



3483-3485 Lake Michigan Dr NW Grand Rapids, Michigan 49534

Property Overview

NAI is pleased to present the opportunity for Commercial Development in a well established neighborhood located just minutes northwest of downtown Grand Rapids in Walker. The Commercial Development has been rezoned CPUD designation with an underlying zoning in accordance with "C-1" district, local commercial. CPUD received its Preliminary Area Site Plan approvals on 9/1/2021.

Executive Summary

The redevelopment of the former Lincoln Country Club, Waterford Village creates three separate PUD designations which will include Single Family Residential (RPUD-1), Multifamily Residential (RPUD-2) and Commercial Development (CPUD). The site offers convenient access to downtown Grand Rapids (5 minutes) and the Gerald R. Ford International Airport (20 minutes). Situated on 105 acres, the development will include approximately 68 single family lots on the northern 23.02 acres, 250 low-density multifamily residential units on the central 36.78 acres and five (5) commercial out lots on the southern 7.11 acres of the site. The developer has received Final Area Site Plan approval and intends to start construction on Waterford Village Drive and the multifamily tract in late July. All public services and utilities are available to the site.



For More Information

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Asset/Sale Overview

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Grand Rapids, Michigan 49534

Area Demographics

	1 Mile	3 Miles	5 Miles
2022 Population:	613	17,292	49,283
2022 Average Household Income :	\$108,298	\$63,333	\$88,183
2022 Median Age:	36.1	27.7	31.6
2022 Employment Rate:	98.8%	98.3%	97.5%
Traffic Counts	1 Mile	3 Miles	5 Miles
Traffic VPD (Volume Per Day)	28,403 VPD Lake MI Dr & Bayberry Pointe Dr NW	26,795 VPD Rolling Greene Dr NW W	24,151 VPD Lake MI Dr & Kinney Ave NW

Grand Rapids

Grand Rapids is one of the fastest growing metropolitan areas in the country, with a low cost of living and one of the nation's hottest housing markets (metro population of over 1,000,000). The John Ball Zoological Garden, Belknap Hill, Gerald R Ford Museum, DeVos Place Convention Center, Van Andel Arena, Frederik Meijer Gardens and Sculpture Park and Amway Grand Plaza Hotel provide a varied entertainment and cultural community. It is also home to Art Prize, the largest art exposition in the US, with over 400,000 visitors each year.

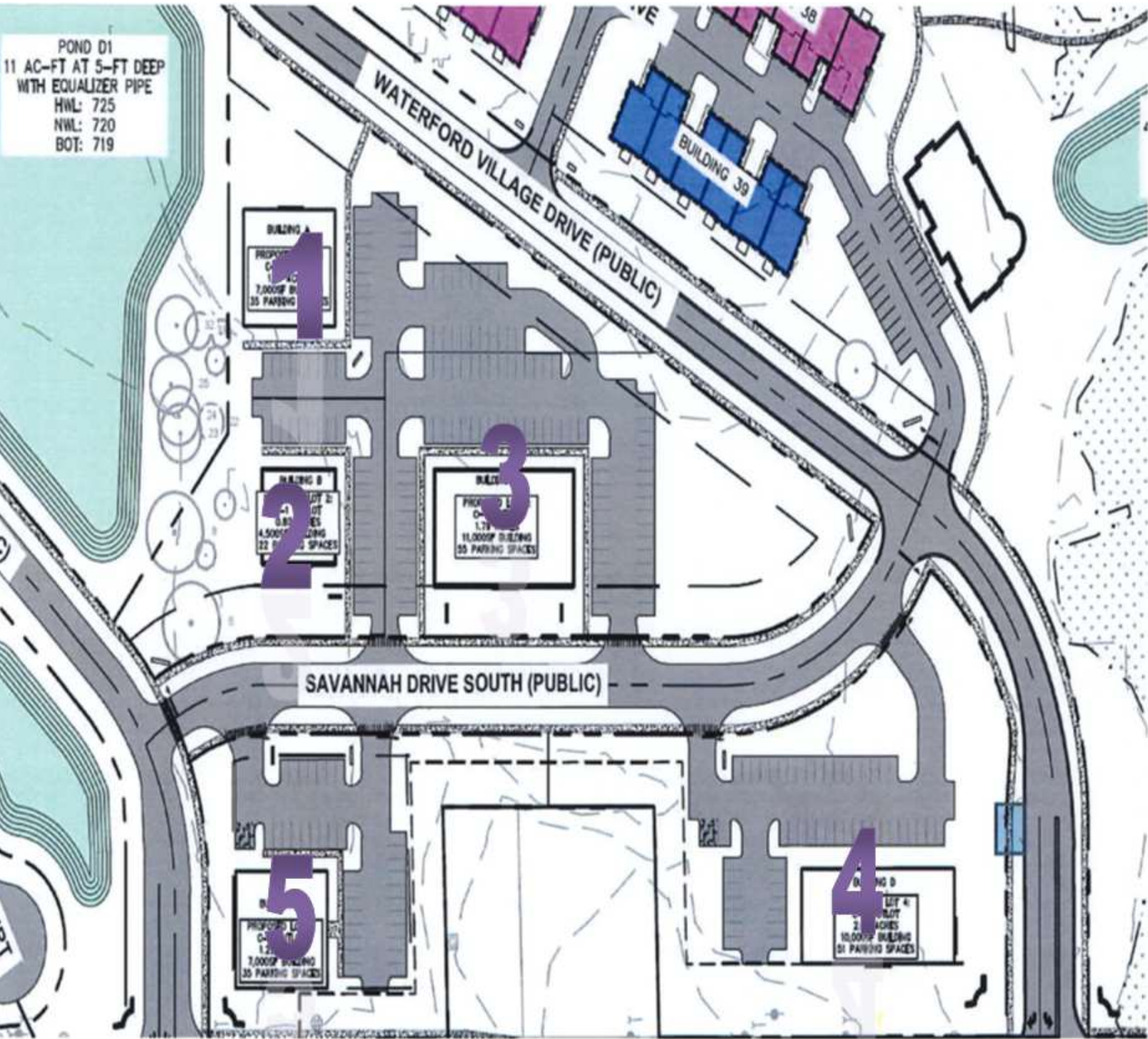
The city is home to nearly 20 colleges and universities, including Michigan State University College of Human Medicine, Grand Valley State University, Calvin College, Cornerstone University and Davenport University.

Spectrum Health, the largest employer and medical group in West Michigan, is also headquartered in Grand Rapids, with 25,600 staff and 1,700 physicians. A new 1,000,000 SF Amazon distribution center is under construction. GE Aviation Systems, Alticor/Amway, Bissell, Spartan Nash, Foremost Insurance Company, Meijer, MC Sports and Smiths Industries are a few of the top Grand Rapids employers.

LOT	ACREAGE	VALUE	PRICE/SF
1	1.21 acres	\$409,927.00	\$7.78/SF
2	.80 acres	\$271,026.00	\$7.78/SF
3	1.79 acres	\$606,420.00	\$7.78/SF
4	2.06 acres	\$1,161,392.00	\$12.94/SF
5	1.25 acres	\$617,228.00	\$11.33/SF

Lot Plat

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Photos

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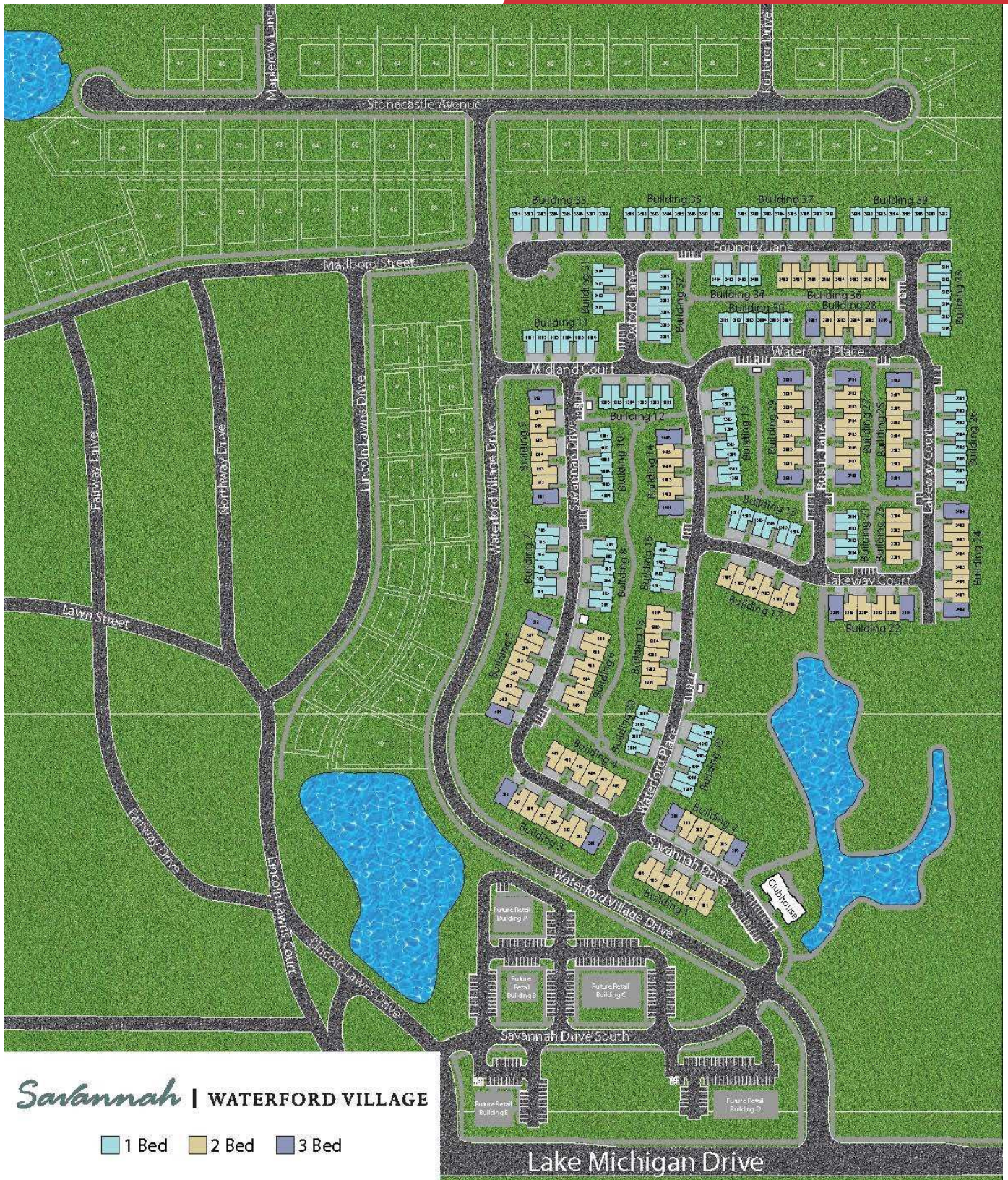
Additional Photos

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Rendered Site Plan

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Savannah | WATERFORD VILLAGE

1 Bed
 2 Bed
 3 Bed