

Development Site For Sale



1186 LYDIA DRIVE, ST. JOSEPH, MICHIGAN

Property Features

- Located in the highly trafficked commercial corridor in St. Joseph
- Last of the remaining vacant land development sites on Niles Avenue



For more information, contact:

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Asset Overview

1186 Lydia Dr.
St. Joseph, Michigan

Property Information

Municipality	St. Joseph Charter Township
Acres	1.0 Acres
Zoning	R-2
Parcel Number	11-18-0135-0002-24-5
Annual Property Taxes	\$746.92 (2019)
Terms	Cash/Conventional
Possession	At Closing

Offering

Price \$300,000

Demographics

	1 Mile	3 Miles	5 Miles
2018 Population	4,712	33,642	55,276
2018 Households	2,145	14,073	22,422
Average HH Income	\$79,559	\$69,182	\$72,503



Legal Description

COM 488.82'E & 326.93'S29DEG55'E OF CEN OF FRL SEC 35 T4S R19W TH N60 DEG05'E 162.67'TH N75DEG02'E 14.83' TH S29DEG55'E 332.9'TO N LN OF BRUNNAVE TH W 204.65'TO ELY RW M 63 TH NWLY TO POB

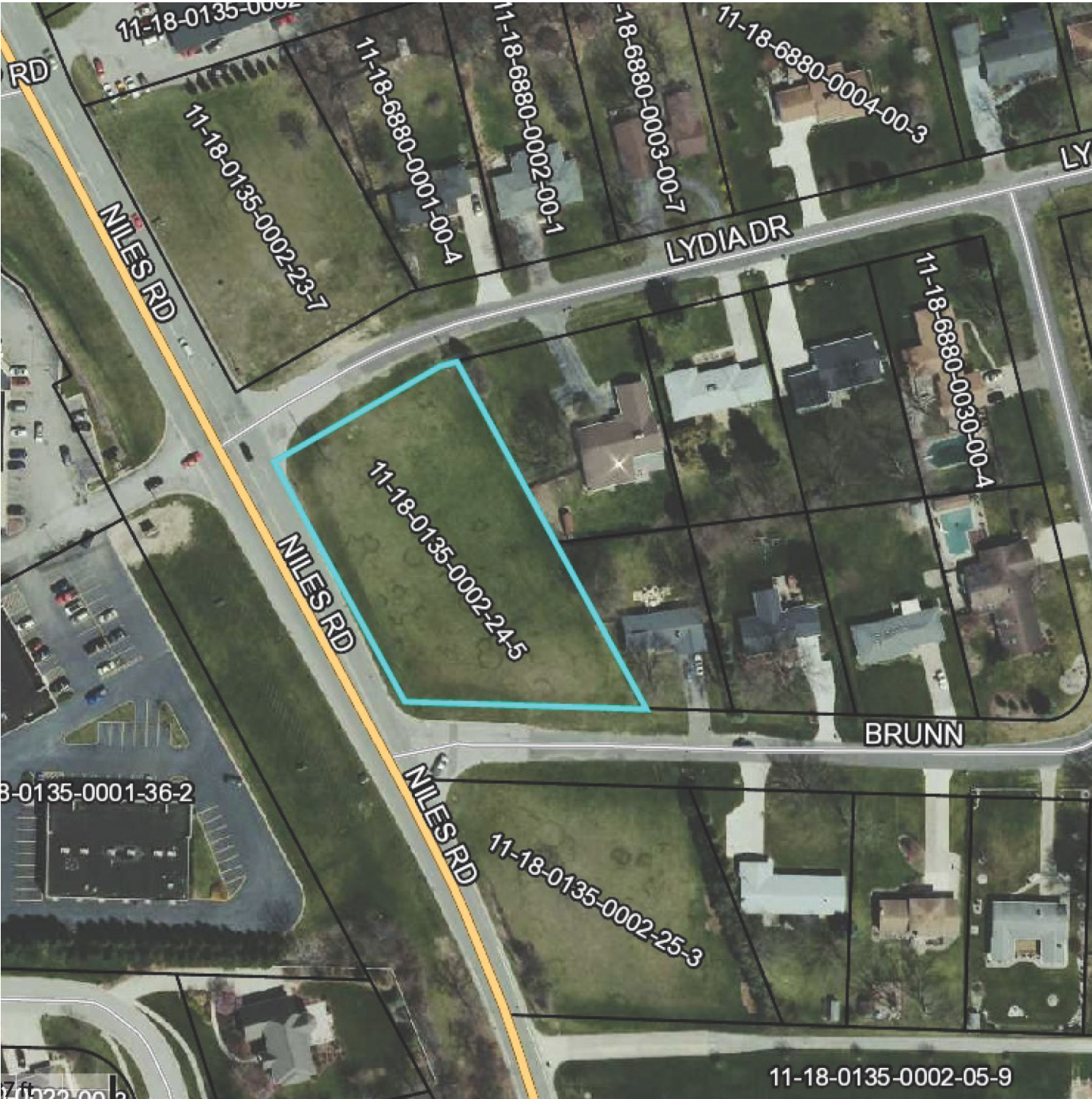
Retail Map

1186 Lydia Dr.
St. Joseph, Michigan



GIS Aerial

1186 Lydia Dr.
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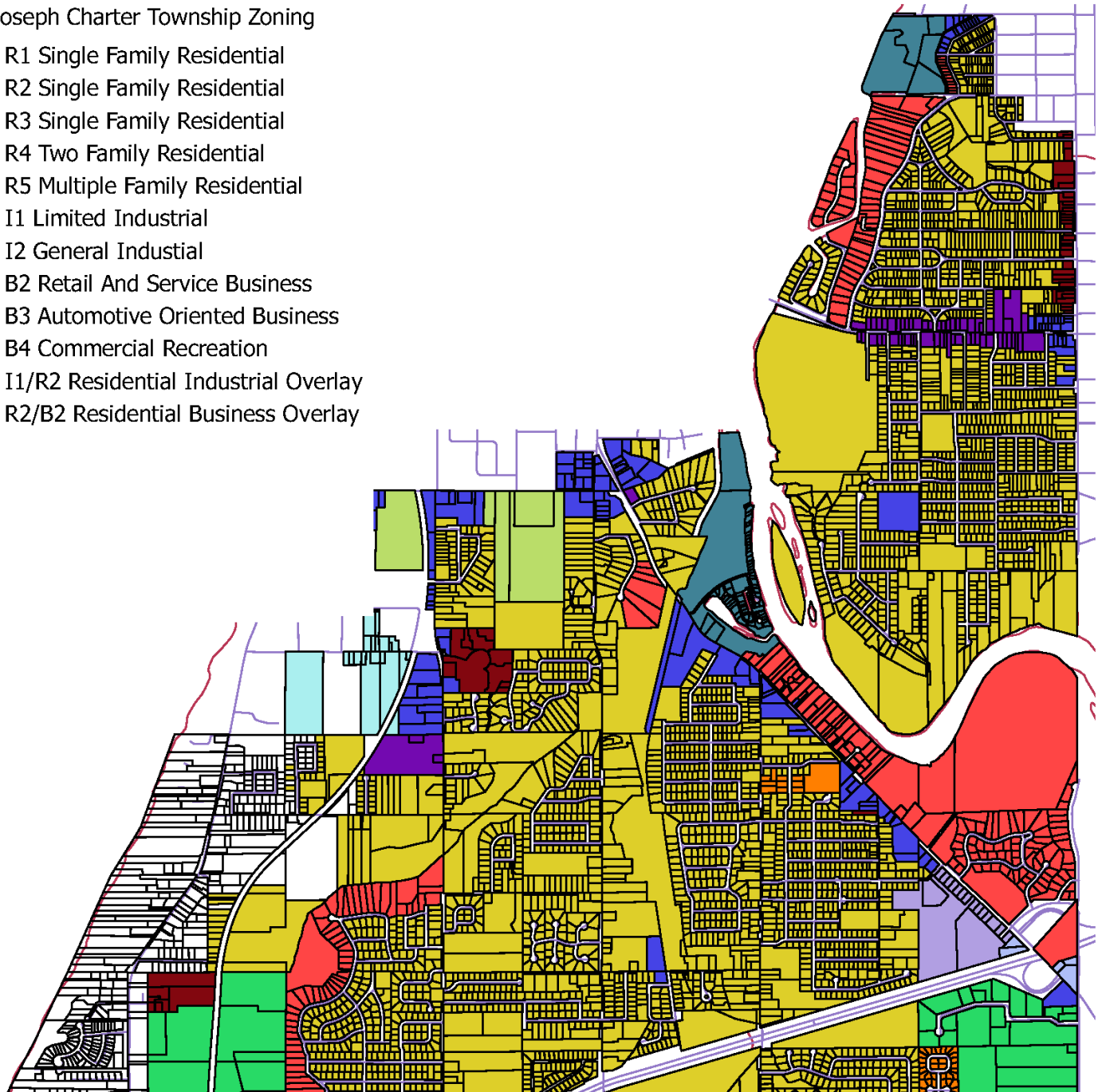
Zoning Map

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Legend

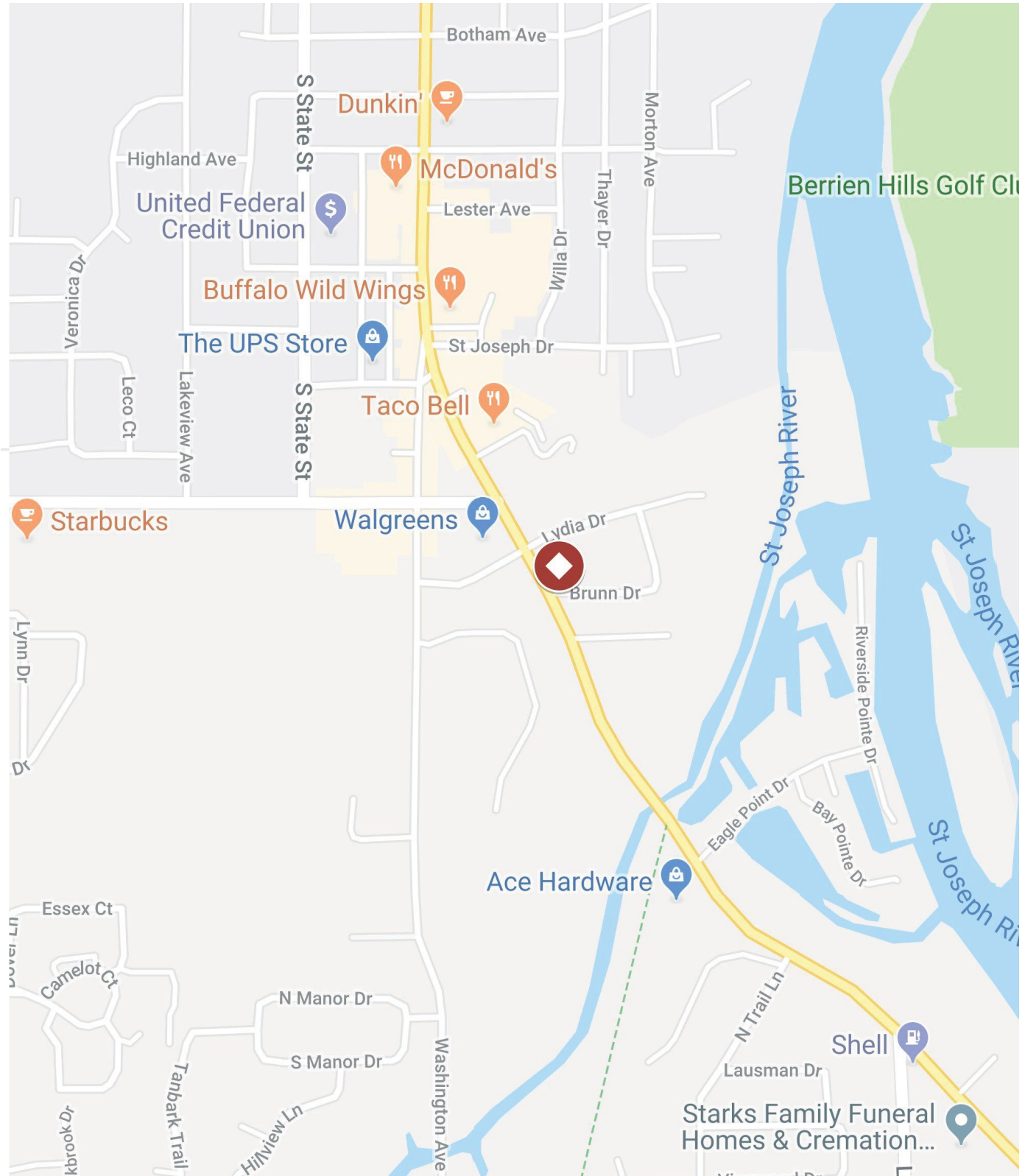
St. Joseph Charter Township Zoning

- R1 Single Family Residential
- R2 Single Family Residential
- R3 Single Family Residential
- R4 Two Family Residential
- R5 Multiple Family Residential
- I1 Limited Industrial
- I2 General Industrial
- B2 Retail And Service Business
- B3 Automotive Oriented Business
- B4 Commercial Recreation
- I1/R2 Residential Industrial Overlay
- R2/B2 Residential Business Overlay



Location Map

1186 Lydia Dr.
St. Joseph, Michigan



Demographic Information

1186 Lydia Dr.
St. Joseph, Michigan

DEMOGRAPHIC & INCOME COMPARISON PROFILE

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	4,712	34,105	55,985
Households	2,133	14,249	22,682
Families	1,292	8,738	14,583
Average Household Size	2.17	2.33	2.42
Owner Occupied Housing Units	1,664	9,042	14,764
Renter Occupied Housing Units	469	5,207	7,918
Median Age	45.9	40.2	39.5
2018 Summary			
Population	4,712	33,642	55,276
Households	2,145	14,073	22,422
Families	1,265	8,454	14,143
Average Household Size	2.16	2.33	2.41
Owner Occupied Housing Units	1,585	8,398	13,784
Renter Occupied Housing Units	561	5,675	8,639
Median Age	47.4	41.7	41.0
Median Household Income	\$60,063	\$47,360	\$48,640
Average Household Income	\$79,559	\$69,182	\$72,503
2023 Summary			
Population	4,685	33,355	54,823
Households	2,137	13,965	22,253
Families	1,248	8,322	13,932
Average Household Size	2.15	2.33	2.41
Owner Occupied Housing Units	1,578	8,416	13,794
Renter Occupied Housing Units	559	5,548	8,459
Median Age	47.4	42.6	41.9
Median Household Income	\$68,105	\$54,039	\$55,890
Average Household Income	\$93,784	\$82,581	\$86,901
Trends: 2018-2023 Annual Rate			
Population	-0.11%	-0.17%	-0.16%
Households	-0.07%	-0.15%	-0.15%
Families	-0.27%	-0.31%	-0.30%
Owner Households	-0.09%	0.04%	0.01%
Median Household Income	2.54%	2.67%	2.82%

Demographic Information

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St. Joseph, Michigan

DEMOGRAPHIC & INCOME COMPARISON PROFILE

2018 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	169	7.9%	2,150	15.3%	3,604	16.1%
\$15,000 - \$24,999	168	7.8%	1,736	12.3%	2,714	12.1%
\$25,000 - \$34,999	211	9.8%	1,446	10.3%	2,251	10.0%
\$35,000 - \$49,999	306	14.3%	1,973	14.0%	2,839	12.7%
\$50,000 - \$74,999	437	20.4%	2,222	15.8%	3,395	15.1%
\$75,000 - \$99,999	311	14.5%	1,606	11.4%	2,478	11.1%
\$100,000 - \$149,999	332	15.5%	1,675	11.9%	2,765	12.3%
\$150,000 - \$199,999	111	5.2%	643	4.6%	1,156	5.2%
\$200,000+	103	4.8%	622	4.4%	1,220	5.4%
Median Household Income	\$60,063		\$47,360		\$48,640	
Average Household Income	\$79,559		\$69,182		\$72,503	
Per Capita Income	\$36,166		\$29,526		\$30,000	

2023 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	131	6.1%	1,764	12.6%	2,968	13.3%
\$15,000 - \$24,999	137	6.4%	1,513	10.8%	2,372	10.7%
\$25,000 - \$34,999	183	8.6%	1,322	9.5%	2,077	9.3%
\$35,000 - \$49,999	281	13.1%	1,907	13.7%	2,696	12.1%
\$50,000 - \$74,999	424	19.8%	2,172	15.6%	3,303	14.8%
\$75,000 - \$99,999	319	14.9%	1,667	11.9%	2,549	11.5%
\$100,000 - \$149,999	391	18.3%	2,012	14.4%	3,286	14.8%
\$150,000 - \$199,999	130	6.1%	755	5.4%	1,352	6.1%
\$200,000+	141	6.6%	852	6.1%	1,651	7.4%
Median Household Income	\$68,105		\$54,039		\$55,890	
Average Household Income	\$93,784		\$82,581		\$86,901	
Per Capita Income	\$42,632		\$35,138		\$35,873	