

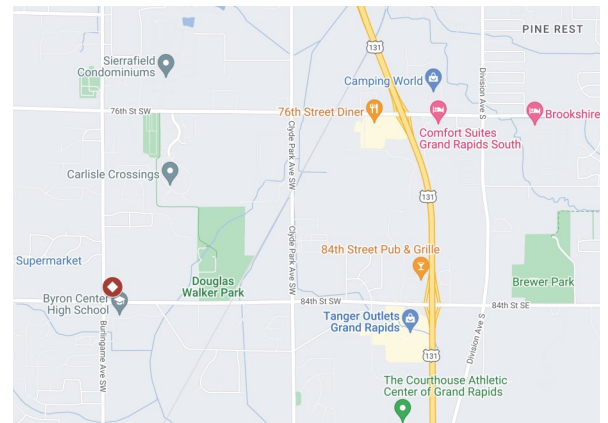


Vacant Land—84th & Burlingame Ave.

Byron Center, Michigan 49315

Property Features

- 84th Street Commercial Land Parcels for sale
- 11,267 Vehicles per day on 84th Street
- Located at Burlingame Avenue & 84th Street intersection
- Less than 2 miles to Tanger Outlets and US-131
- 0.91 Acres — \$600,000
- 1.3 Acres — \$475,000



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Asset Overview

V/L—NE Corner of 84th & Burlingame
Byron Center, Michigan

More Than an Address

Two commercial zoned parcels available for sale along 84th Street in Byron Center. One site is 0.9 acres and fronts 84th street, a great retail pad site location. A 1.3 acre site off of 84th Street is also available and would be a good option for an office user, daycare, or other similar type uses. 11,267 cars per day on 84th Street. Located at the intersection of 84th Street & Burlingame. Arbor Financial Credit Union will be constructing a new branch at the immediate corner.

Availability

Parcel	Acres	Price	Price per Acre
A	+/- 0.91 Acres	\$600,000	\$659,340.66
B	+/- 1.3 Acres	\$475,000	\$365,384.62

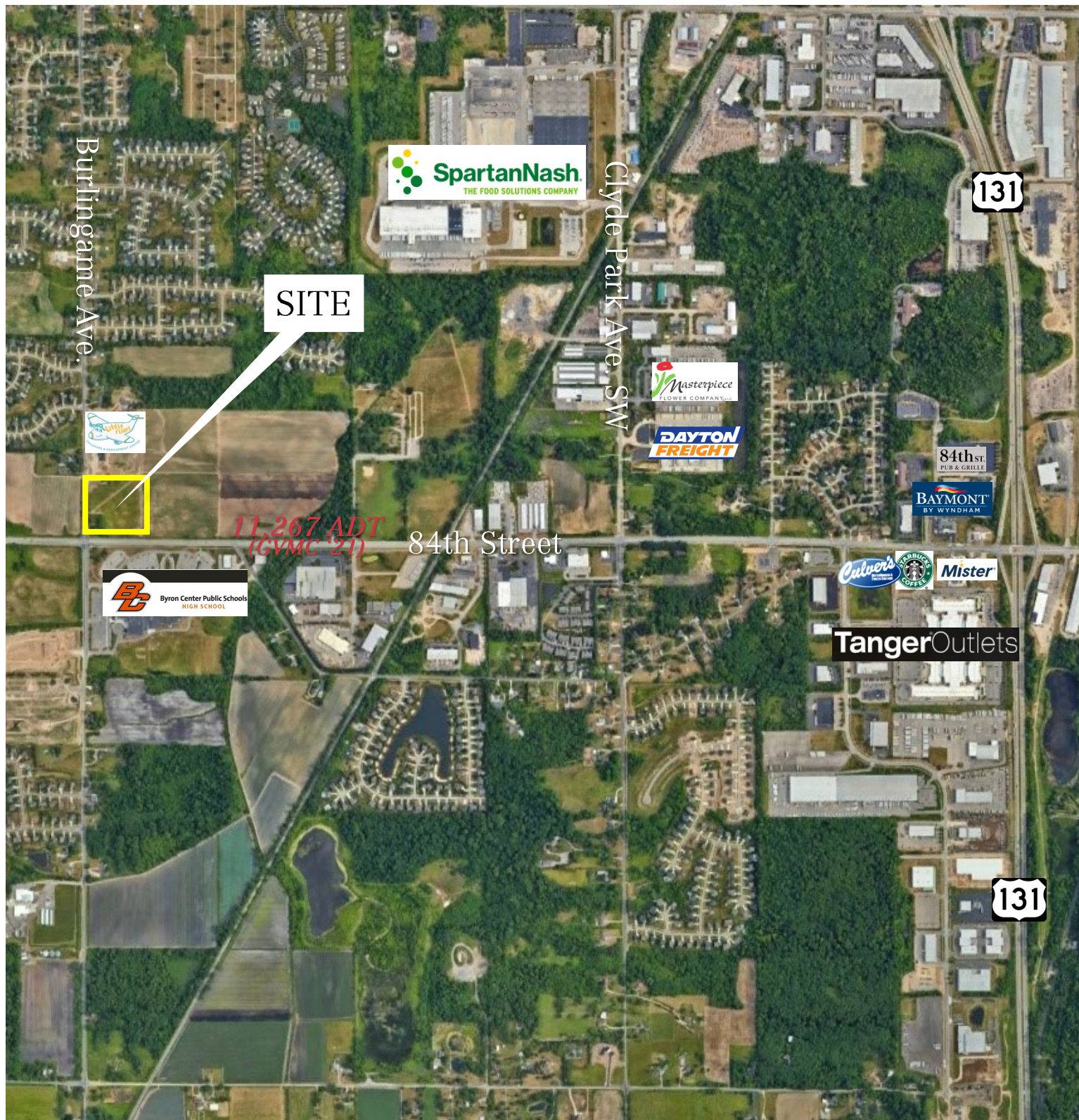
Sale Notes: Buyer and Seller to share in infrastructure costs for installation of common roads, utilities, etc. Sale shall be subject to lot split approval by the township.

Parcel Information

Parcel Numbers	41-21-14-300-011	41-21-14-300-034
2023 SEV	\$25,900	\$343,800
2023 Taxable Value	\$24,404	\$67,055
2022 Annual Property Taxes	\$1,141.67	\$3,108.43
County	Kent	
Municipality	Byron Township	
Zoning	RS—Suburban Residential	
Terms	Cash/Conventional	
Possession	At closing	

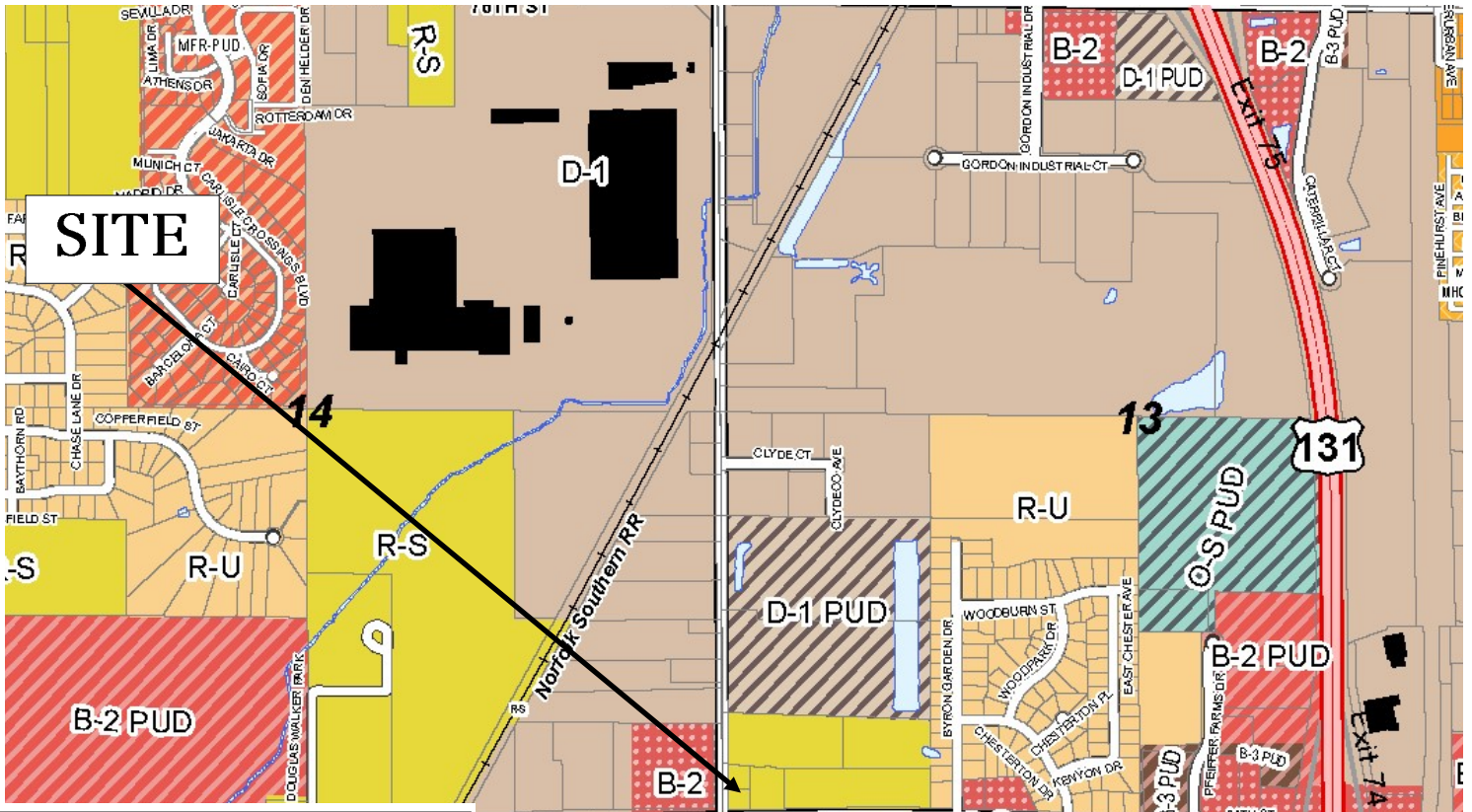
Area Map

V/L—NE Corner of 84th & Burlingame
Byron Center, Michigan



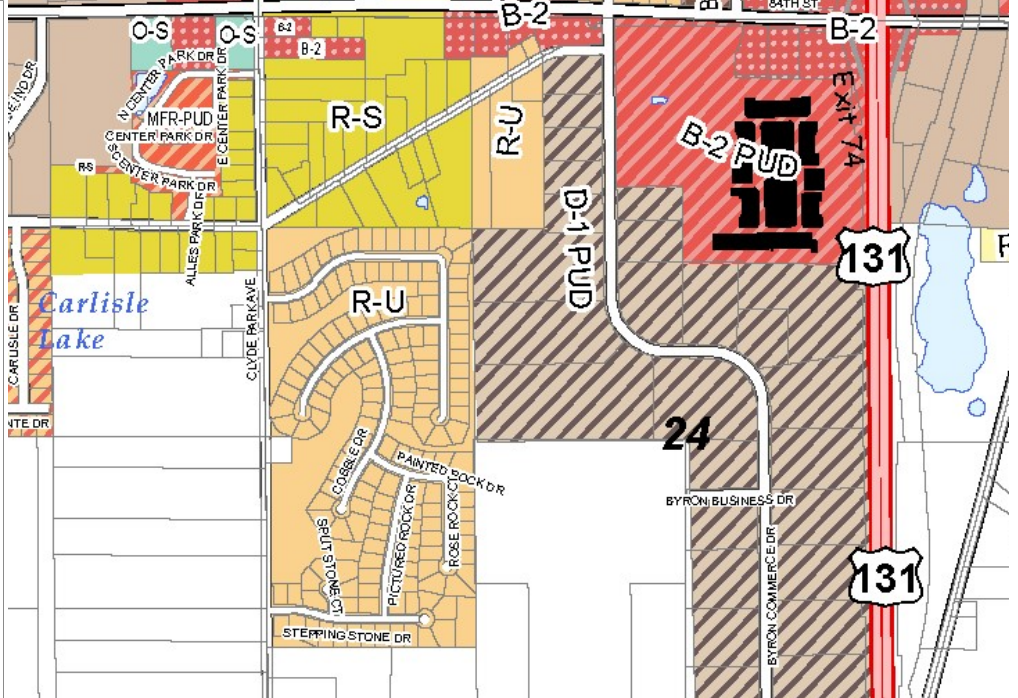
Zoning Map

V/L—NE Corner of 84th & Burlingame
Byron Center, Michigan



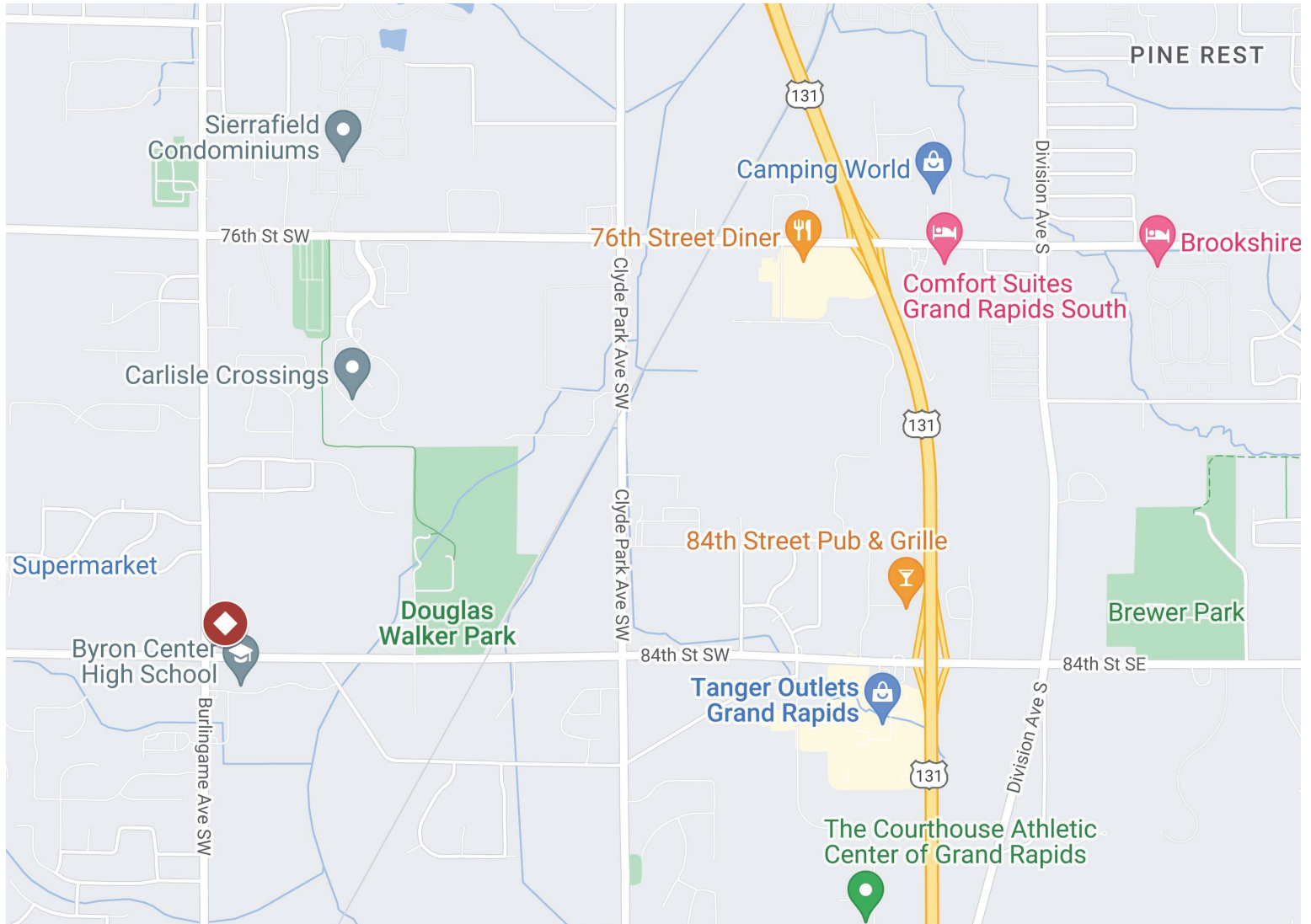
ZONING

[White Box]	R-A - Rural Agricultural
[Light Yellow Box]	R-R - Rural Residential
[Yellow Box]	R-S - Suburban Residential
[Orange Box]	R-U - Urban Residential
[Dark Orange Box]	MHC - Manufactured Housing Community
[Light Orange Box]	MFR - Multi-Family Residential
[Light Red Box]	B-1 - Central Business
[Red Box]	B-2 - General Business
[Green Box]	O-S - Office Service
[Brown Box]	D-1 - Industrial
[Diagonal Lines Box]	R-R PUD - Rural Residential PUD
[Orange Diagonal Lines Box]	R-S PUD - Suburban Residential PUD
[Red Diagonal Lines Box]	R-U PUD - Urban Residential PUD
[Dark Red Diagonal Lines Box]	MFR-PUD - Multi-Family Residential PUD
[Red Diagonal Lines Box]	B-1 PUD - Central Business PUD
[Red Diagonal Lines Box]	B-2 PUD - General Business PUD
[Dark Red Diagonal Lines Box]	B-3 PUD - Interchange Business PUD
[Green Diagonal Lines Box]	O-S PUD - Office Service PUD
[Brown Diagonal Lines Box]	D-1 PUD - Industrial PUD
[Dark Brown Diagonal Lines Box]	M-U PUD - Mixed Use PUD



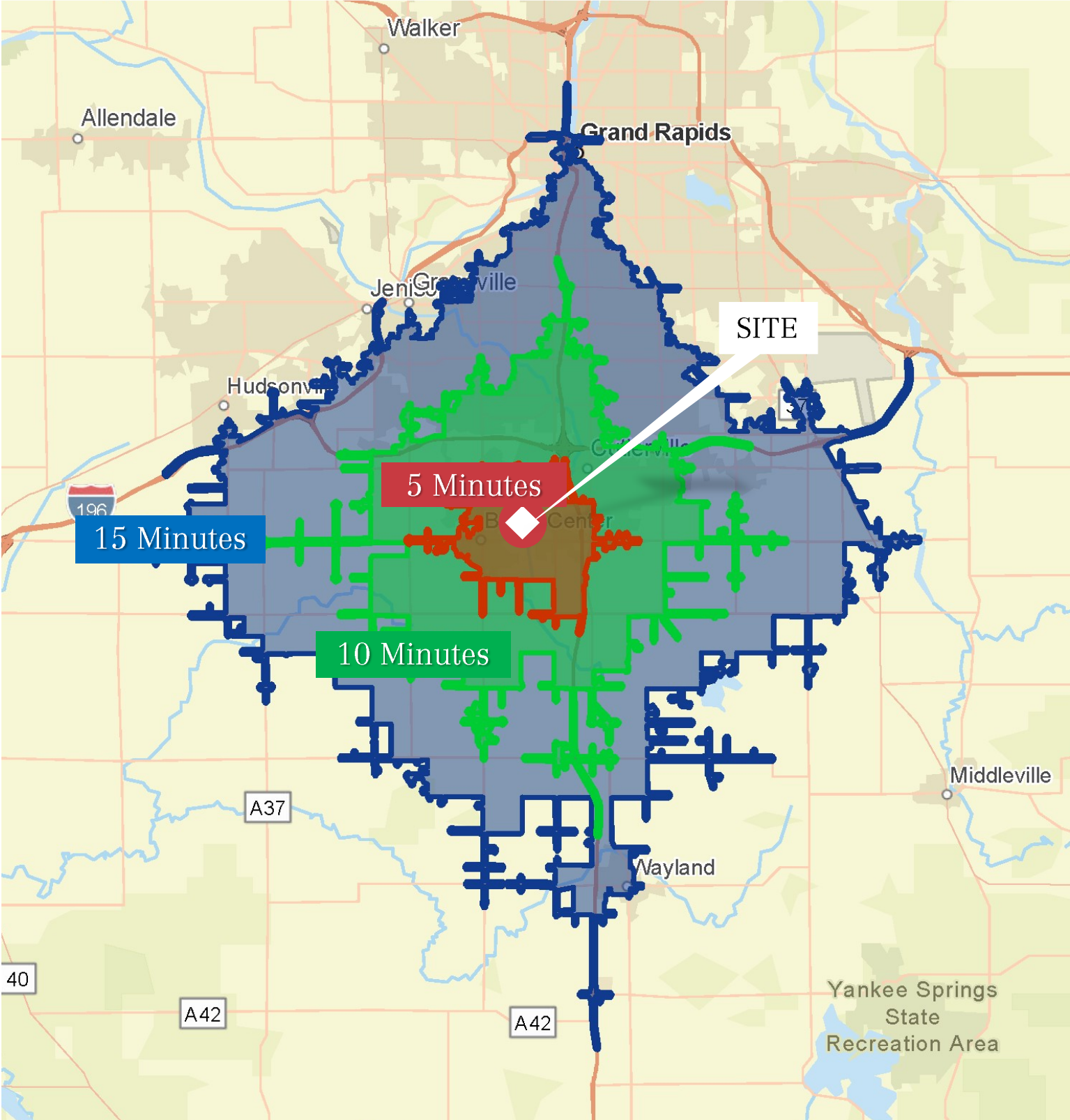
Property Location

V/L—NE Corner of 84th & Burlingame
Byron Center, Michigan



Drive Time Map

V/L—NE Corner of 84th & Burlingame
Byron Center, Michigan



Demographics

V/L—NE Corner of 84th & Burlingame
Byron Center, Michigan

	1 mile	3 miles	5 miles			
Census 2010 Summary						
Population	3,107	21,182	71,229			
Households	1,165	7,911	26,409			
Families	923	5,797	18,997			
Average Household Size	2.66	2.66	2.67			
Owner Occupied Housing Units	1,042	6,538	19,741			
Renter Occupied Housing Units	123	1,373	6,668			
Median Age	38.3	38.4	35.6			
Census 2020 Summary						
Population	4,581	27,554	83,650			
Households	1,645	10,088	30,658			
Average Household Size	2.75	2.71	2.70			
2022 Summary						
Population	4,719	28,305	85,558			
Households	1,697	10,345	31,453			
Families	1,310	7,392	22,048			
Average Household Size	2.75	2.72	2.70			
Owner Occupied Housing Units	1,550	8,575	23,197			
Renter Occupied Housing Units	147	1,770	8,256			
Median Age	42.3	41.1	37.6			
Median Household Income	\$100,200	\$81,015	\$73,449			
Average Household Income	\$129,809	\$106,155	\$97,202			
2027 Summary						
Population	4,858	29,057	87,154			
Households	1,760	10,644	32,094			
Families	1,356	7,583	22,434			
Average Household Size	2.73	2.71	2.69			
Owner Occupied Housing Units	1,617	8,935	24,052			
Renter Occupied Housing Units	143	1,708	8,042			
Median Age	43.3	42.2	38.6			
Median Household Income	\$108,859	\$92,457	\$84,119			
Average Household Income	\$151,916	\$124,194	\$113,677			
Trends: 2022-2027 Annual Rate						
Population	0.58%	0.53%	0.37%			
Households	0.73%	0.57%	0.40%			
Families	0.69%	0.51%	0.35%			
Owner Households	0.85%	0.83%	0.73%			
Median Household Income	1.67%	2.68%	2.75%			
2022 Households by Income						
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	36	2.1%	322	3.1%	1,137	3.6%
\$15,000 - \$24,999	76	4.5%	458	4.4%	1,666	5.3%
\$25,000 - \$34,999	34	2.0%	610	5.9%	2,161	6.9%
\$35,000 - \$49,999	126	7.4%	1,338	12.9%	4,006	12.7%
\$50,000 - \$74,999	309	18.2%	1,946	18.8%	7,059	22.4%
\$75,000 - \$99,999	265	15.6%	1,647	15.9%	4,726	15.0%
\$100,000 - \$149,999	383	22.6%	2,128	20.6%	6,304	20.0%
\$150,000 - \$199,999	257	15.1%	1,120	10.8%	2,481	7.9%
\$200,000+	211	12.4%	776	7.5%	1,913	6.1%
Median Household Income	\$100,200		\$81,015		\$73,449	
Average Household Income	\$129,809		\$106,155		\$97,202	
Per Capita Income	\$44,265		\$38,732		\$35,824	
2027 Households by Income						
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	22	1.2%	229	2.2%	830	2.6%
\$15,000 - \$24,999	46	2.6%	310	2.9%	1,101	3.4%
\$25,000 - \$34,999	16	0.9%	453	4.3%	1,601	5.0%
\$35,000 - \$49,999	65	3.7%	1,061	10.0%	3,247	10.1%
\$50,000 - \$74,999	267	15.2%	1,832	17.2%	6,971	21.7%
\$75,000 - \$99,999	365	20.7%	1,893	17.8%	5,227	16.3%
\$100,000 - \$149,999	389	22.1%	2,319	21.8%	7,213	22.5%
\$150,000 - \$199,999	308	17.5%	1,525	14.3%	3,378	10.5%
\$200,000+	281	16.0%	1,022	9.6%	2,526	7.9%
Median Household Income	\$108,859		\$92,457		\$84,119	
Average Household Income	\$151,916		\$124,194		\$113,677	
Per Capita Income	\$52,112		\$45,386		\$41,961	

Use Restrictions

V/L—NE Corner of 84th & Burlingame
Byron Center, Michigan

PROHIBITED USES WITHOUT SELLER'S CONSENT

The property will be deed restricted to FINANCIAL INSTITUTIONS, OR OTHER MONEY SERVICE BUSINESSES

Other prohibited uses without Seller's consent:

- Automobile repair and service stations, body shops, painting and refinishing facilities.
- Car wash.
- Automobile, truck, motorcycle, trailer, recreation vehicle or boat showrooms.
- Truck terminal.
- Recreational vehicle storage yard.
- Open storage yards of building and construction materials and lumberyards.
- Warehouse, or for any assembling, manufacturing, distilling, refining, smelting, agricultural or mining operation or outdoor storage.
- Kennels.
- Mining, excavating or other removal of sand, earth, minerals, topsoil or other material naturally found in the earth.
- Abortion or assisted suicide services.
- Landfills.
- Uses containing more than four (4) truck bays, except that all truck terminals, truck tractor and trailer sales and display, rental and repair are prohibited.
- "Second-hand" store whose principal business is selling used merchandise, thrift shops, salvation any type stores, "goodwill"-type stores, and similar businesses.
- Mobile home park, trailer court, labor camp, junk yard, or stock yard (except that his provision shall not prohibit the temporary use of construction trailers during any periods of construction, reconstruction or maintenance).
- Sales or leasing of new or used motor vehicles.
- Sales or leasing of new or used mobile homes, excavation equipment, machinery or farm implements.
- Dumping, disposing, incinerating, or reducing of garbage (exclusive of dumpsters for the temporary storage of garbage and any garbage compactors, in each case which are regularly emptied so as to minimize offensive odors).
- Fire, going out of business, relocation, bankruptcy or similar sales (unless court ordered).
- Central laundry, dry cleaning plant, or laundromat; provided, however, this restriction shall not apply to any dry-cleaning facility providing on-site service oriented to pickup and delivery by the ultimate consumer, including nominal supporting facilities.
- Cocktail lounges, nightclubs and taverns, except that this shall not prohibit the sale of alcoholic beverages in connection with the operation of a restaurant or a hotel.
- Party or liquor store.
- Any bowling alley, skating rink or bar (unless part of a sit-down restaurant), dance hall, discotheque, night club, amusement gallery, pool hall, gymnasium or video game room.
- Animal raising or boarding facilities (except that this restriction shall not be deemed to preclude the operation of pet shops).
- Funeral home or mortuary.
- Marijuana-related business.
- Car lot or truck stop.
- Gas station.
- Adult businesses consisting of adult bookstores, adult motion picture theaters, adult personal service businesses, adult cabarets, adult novelty businesses, nude body painting, escort services, nude body dancing or display, or any combination thereof.
- Living quarters, sleeping apartments or lodging rooms.
- Tattoo and/or massage parlors.
- Billboards.