



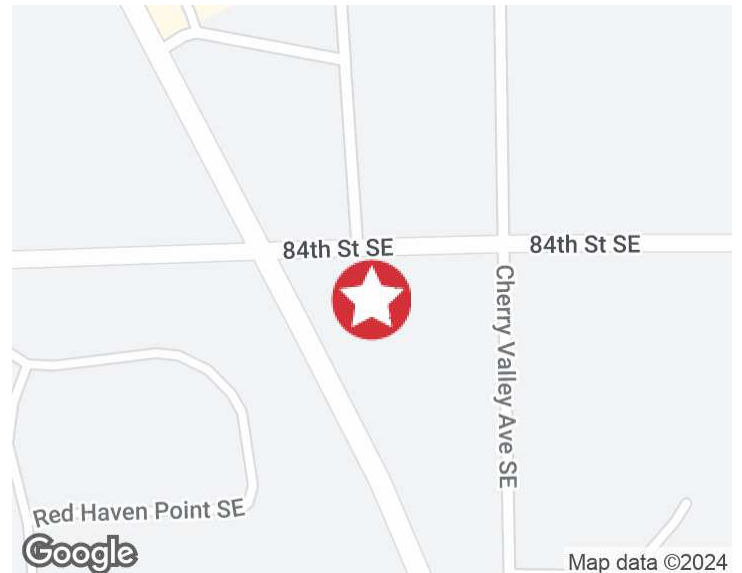
Part Of 8540 Broadmoor Ave SE
Caledonia, Michigan 49316

Property Overview

Frontage on Broadmoor Ave (M-37)

Approximately 4.3 acres available (determined by
new survey)

Deed Restrictions and Shared Drive Easement



For More Information

Kurt Kunst, SIOR, CCIM

O: 616 242 1116

kurtk@naiwwm.com

Asset Overview

part of 8540 Broadmoor Ave SE
Caledonia, Michigan 49316

Location: Corner of 84th Street and M-37 (Broadmoor Ave).

Acres: 4.3 (approximately)

Zoning: C-2

Utilities

Gas: DTE

Electric: Consumers Power

Phone / Internet: Choice

Water: Municipality

Sewer: Municipality



Sale Overview

part of 8540 Broadmoor Ave SE
Caledonia, Michigan 49316

Sale Information

Price:	\$1,075,000.00
Per Acre:	\$250,000.00
Municipality:	Caledonia Twp
PPN:	part of 41-23-20-230-001
SEV (2024) entire parcel:	\$1,256,900
Taxable Value (2024) entire parcel:	\$1,130,058
Summer Taxes (2023) entire parcel:	\$32,215.37
Winter Taxes (2023): entire parcel	\$19,815.68
Total Taxes (2023) entire parcel:	\$52,031.05
Terms:	Cash; New Mortgage DEED RESTRICTION and SHARED DRIVE EASEMENT AGREEMENT



Deed Restriction

part of 8540 Broadmoor Ave SE
Caledonia, Michigan 49316

Deed Restriction. Buyer acknowledges and agrees that the Property shall be conveyed subject to a deed restriction that provides the owner of the Property shall not operate, sell, lease, or allow the operation, sale or lease of all or any portion of the Property as or for a Banking Use or Insurance Use (the "Use Restriction").

For purposes of the Use Restriction, a Banking Use shall mean a state and/or national bank, national savings bank, national branch banking facility, federally insured credit union, automated teller machine associated with the foregoing ("ATM"), and/or federally chartered savings and loan institution. Insurance Use shall mean a business that sells or promotes life, personal, property, or business insurance of any and all types.

The Use Restriction shall include a prohibition on any outdoor signage or advertising, whether temporary or permanent, promoting or discussing a Banking Use or Insurance Use, whether or not such Banking Use or Insurance Use is located on the Property.

The Use Restriction will run with the land for so long as a Banking Use is conducted on Seller's property adjacent to the Property that is the subject of this Purchase Agreement (a lapse of up to 6 months permitted for a change of ownership or lease to a successor also intending to conduct a Banking Use on Seller's property) or on property owned or leased by Seller within ½ mile of the Property.

The Use Restrictions will be stated in the deed and Buyer shall incorporate the Use Restriction by reference in any conveyance or leasehold estate of all or any portion of the Property.

The Buyer will be subject to a private Drive Easement and Sharing agreement as it relates to the shared access off of Cherry Valley.

CHAPTER XII
C-2 GENERAL BUSINESS DISTRICT

Section 12.1 Description and Purpose. The C-2 General Business District is intended for general shopping areas, including retail businesses or service establishments which supply goods and products or perform services which meet the needs of the community, the surrounding area and the traveling public. *(Section 12.1 amended 12/16/15; eff. 12/26/15.)*

Section 12.2 Permitted Uses not Located in Broadmoor/Cherry Valley Corridor Overlay District. Land, buildings and structures in that part of the C-2 District not located in the Broadmoor/Cherry Valley Corridor Overlay District may be used for the following land uses only: *(Section 12.2 opening paragraph amended 12/16/15; eff. 12/26/15.)*

- (a) Any use permitted and as regulated in the C-1 District.
- (b) Antique store.
- (c) Auction house.
- (d) Automobile repair, servicing and washing, but not including automobile body shops or painting facilities.
- (e) Automobile sales, both used and new.
- (f) Bowling alley.
- (g) Business or trade school.
- (h) Catering service.
- (i) Club, lodge hall and society hall.
- (j) Computer and related technology business.
- (k) Dance studio.
- (l) Exterminator service.
- (m) Farm machinery and farm implement sales and repair.
- (n) Feed store.
- (o) Frozen food locker.
- (p) Furniture store.
- (q) Garden center.
- (r) General repair.
- (s) Jewelry store.

- (t) Locksmith.
- (u) Indoor sports business, including court games.
- (v) Mobile home sales, travel trailer and camper sales.
- (w) Reserved. *(Section 12.2(w) deleted 12/16/15; eff. 12/26/15.)*
- (x) Office machines, including sales and service.
- (y) Office supply store.
- (z) Paint and wallpaper store.
- (aa) Pet shop, including boarding of pets.
- (bb) Photocopy and printing business.
- (cc) Reserved. *(Section 12.2(cc) deleted 12/16/15; eff. 12/26/15.)*
- (dd) Recreational equipment and recreational vehicles.
- (ee) Rental equipment business.
- (ff) Rental service, including motor vehicles and household goods.
- (gg) Restaurant, without drive-through facilities. *(Section 12.2(gg) amended 12/16/15; eff. 12/26/15.)*
- (hh) Retail store, not including big-box stores. *(Section 12.2(hh) amended 12/16/15; eff. 12/26/15.)*
- (ii) Taxidermist.
- (jj) Travel agency.
- (kk) Reserved. *(Section 12.2(kk) deleted 12/16/15; eff. 12/26/15.)*
- (ll) Vending machine servicing.
- (mm) Veterinary and animal treatment.
- (nn) Other similar retail, business or service establishments primarily for residents of the community, the surrounding area and the traveling public which are determined by the Planning Commission to be similar to the permitted uses listed in this section, based upon the following factors:
 - (1) The use is consistent with the description and purpose of this zoning district.
 - (2) The use is customarily of the same general nature and character as a use which is expressly permitted in this zoning district.

-
- (3) The use is harmonious with the surrounding properties as are the uses which are expressly permitted in this zoning district.

Section 12.2A Permitted Uses in the Broadmoor/Cherry Valley Corridor Overlay District. Land, buildings and structures in that part of the C-2 District located within the Overlay District shall be used only for the land uses stated in Section 27.6 of this Ordinance. *(Section 12.2A added 12/16/15; eff. 12/26/15.)*

Section 12.3 Special Land Uses not Located in the Broadmoor/Cherry Valley Corridor Overlay District. The following land uses may be permitted in that part of the C-2 District not located in the Broadmoor/Cherry Valley Corridor Overlay District, when authorized as special land uses under Chapter XVI: *(Section 12.3 opening paragraph amended 12/16/15; eff. 12/26/15.)*

- (a) Hotel and motel.
- (b) Contractor yards.
- (c) Church or other house of worship.
- (d) Hospital, clinic, out-patient care facility. *(Section 12.3(d) amended 12/16/15; eff. 12/26/15.)*
- (e) Radio and television transmission facilities.
- (f) Theater, auditorium, banquet hall and other place of assembly.
- (g) Public and private schools.
- (h) Truck sales and repair.
- (i) Wholesale warehousing.
- (j) Sexually oriented business.
- (k) Utility and public service building.
- (l) Motor vehicle wash establishment.
- (m) Transportation terminal.
- (n) Commercial outdoor recreation facility.
- (o) Open air business.
- (p) Parcel delivery station.
- (q) Photographic processing.
- (r) Commercial communications antennas and towers; non-commercial ground-mounted communications antennas and towers exceeding a height of 50 feet or, if roof-mounted, exceeding a height of 15 feet above the roof.
- (s) Establishment with drive-through facilities. *(Section 12.3(s) added 12/16/15; eff. 12/26/15.)*

Section 12.3A Special Land Uses Located in Broadmoor/Cherry Valley Corridor Overlay District. Special land uses in that part of the C-2 District located in the Broadmoor/Cherry Valley Corridor Overlay District shall be only those stated in Section 27.7 of this Ordinance. *(Section 12.3A added 12/16/15; eff. 12/26/15.)*

Section 12.4 Other Land Uses. The following other land uses may be permitted as provided in this Ordinance, and as stated in this section:

- (a) Accessory uses as regulated under Sections 3.9 and 3.10.
- (b) Accessory buildings as regulated under Sections 3.10 and 3.56.
- (c) Temporary uses as regulated under Section 3.22.
- (d) Signs as regulated under Chapter XIX, except that signs located on lands in the Broadmoor/Cherry Valley Corridor Overlay District shall comply with the sign requirements of that Overlay District.
- (e) Parking and loading as regulated under Chapter XX, except that parking and loading on lands in the Broadmoor/Cherry Valley Corridor Overlay District shall also comply with the parking and loading requirements of that Overlay District.
- (f) Private streets as regulated by Section 3.29.
- (g) Outdoor lighting as regulated by Section 3.50.
- (h) Landscaping as regulated by Chapter XXVIII, except that landscaping on lands in the Overlay District shall also comply with the landscaping requirements of that Overlay District.
- (i) Vehicle ingress and egress as regulated by Chapter XXV.
- (j) Commercial or public antennas and towers as regulated by Section 3.41A. *(Section 12.4 amended 12/16/15; eff. 12/26/15.)*

Section 12.5 Required Conditions.

- (a) Site plan review is required under Chapter XVIII.
- (b) Any side yard or rear yard adjoining any lot or parcel in an R-R, R-1, R-2, R-3 or R 4 District shall be screened by a compact hedge of deciduous or evergreen trees that are at least five feet in height after one growing season or by a solid wall or board fence at least six feet in height.
- (c) Lands in the C-2 General Business District that are located in the Broadmoor/Cherry Valley Overlay District shall comply with the terms of that Overlay District.

Section 12.6 District Regulations. Land, buildings and structures in the C-2 District shall comply with the following requirements unless otherwise provided in this Ordinance:

- (a) **Minimum lot Area and Width.** 20,000 square feet and 120 feet, respectively.

(1) **Front Yard.**

- (i) There shall be a minimum front yard building setback of 50 feet, except as stated in subparagraph (ii).
- (ii) Where all the frontage on both sides of a lot or parcel, within a distance of 150 feet on either side thereof, has an established building setback, then the average depth of such established building setback shall be the depth of the required building setback on such lot or parcel.

(2) **Side Yard.**

- (i) No side yard building setback shall be required for a lot or parcel that directly abuts other commercial uses or land in the C-1, C-2, HC, I-1 or I-2 Zoning Districts.
- (ii) Where the side yard of a lot or parcel abuts the side yard of a lot or parcel in the A Agricultural District, there shall be a minimum side yard building setback of ten feet for each side yard.
- (iii) Where the side yard of a lot or parcel abuts the side yard of a lot or parcel in the R R, R 1, R-2, R-3 or R-4 District, there shall be a minimum side yard building setback of 25 feet for each side yard.
- (iv) Where a side yard building setback is otherwise required, a minimum building setback of 40 feet shall be required on that side of a corner lot which is adjacent to the side wall of the principal building.

(3) **Rear Yard.**

- (i) There shall be a minimum rear yard building setback of ten feet except as stated in subparagraph (ii).
- (ii) Where the rear yard of a lot or parcel abuts a lot or parcel in the R-R, R-1, R-2, R-3 or R 4 District, there shall be a minimum rear yard building setback of 25 feet.

Section 12.7 Height Regulation. No building or structure shall exceed 35 feet in height, except permitted communications antennas and towers.

Section 12.8 Minimum Floor Area. No minimum floor area is required.

(Chapter 12 adopted 06/04/03; eff. 06/24/03.)

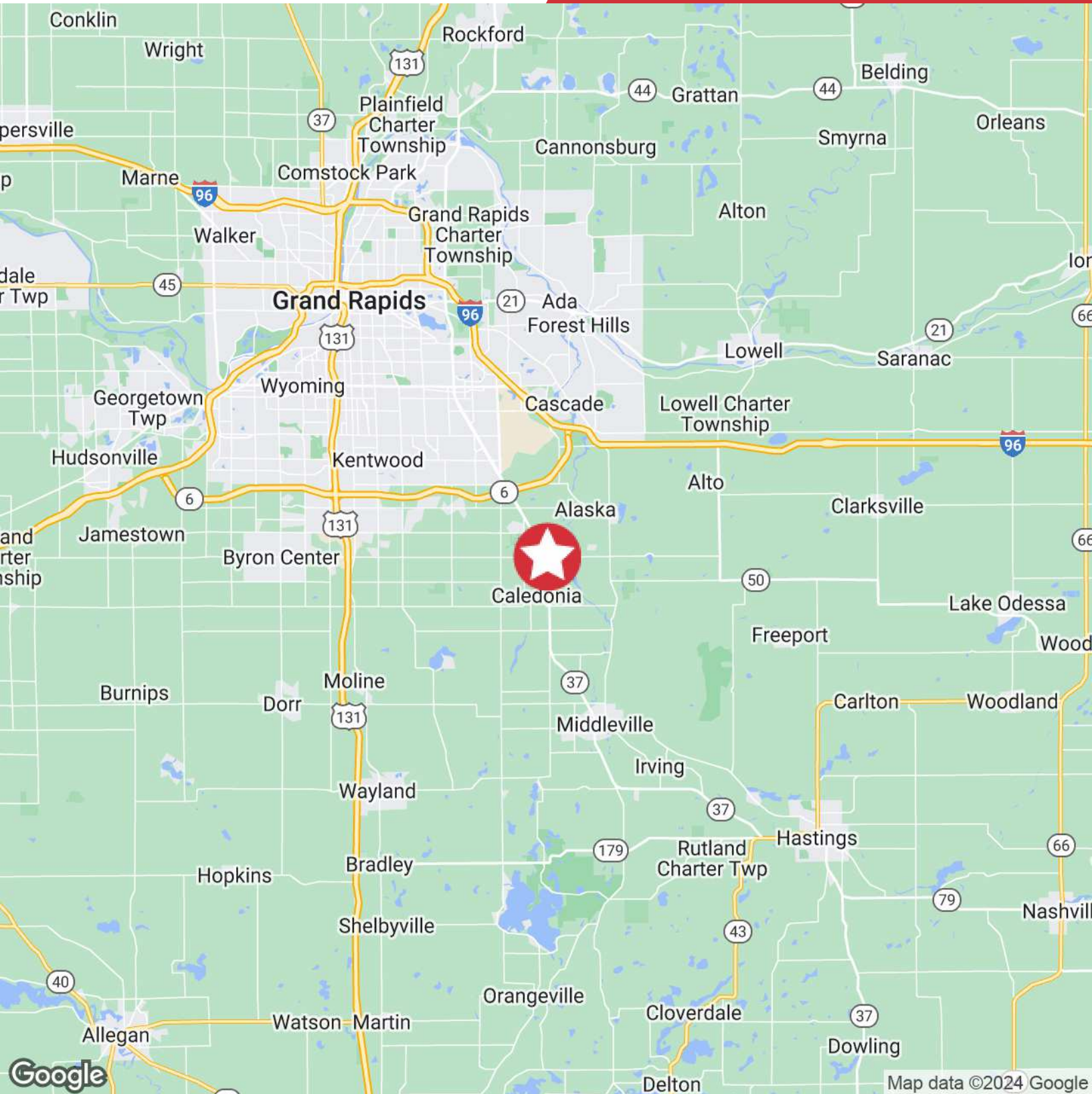
Parcel

part of 8540 Broadmoor Ave SE
Caledonia, Michigan 49316



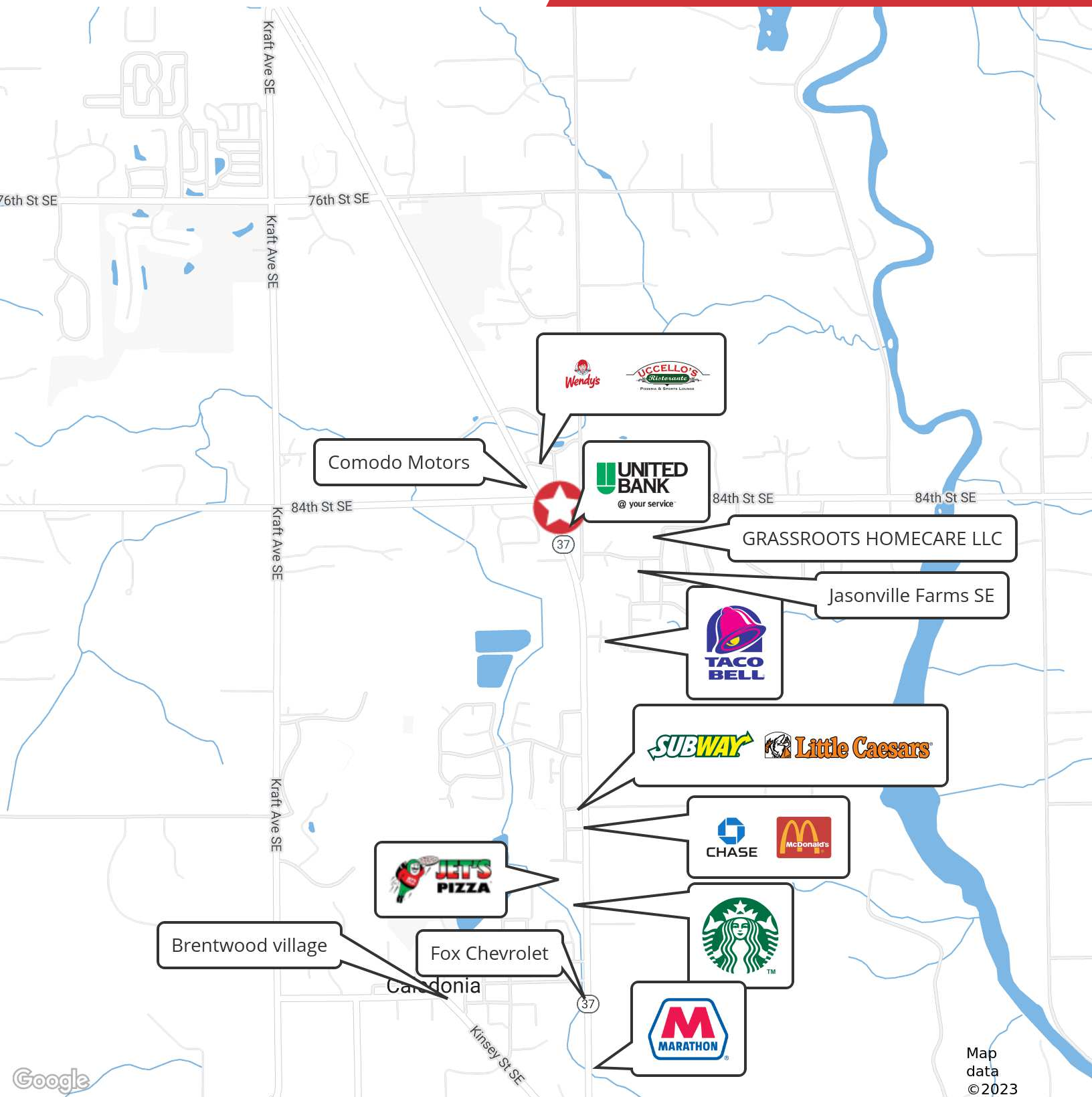
Location Map

part of 8540 Broadmoor Ave SE
Caledonia, Michigan 49316



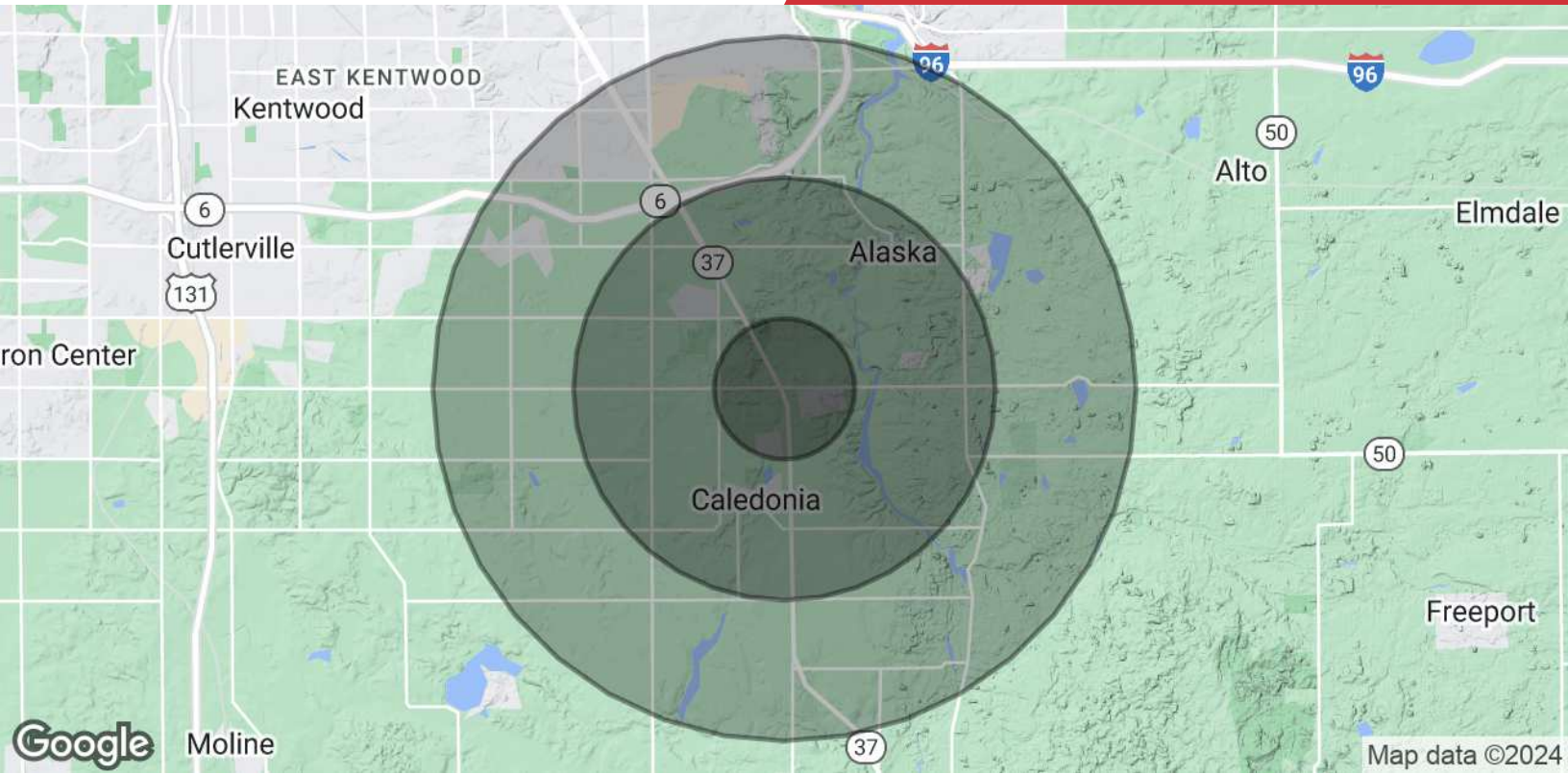
Retailer Map

part of 8540 Broadmoor Ave SE
Caledonia, Michigan 49316



Demographics Map & Report

part of 8540 Broadmoor Ave SE
Caledonia, Michigan 49316



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,439	10,872	27,912
Average Age	40.8	40.0	38.9
Average Age (Male)	38.6	37.5	36.1
Average Age (Female)	41.3	40.7	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	546	3,814	9,977
# of Persons per HH	2.6	2.9	2.8
Average HH Income	\$101,392	\$109,871	\$108,275
Average House Value	\$255,878	\$252,369	\$251,762

* 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.

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

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.