
9th Street East Sub-Area Plan

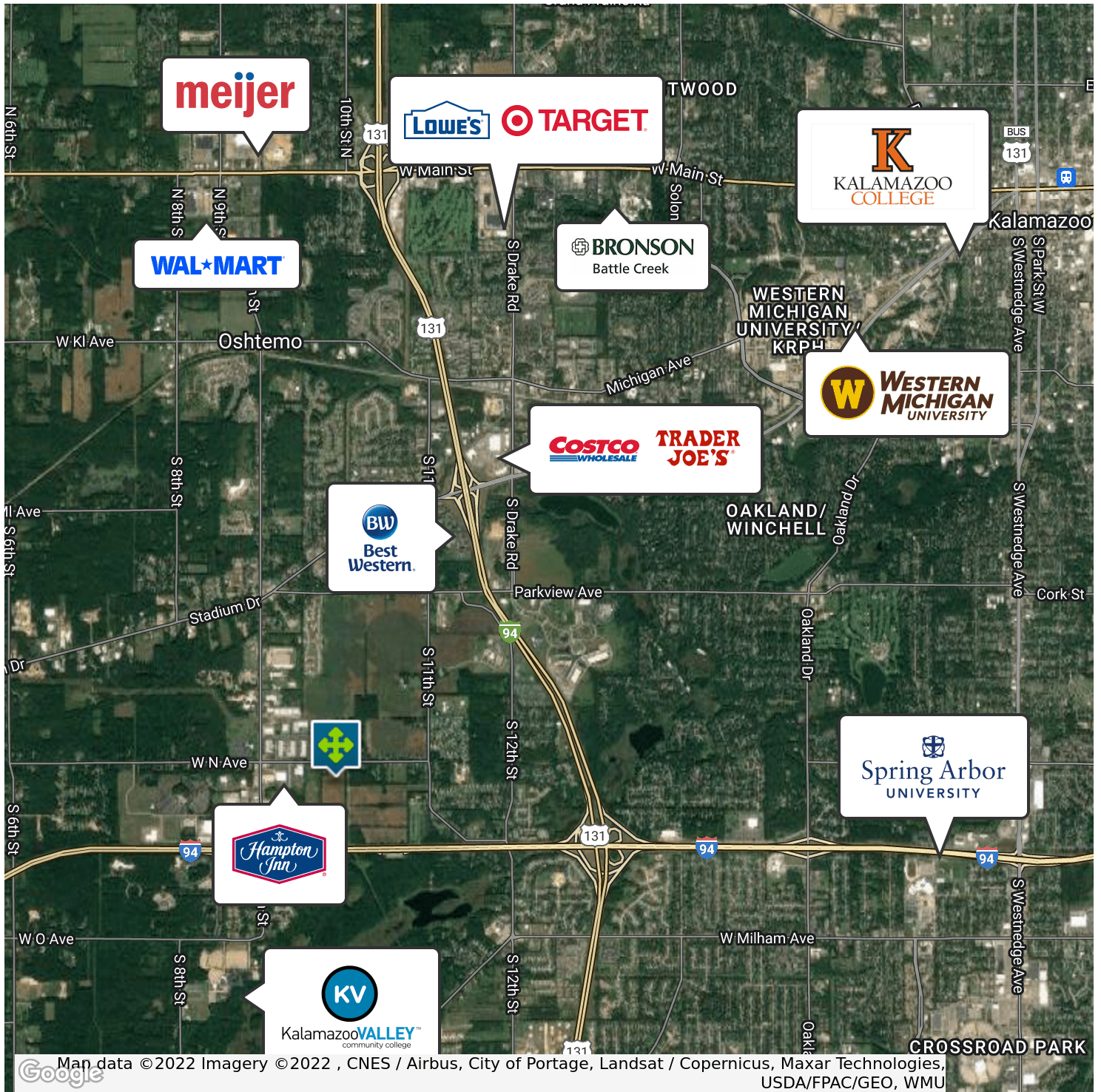
Texas Charter Township, Kalamazoo County, MI

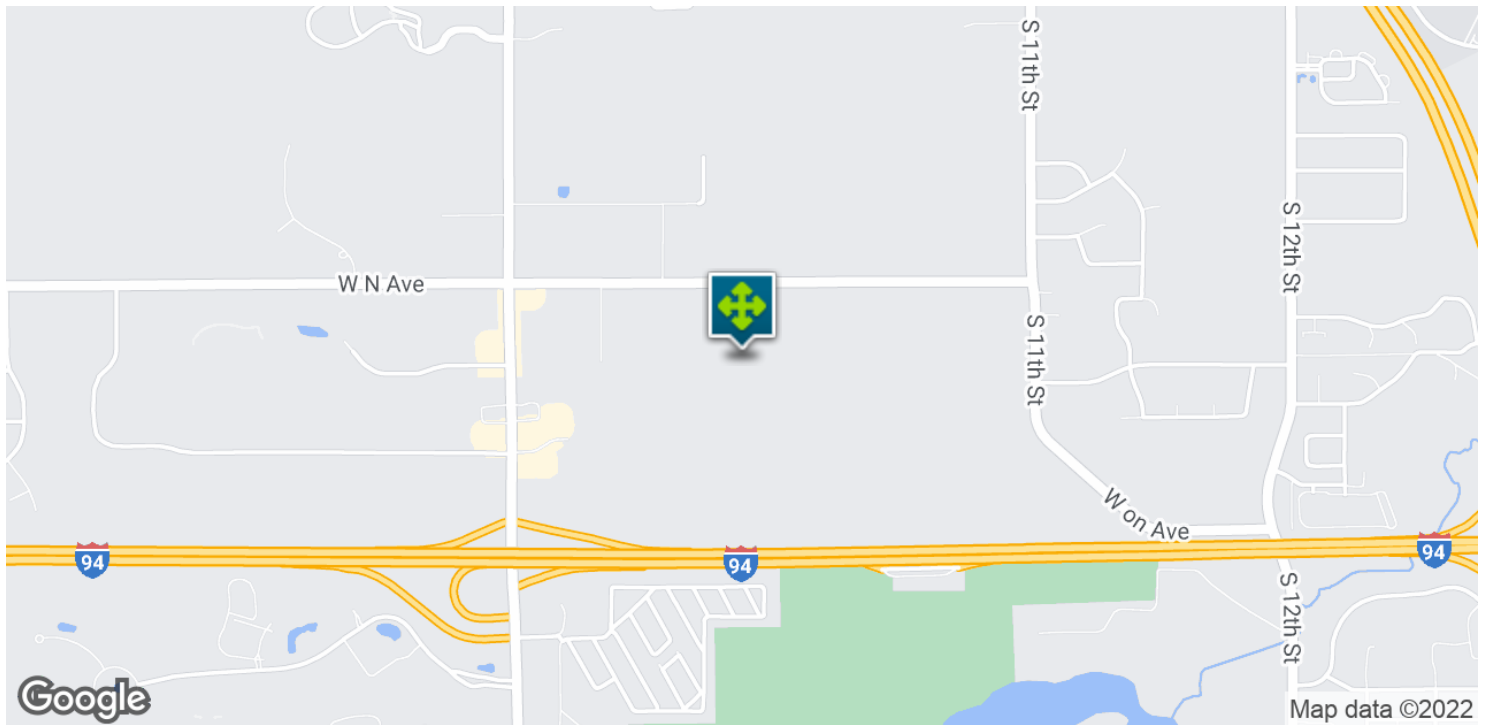
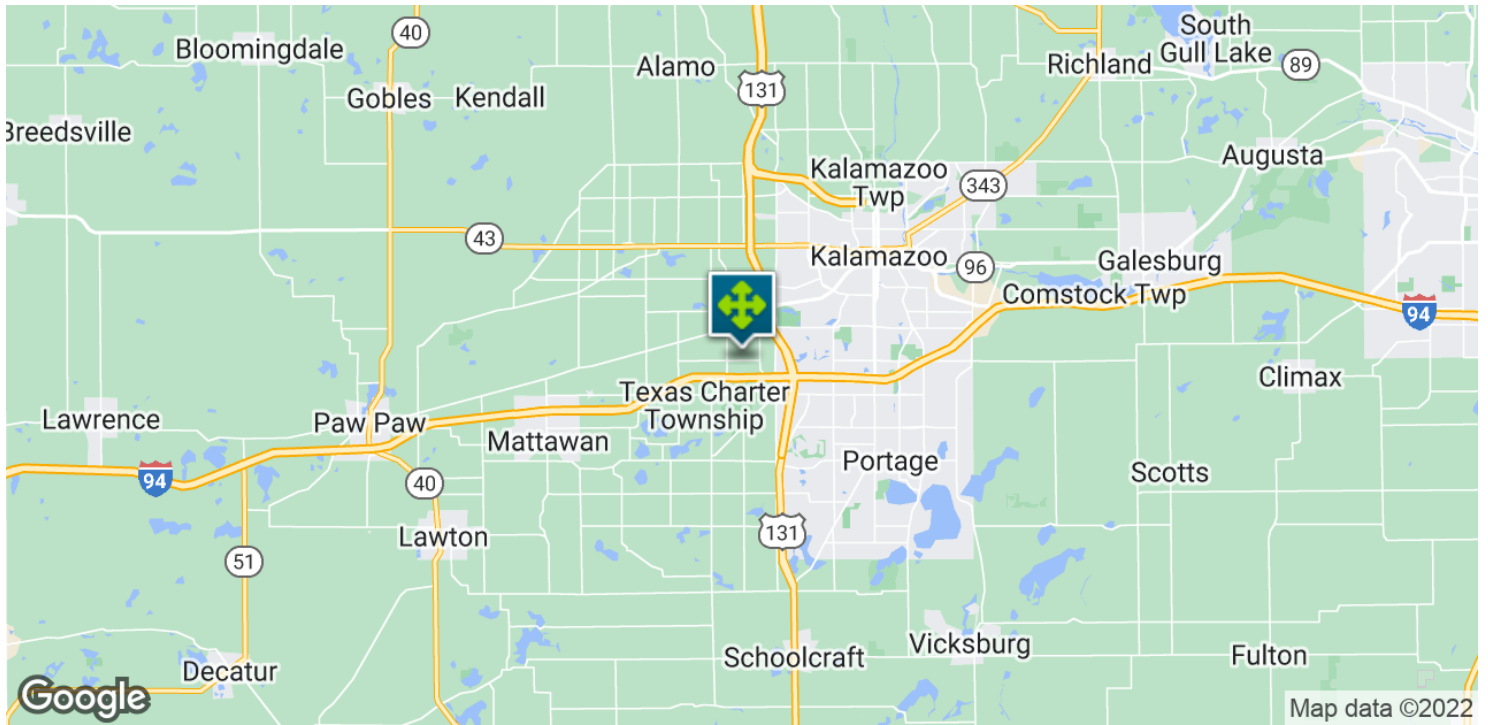
July 16, 2020

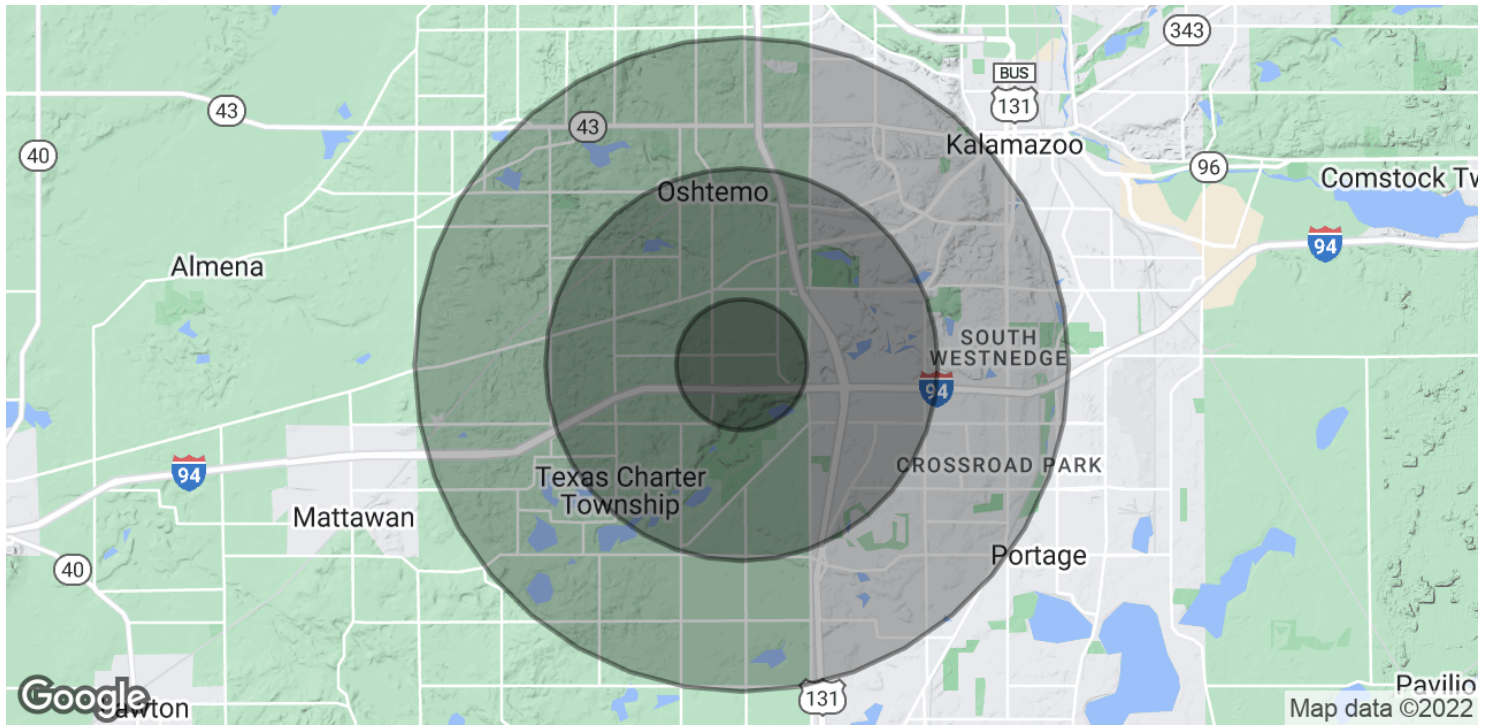
LEGEND

- Mixed Use - Residential Focus
- Mixed Use - Flexible
- Mixed Use - Commercial Focus
- General Commercial
- Greenbelt or Buffer
- Existing Trailway
- Proposed Trailway
- Existing Sidewalk









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