



6739 East Paris Ave & 3939 68th Street SE  
Caledonia, Michigan 49316

## Property Overview

Great Visibility and easy access to M-6 highway

Property is located less than 1 mile from SWITCH DATA CENTER and AMAZON DISTRIBUTION CENTER

13.33 Acres available

Zoned C-2(Heavy Commercial) and L-1(Light Industrial)

All utilities available to site



For More Information

**Chris Prins, SIOR**

O: 616 242 1107

chrisp@naiwwm.com

# Parcel

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68th Street SE  
Caledonia, Michigan 49316



# Sale Overview

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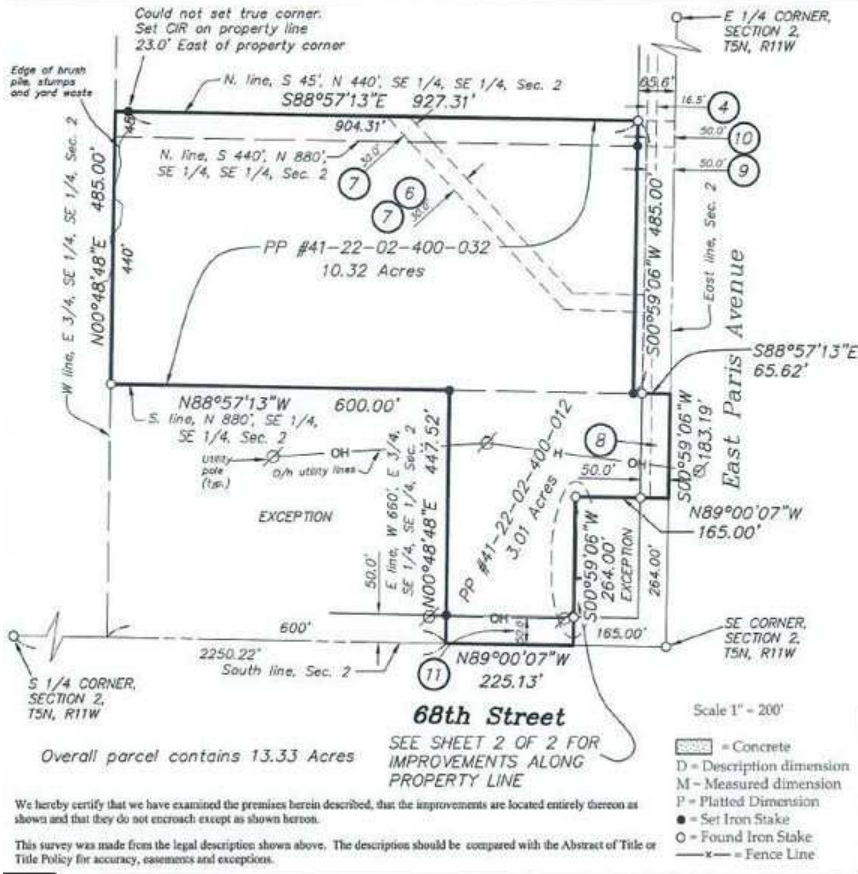
## Sale Information

<b>13.33 Acres Price:</b>	\$2,495,000
<b>Per Acre:</b>	\$187,172
<b>10.32 Acres Price (6739 East Paris)</b>	\$1,885,000
<b>Per Acre:</b>	\$182,655
<b>Municipality:</b>	Gaines Township
<b>PPN:</b>	41-22-02-400-012 and 41-22-02-400-032
<b>SEV - Both Parcels (2024):</b>	\$484,700.00
<b>Taxable Value - Both Parcels (2024):</b>	\$379,466.00
<b>Total Taxes - Both Parcels (2023)</b>	\$17,233.12
<b>Terms:</b>	Cash



# Survey

6739 East Paris Ave and 3939  
68th Street SE  
Caledonia, Michigan 49316



PREPARED FOR: NAI Wisinski of West Michigan  
Rod Alderink  
100 Grandville SW, Suite 100  
Grand Rapids, MI 49503

SHEET 1 OF 2

RE: 3939 68th Street SE and 6739 East Paris Ave SE

**PARTIAL DESCRIPTION:**

Part of the Southeast 1/4 of Section 2, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan.  
(See Sheet 2 of 2 for complete description.)

**SCHEDULE B - SECTION II - EXCEPTIONS NOTES:**

- 4 Easement granted to Michigan Bell Telephone Company disclosed by instrument recorded in Liber 3058, Page 1253, Kent County Records, affects subject property as plotted and shown hereon.
- 5 Easement granted to Michigan Bell Telephone Company disclosed by instrument recorded in Liber 3458, Page 508, Kent County Records, does not affect subject property.
- 6 Terms, covenants, restrictions, conditions, and other provisions as contained in the General Easement and Right of Way recorded in Liber 3735, Page 1289, Kent County Records, affects subject property as plotted and shown hereon.
- 7 Terms, covenants, restrictions, conditions, and other provisions as contained in the General Easement and Right of Way recorded in Liber 3735, Page 1292 and Assigned by the abovementioned recorded in Liber 4852, Page 450, Kent County Records, affects subject property as plotted and shown hereon.
- 8 Easement granted to Board of County Road Commissioners disclosed by instrument recorded in Liber 4378, Page 1158, Kent County Records, affects subject property as plotted and shown hereon.
- 9 Easement granted to Board of County Road Commissioners disclosed by instrument recorded in Liber 4378, Page 1159, Kent County Records, affects subject property as plotted and shown hereon.
- 10 Easement granted to Board of County Road Commissioners disclosed by instrument recorded in Liber 4378, Page 1160, Kent County Records, affects subject property as plotted and shown hereon.
- 11 Easement granted to Board of County Road Commissioners disclosed by instrument recorded in Liber 4378, Page 1161, Kent County Records, affects subject property as plotted and shown hereon.



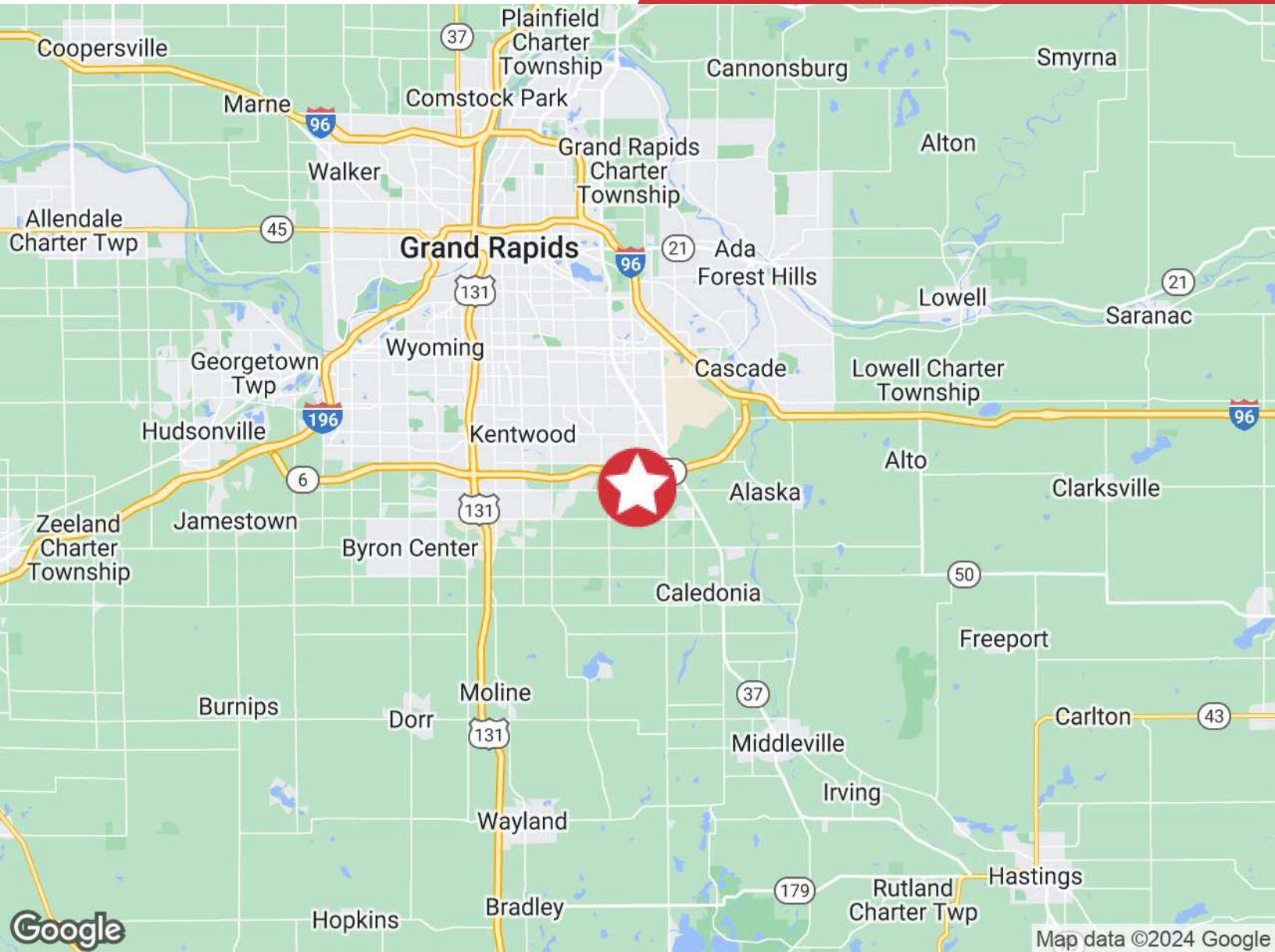
By: *Randal J. Vugteveen*  
Randal J. Vugteveen, Registered Professional Surveyor No. 28429

 <b>NEDERVELD</b> www.nederveld.com 800.222.1868 © 2014 Nederveld, Inc.	ANN ARBOR 3025 Miller Road Ann Arbor, MI 48106 PHONE: 734.929.6900	COLUMBUS 6355 Grandview Road, Suite A Columbus, OH 43214 PHONE: 614.885.3122	HOLLAND 347 Hoover Boulevard Holland, MI 49423 PHONE: 616.393.0449
	CHICAGO 1082 National Parkway Schaumburg, IL 60173 PHONE: 312.878.3857	GRAND RAPIDS 217 Grandville Ave., Suite 302 Grand Rapids, MI 49503 PHONE: 616.575.5190	INDIANAPOLIS 8459 Castlewood Dr., Suite B Indianapolis, IN 46250 PHONE: 317.288.3762

rev.: Property lines date: 12.11.14 VB  
project no.: 14401275.1 date: 12.02.14 VB

# Location Map

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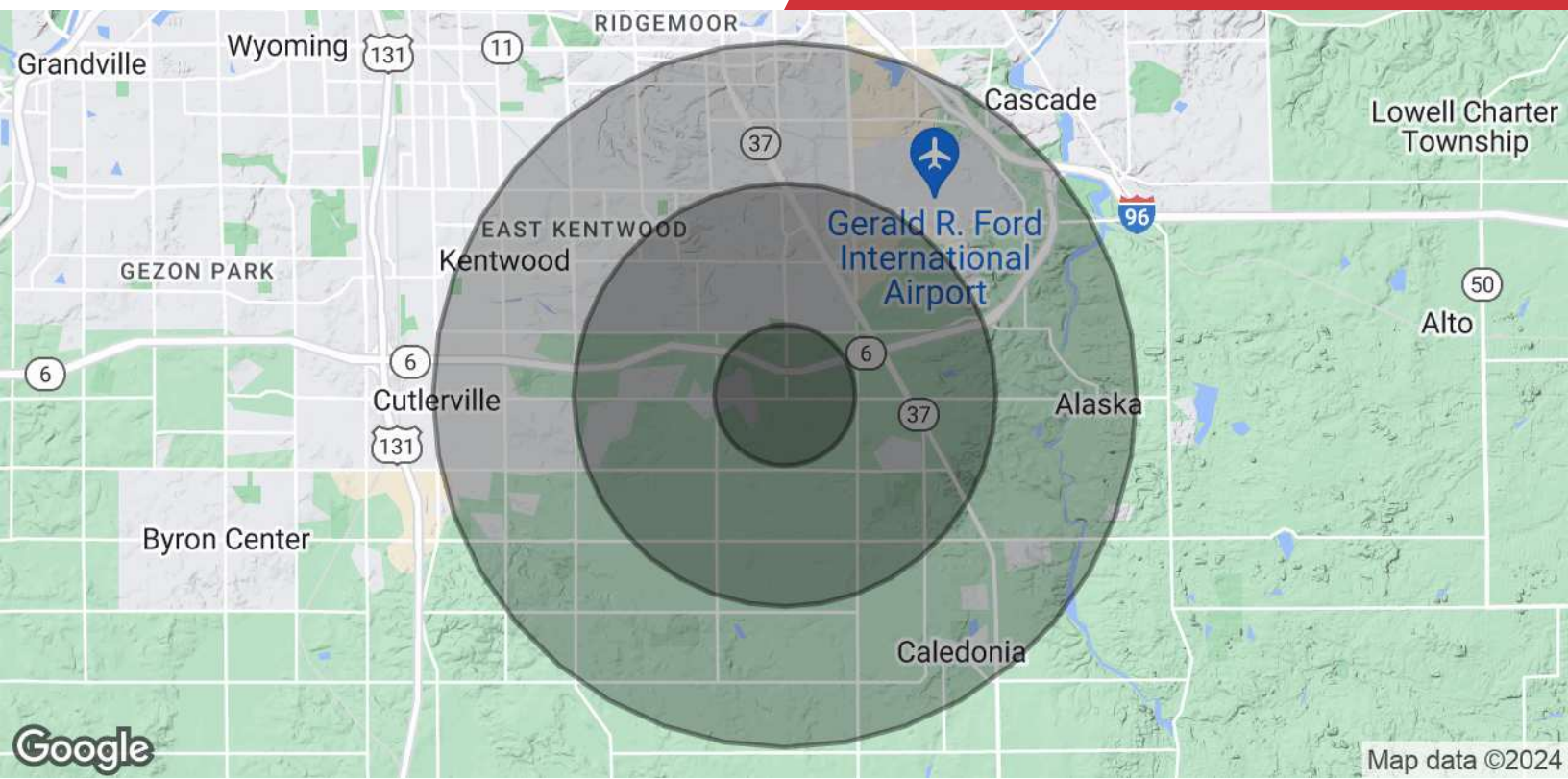


## Proximity

I-96	6.60 Miles
US-131	6.06 Miles
I-196	11.32 Miles
M-6	2.69 Miles
M-37	1.82 Miles
Gerald R Ford International Airport	4.72 Miles

# Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	3,545	22,947	68,041
<b>Average Age</b>	28.9	32.8	33.7
<b>Average Age (Male)</b>	28.0	31.7	33.0
<b>Average Age (Female)</b>	29.6	34.0	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,392	8,678	27,339
<b># of Persons per HH</b>	2.5	2.6	2.5
<b>Average HH Income</b>	\$53,055	\$73,107	\$65,060
<b>Average House Value</b>	\$153,249	\$183,434	\$183,958

\* Demographic data derived from 2020 ACS - US Census

# 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.

## 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.

## Grand Rapids Ranking

- #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