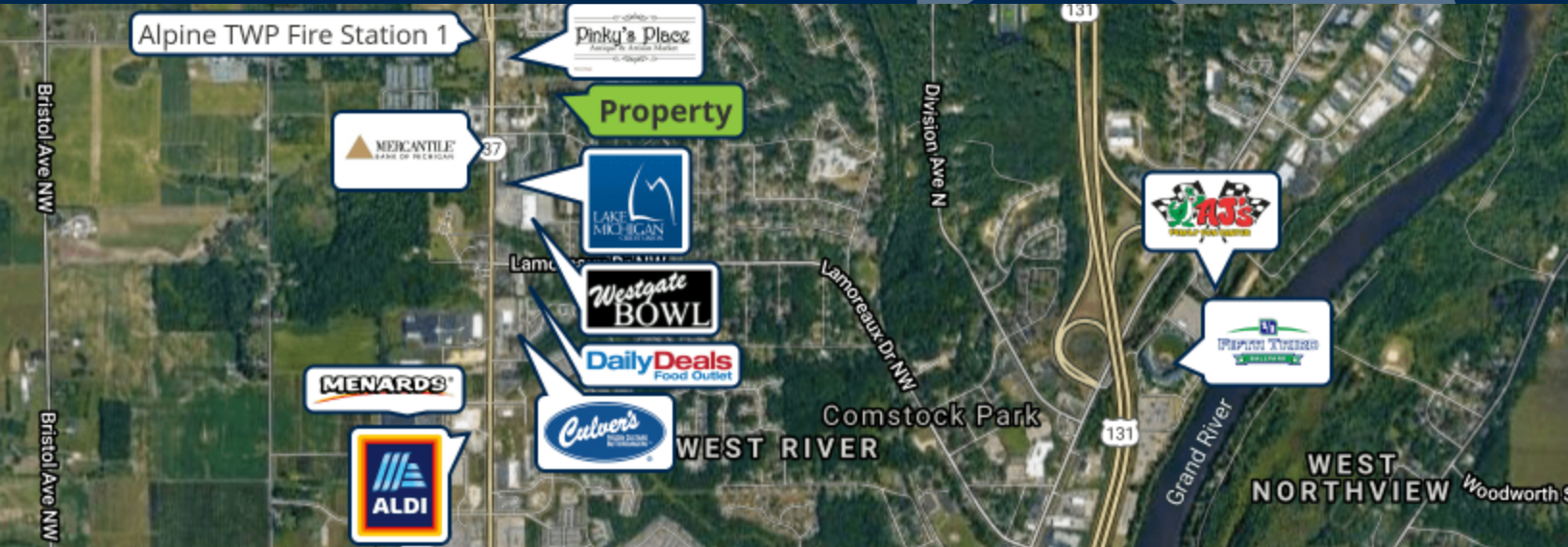


# FOR SALE

## DEVELOPMENT SITE | MULTIFAMILY LAND



### 4732 ALPINE AVE. NW

COMSTOCK PARK, MI 49321

#### PROPERTY OVERVIEW

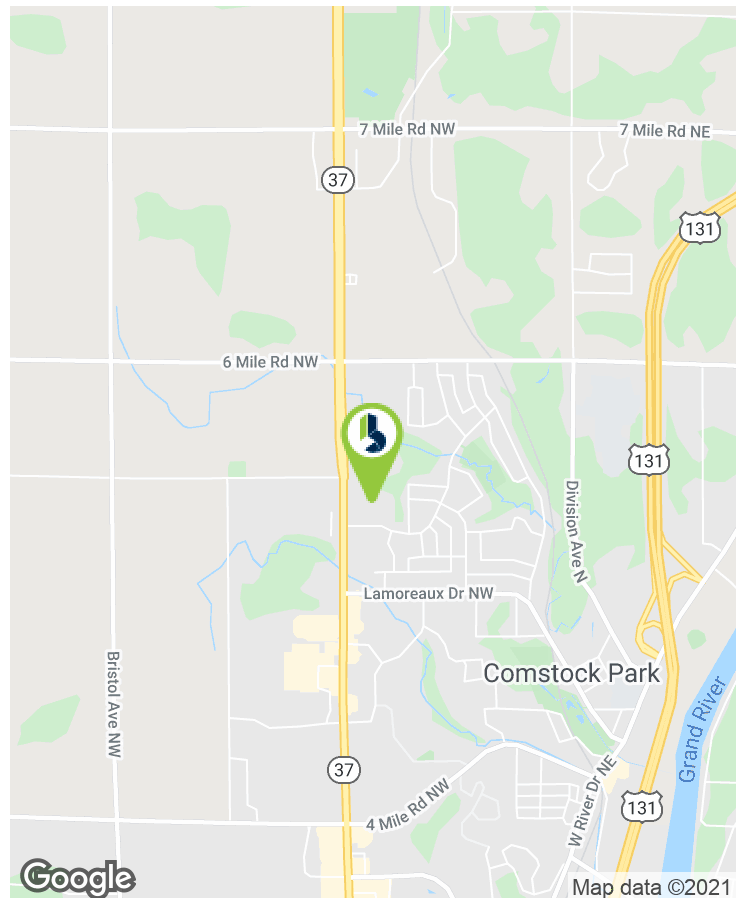
Multifamily land off of Alpine Ave. NW

#### PROPERTY HIGHLIGHTS

- Hard-to-find 4.79 acre site zoned for multifamily development
- Potential to expand the site
- Attractively priced

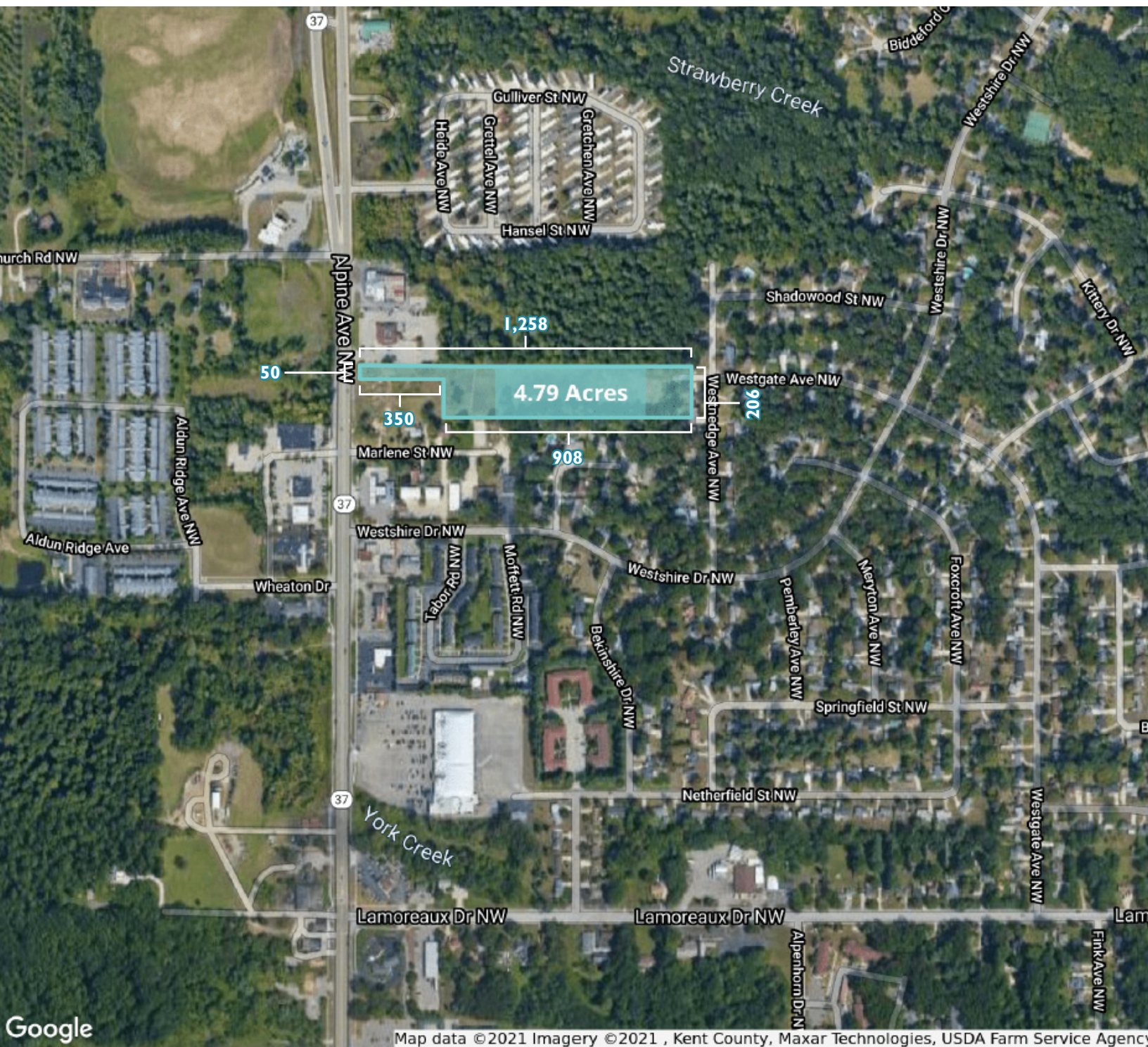
#### OFFERING SUMMARY

Sale Price:	\$863,000
Lot Size:	4.79 acres
Zoning:	R-3 / 12.4 units per acre
Market:	Kent County
Price / SF:	\$4.14





4732 ALPINE AVE. NW | FOR SALE







“West Michigan was the ideal location for our cybersecurity research lab. The region's low cost of doing business, combined with its talented pool of technology workers will make our company more competitive.”

**Brian DeMuth | CEO | GRIMM**

# WELCOME TO WEST MICHIGAN

HOME TO ONE  
OF THE FASTEST  
GROWING  
ECONOMIES  
IN THE U.S.

Located between Chicago and Detroit, West Michigan is a growing region of more than 1.5 million people and counting. At its core is the thriving and vibrant city of Grand Rapids, the second largest city in the state.

With a strong business climate and exceptionally high quality of life, it is no surprise businesses and talent are flocking to the region. More than 130 international companies are located here, as well as four of Forbes Largest Private Companies. The region is home to the global headquarters of industry leaders like Amway, Steelcase, Herman Miller, Haworth, BISSELL, Wolverine Worldwide, and more.

There is an energy pulsating from West Michigan that is felt throughout the Midwest. Our business and community leaders have set in motion an unprecedented level of growth and investment, cementing our place as a world-class center for advanced manufacturing, life science and medical devices, food processing, and technology.

# TOP INDUSTRY CLUSTERS

## GROW, INNOVATE, AND SUCCEED IN WEST MICHIGAN

Since its introduction as the Furniture City in 1876, West Michigan has been a leading center for quality, technical expertise, and innovation. The economy has since diversified beyond its furniture beginnings, and is now a center for manufacturing excellence, life science discovery, and technological innovation.

The following industries are driving the growth of the Grand Rapids region.

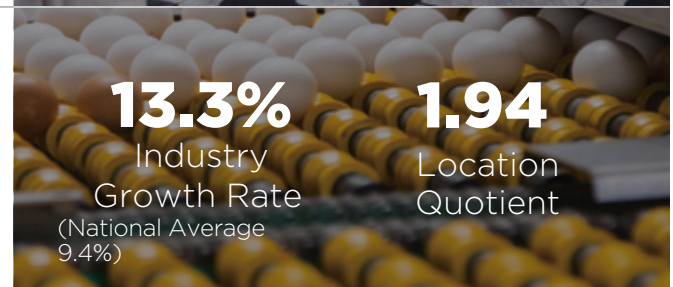
### ADVANCED MANUFACTURING

West Michigan is home to one of the nation's largest and most diverse manufacturing sectors. We are national leaders in plastics, biopharmaceuticals, medical devices, production technology, automotive, office furniture, aerospace, and more. If you can dream it, we can make it.



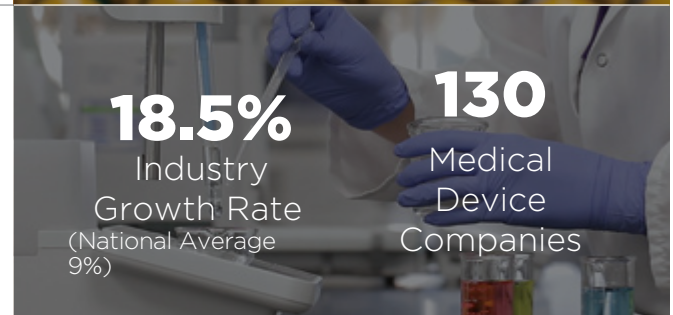
### FOOD PROCESSING AND AGRIBUSINESS

Abundant natural resources combined with one of the most agriculturally diverse regions in the country has created a recipe for success in West Michigan. With over \$1.5 billion in economic impact, this industry is an economic powerhouse.



### LIFE SCIENCES AND MEDICAL DEVICES

West Michigan is home to some of the most advanced healthcare, research, and education facilities in the Midwest. This collaborative environment is driving innovation and shaping the future of medical device technology and manufacturing.



### INFORMATION TECHNOLOGY AND COMMUNICATIONS

West Michigan's growing tech industry is powered by some of the best talent in the nation. From cybersecurity to custom software development, this industry is solving the future's most pressing challenges.



# WEST MICHIGAN BY THE NUMBERS

## 13-COUNTY REGION POPULATION DATA

**1,606,562**  
POPULATION

**36.9**  
MEDIAN AGE

**584,482**  
HOUSEHOLDS

**832,429**  
LABOR FORCE

**85,483**  
COLLEGE  
ENROLLMENT

**DATA SOURCES:** Economic Modeling Specialists International (EMSI), US Census Bureau American Community Survey (ACS), Bureau of Labor Statistics Local Area Unemployment Statistics

## COLLEGES & UNIVERSITIES

## ENROLLMENT

Grand Valley State University	25,049
Grand Rapids Community College	14,269
Ferris State University	13,798
Davenport University - Western Region	7,160
Muskegon Community College	4,311
Calvin College	3,840
Baker College	3,481
Hope College	3,150
Cornerstone University	2,361
Aquinas College	1,716
Montcalm Community College	1,691
Kendall College of Art and Design	1,214
Michigan State University - West	977
Western Michigan University - Grand Rapids	900
Other Area Colleges & Universities	1,566

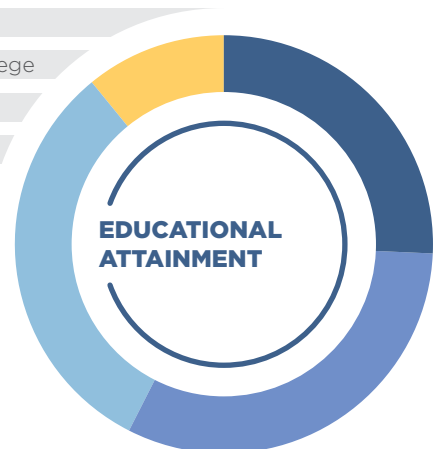
**Total**

**85,483**

**DATA SOURCE:** The Right Place, Inc.

**#1** Top States for Auto Manufacturing Jobs – Michigan  
**Bureau of Labor Statistics**

<b>25.7%</b>	Bachelor's or Higher
<b>31.8%</b>	Associate/Some College
<b>31.6%</b>	High School Diploma
<b>10.9%</b>	Other



**DATA SOURCE:** US Census Bureau ACS

## STEM DEGREE COMPLETIONS

## COMPLETIONS

Science (Life & Physical)	1,426
Technology	659
Engineering	1,107
Mathematics	190
Health Sciences	3,769

**DATA SOURCE:** EMSI



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