

Commercial
Land For Sale



50,798 ADT
(MDOT '17)

charles river

Main Street

McGillen St.

23440 E. MCGILLEN, MATTAWAN, MICHIGAN



Property Features

- Development parcel at the Main & Main in the Village of Mattawan
- Close proximity to I-94
- Future land use is Commercial
- Close to consolidated school district
- Large daytime population with proximity to Charles River Campus & school district

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NAI Wisinski of
West Michigan

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Asset Overview

23440 E. McGillen
Mattawan, Michigan

Sale Information

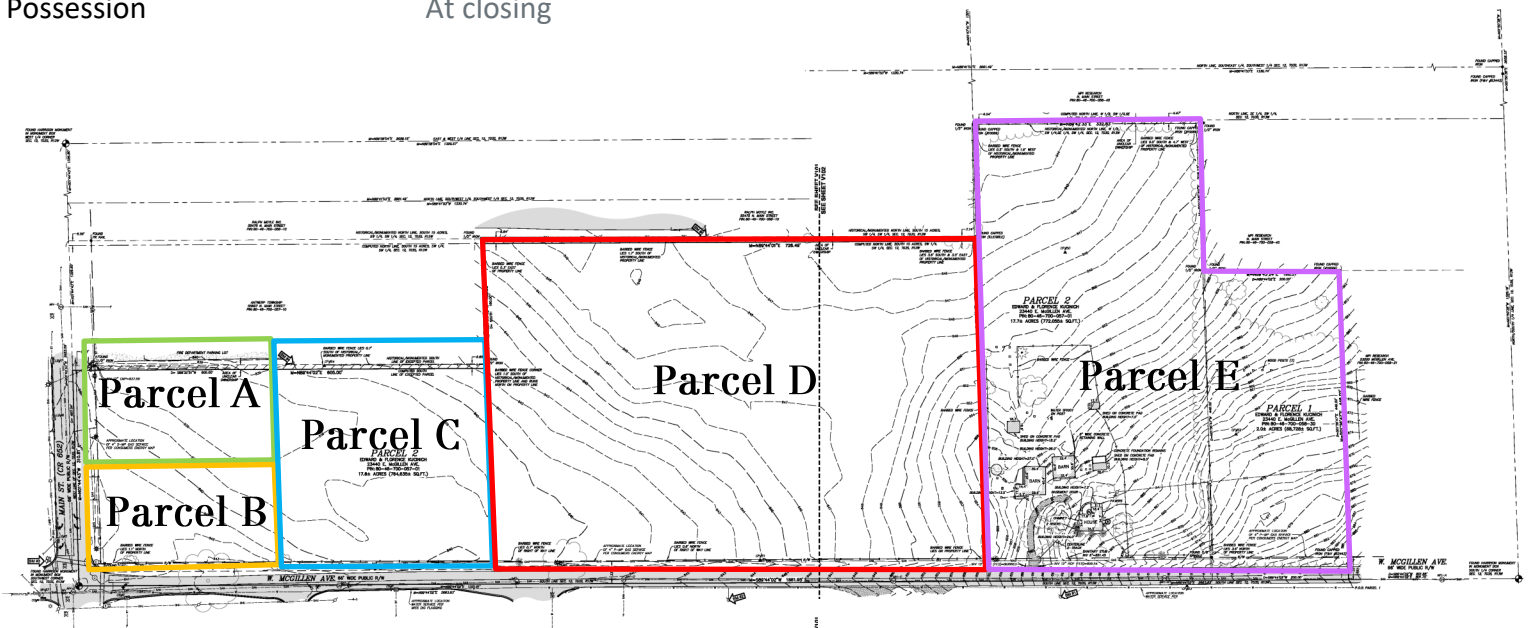
Parcel Numbers	80-46-700-057-01 80-46-700-058-30
Annual Property Taxes	\$2,363.93 (Combined 2018)
Municipality	Village of Mattawan
Zoning	AG-Agricultural
Future Land Use Zoning	Commercial
Terms	Cash/Conventional
Possession	At closing

Sale Conditions

Sale is conditioned upon a mutually acceptable survey between parties.

Sale is subject to lot split approval from the municipality.

See agent for other sale conditions.



Availability

Parcel	Acres	Price	Price per Acre
A	+/- 1.5 Acres	\$400,000	\$266,666
B	+/- 1.5 Acres	\$450,000	\$300,000
C	+/- 3.5 Acres	\$525,000	\$150,000
D	+/- 6 Acres	\$510,000	\$85,000
E	+/- 7.26 Acres	\$471,900	\$65,000
Entire Parcel	+/- 19.76 Acres	\$1,999,000	\$101,164

Area Map

23440 E. McGillen
Mattawan, Michigan

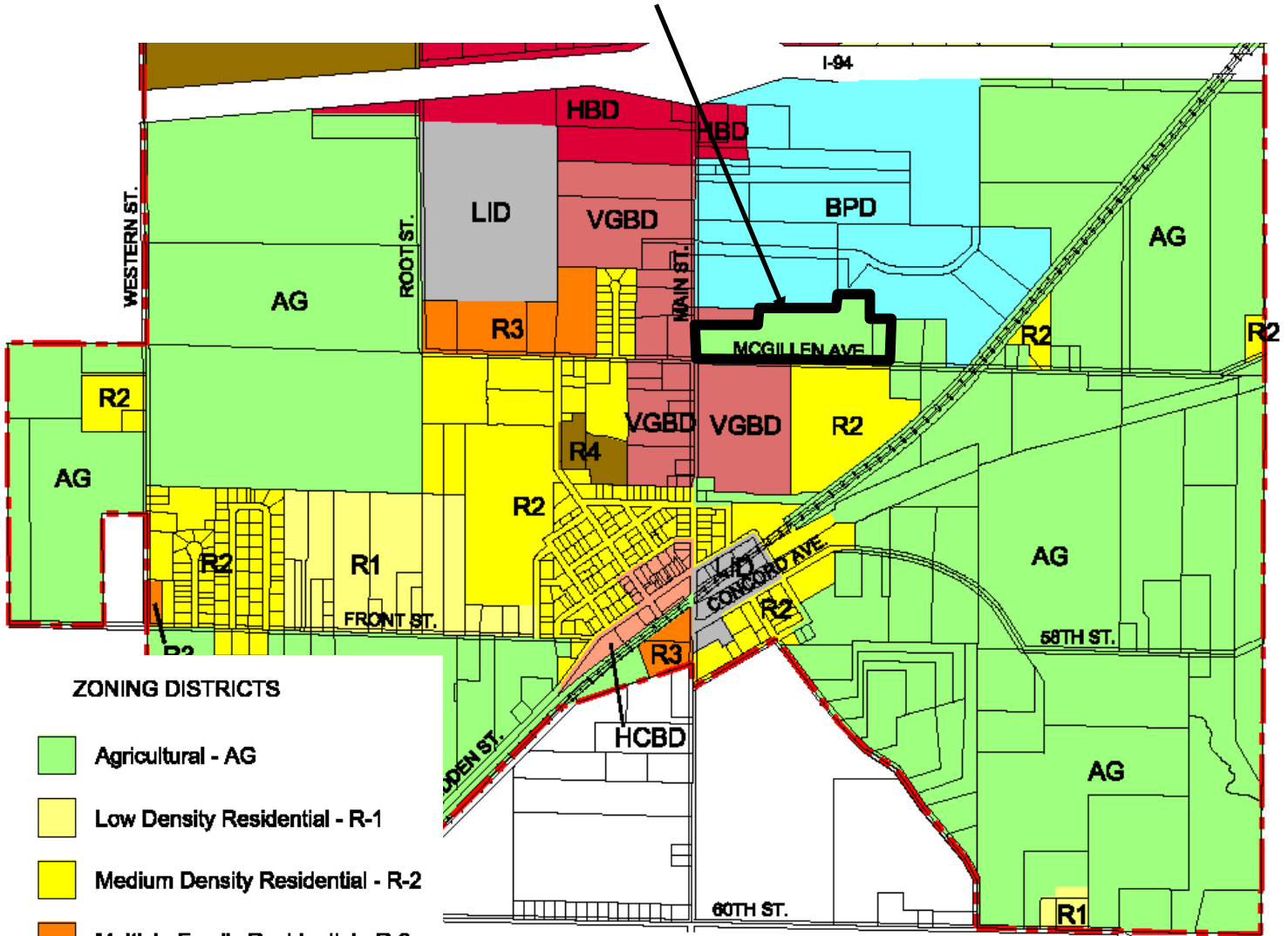


Parcel lines are approximate & are to be verified by buyer.

Zoning Map

23440 E. McGillen
Mattawan, Michigan

SITE



ZONING DISTRICTS

- Agricultural - AG
- Low Density Residential - R-1
- Medium Density Residential - R-2
- Multiple Family Residential - R-3
- Manufactured Housing Park - R-4
- Business Park - BPD
- Historic Central Business - HCBD
- Village General Business - VGBD
- Highway Business - HBD
- Limited Industrial - LID

• Future Land Use: Commercial

Property Location

23440 E. McGillen
Mattawan, Michigan



Proximity

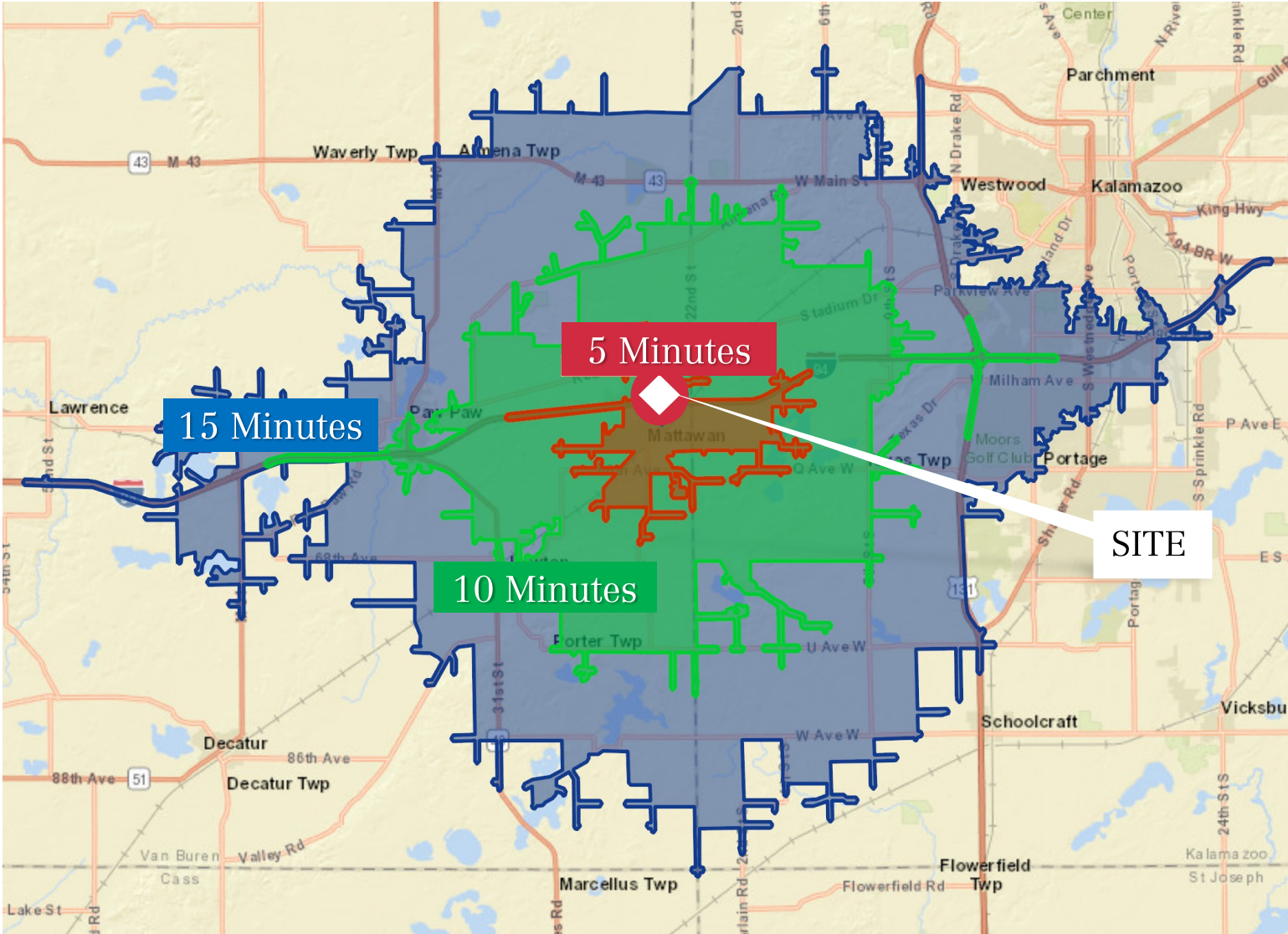
Chicago	133 Miles	Fort Wayne	133 Miles
Detroit	150 Miles	Lansing	86 miles
Grand Rapids	60 Miles	Battle Creek	37 Miles
South Bend	65 Miles	Holland	51 Miles

Demographics

	5 Mile	10 Miles	15 Miles
2019 Population	26,633	141,228	271,981
2019 Households	9,604	56,783	108,492
Average HH Income	\$106,671	\$88,547	\$78,676

Drive Time Map

23440 E. McGillen
Mattawan, Michigan



Demographics

23440 E. McGillen
Mattawan, Michigan

	5 miles	10 miles	15 miles
Population Summary			
2000 Total Population	20,104	123,506	249,655
2010 Total Population	24,905	133,906	259,612
2019 Total Population	26,633	141,228	271,981
2019 Group Quarters	107	5,199	8,355
2024 Total Population	27,465	146,009	280,104
2019-2024 Annual Rate	0.62%	0.67%	0.59%
2019 Total Daytime Population	18,823	125,882	278,329
Workers	6,040	58,488	142,953
Residents	12,783	67,394	135,376
Household Summary			
2000 Households	7,094	47,644	97,098
2000 Average Household Size	2.80	2.42	2.45
2010 Households	8,975	53,755	103,504
2010 Average Household Size	2.76	2.39	2.42
2019 Households	9,604	56,783	108,492
2019 Average Household Size	2.76	2.40	2.43
2024 Households	9,912	58,774	111,779
2024 Average Household Size	2.76	2.40	2.43
2019-2024 Annual Rate	0.63%	0.69%	0.60%
2010 Families	6,874	31,848	62,442
2010 Average Family Size	3.14	2.97	3.01
2019 Families	7,243	32,935	64,056
2019 Average Family Size	3.16	2.99	3.03
2024 Families	7,441	33,796	65,476
2024 Average Family Size	3.16	3.00	3.04
2019-2024 Annual Rate	0.54%	0.52%	0.44%
Housing Unit Summary			
2000 Housing Units	7,475	50,335	104,530
Owner Occupied Housing Units	83.1%	61.7%	61.6%
Renter Occupied Housing Units	11.8%	33.0%	31.3%
Vacant Housing Units	5.1%	5.3%	7.1%
2010 Housing Units	9,520	58,117	114,602
Owner Occupied Housing Units	81.1%	58.7%	58.4%
Renter Occupied Housing Units	13.2%	33.8%	31.9%
Vacant Housing Units	5.7%	7.5%	9.7%
2019 Housing Units	10,171	61,138	119,757
Owner Occupied Housing Units	79.0%	58.9%	58.7%
Renter Occupied Housing Units	15.4%	34.0%	31.9%
Vacant Housing Units	5.6%	7.1%	9.4%
2024 Housing Units	10,523	63,251	123,314
Owner Occupied Housing Units	79.5%	59.4%	59.3%
Renter Occupied Housing Units	14.7%	33.5%	31.3%
Vacant Housing Units	5.8%	7.1%	9.4%
Median Household Income			
2019	\$82,218	\$61,980	\$55,292
2024	\$93,033	\$70,586	\$62,747
Median Home Value			
2019	\$229,029	\$197,696	\$171,818
2024	\$268,733	\$235,521	\$197,276
Per Capita Income			
2019	\$39,070	\$35,741	\$31,474
2024	\$44,741	\$40,808	\$36,333
Median Age			
2010	38.5	33.3	34.2
2019	40.7	35.2	36.1
2024	41.5	36.2	36.9

Area Information

23440 E. McGillen
Mattawan, Michigan



Mattawan, Michigan located on the eastern border of Van Buren County, easily accessed off of I-94. It's local economy is supported by a strong manufacturing base, including plastic products, pharmaceutical research and development. Mattawan is just 7 miles away from Kalamazoo which also lends to its economic support. The Village of Mattawan offers small town charm in the downtown area and includes rows of unique shops and eating establishments.

Information provided by mattawanmi.com

Southwest Michigan's key strategic location on the NAFTA corridor lies within:

- 54% of the nation's manufacturers
- 48% of all national retail sales
- 54% of the nation's business payroll
- 65% of Canada's Gross National Product
- 37% of the U.S. population can be reached in one day by truck
- More than 78% of the U.S. population can be reached within two days by roadway
- More than 100 million people live within overnight delivery capability

**Percentages above provided by Southwest Michigan First*

Top Companies in Southwest Michigan

- Pfizer
- Kellogg
- Zoetis
- Eaton
- Stryker
- Benteler Automotive
- MANN+HUMMEL USA, Inc.
- Parker Hannifin Corporation
- Newell Rubbermaid
- Kaiser Aluminum
- Graphic Packaging International
- Flowserve Corporation
- American Axle & Manufacturing
- Kadant Inc.
- PNC Bank
- State Farm Insurance
- Target Corporation
- Whirlpool Corporation
- Charles River
- Denso