



FOR SALE

RV RESORT | LAND

4370 N. RIDGE RD., MEARS, MI 49346

TIMBERLAKE RESORT & RV CLUB OFFERING MEMORANDUM

CHIP BOWLING

Senior Vice President

616.915.9080 | cbowling@bradleyco.com

KEVIN VANHAITSMA

Advisor

616.308.1727 | kvanhaitsma@bradleyco.com

SALE

LAND



Timberlake Resort & RV Club
4370 N. Ridge Rd., Mears, MI 49346



SECTION 1

PROPERTY INFORMATION

BRADLEY COMPANY

220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503
616.254.0006



BRADLEYCO.COM



4370 N. RIDGE RD., MEARS, MI 49346

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PROPERTY OVERVIEW

Bradley Company is pleased to present the investment and land offering of the Timberlake Resort & RV Club. Only 5 minutes north of Silver Lake Sand Dunes, the resort is located on 280 beautiful wooded acres, including its own private lake and 243 feet of private beach on Lake Michigan. With an existing income stream and undeveloped 170 acres, this is the perfect opportunity for an owner or investor to acquire an RV resort with plenty of land and upside.*

**Property financials available with a signed Confidentiality Agreement*

PROPERTY HIGHLIGHTS

- 280 acres of wooded RV resort and private lake
- 243 feet of Lake Michigan frontage with private beach
- 250 existing large, wooded private sites, all with water and electric
- 170 acres of non-developed acreage. Room to develop additional sites
- 5 minute drive to Silver Lake Sand Dunes

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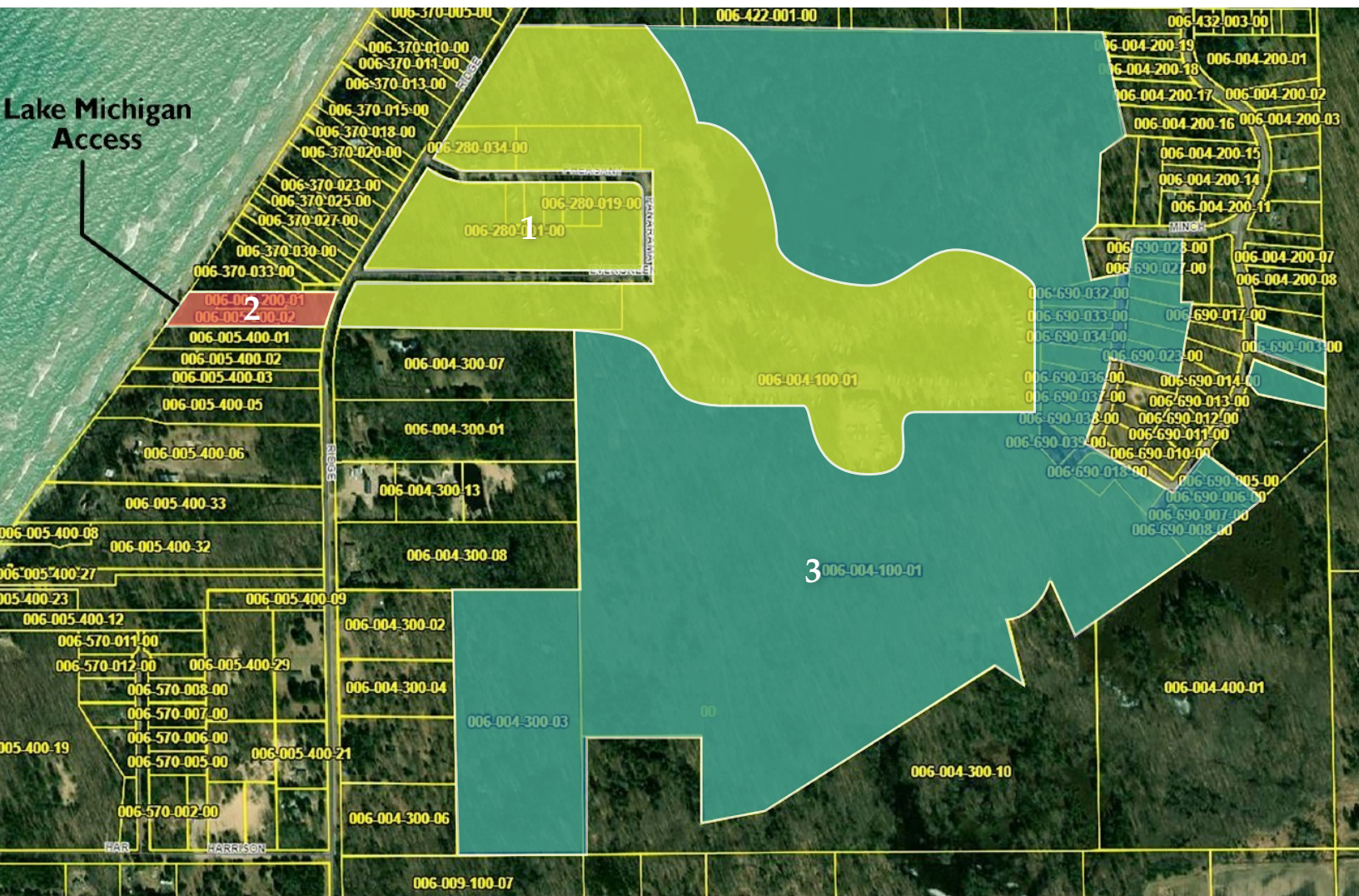


PURCHASE OPTIONS

4370 N. RIDGE RD., MEARS, MI 49346

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OPTION 1

100 ACRES
RV PARK
\$2.0MM

OPTION 2

3 ACRES
RV PARK + LAKE MICHIGAN
\$2.9 MM

OPTION 3

177 ACRES
RV PARK + LAKE MICHIGAN + TRAILS
\$3.8 MM

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RESORT LAYOUT MAP

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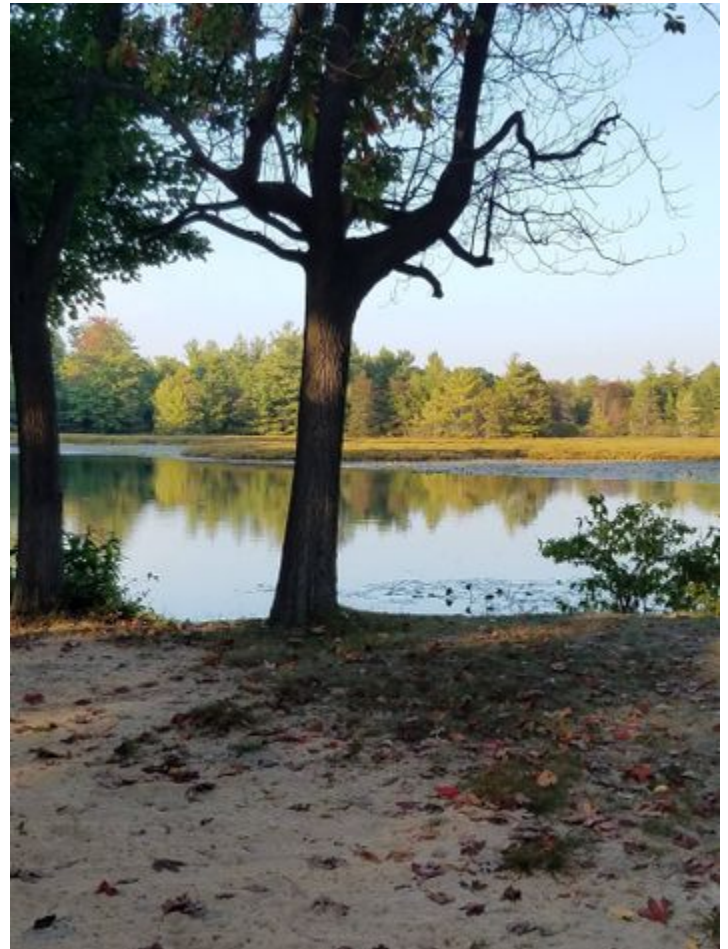
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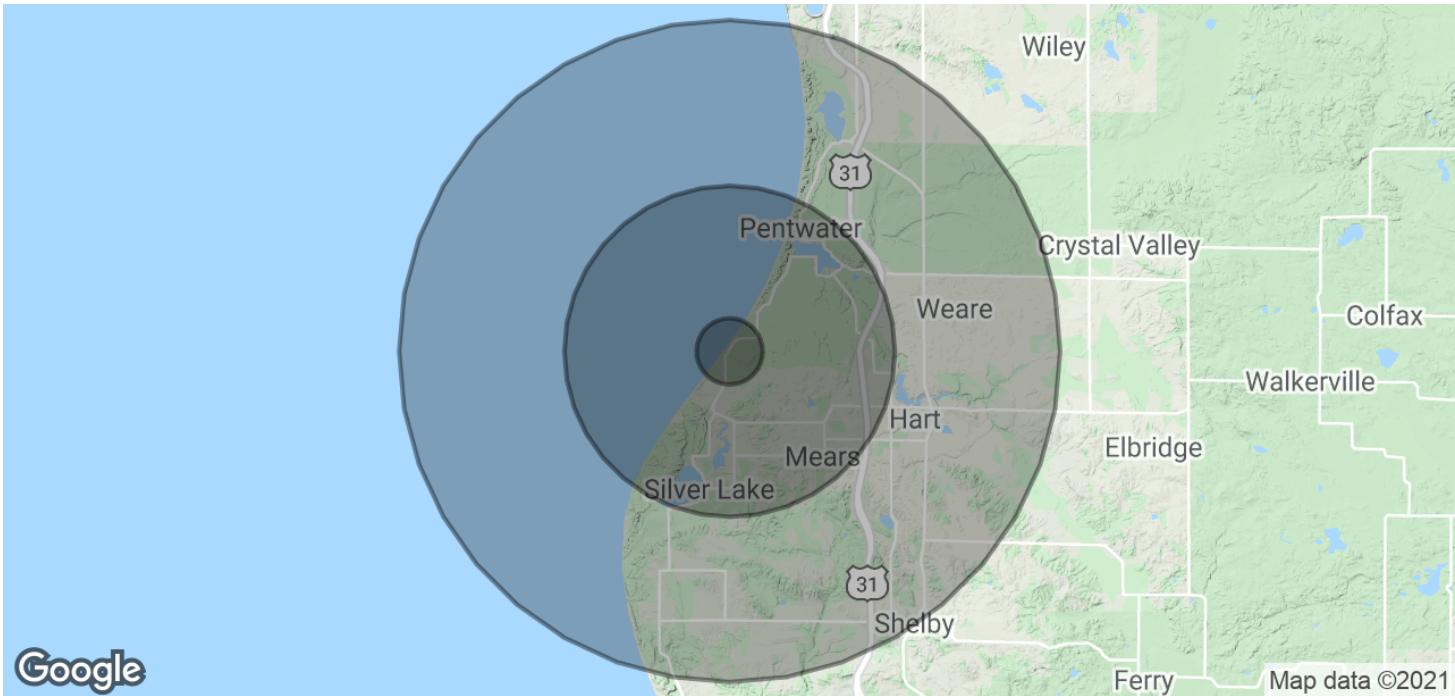


DEMOGRAPHICS MAP & REPORT

4370 N. RIDGE RD., MEARS, MI 49346

SALE

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	71	1,625	8,265
Average age	50.2	50.2	45.5
Average age (Male)	49.3	49.1	43.5
Average age (Female)	51.5	51.5	47.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	30	703	3,314
# of persons per HH	2.4	2.3	2.5
Average HH income	\$48,584	\$48,063	\$50,523
Average house value	\$206,802	\$206,453	\$177,199

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AREA OVERVIEW

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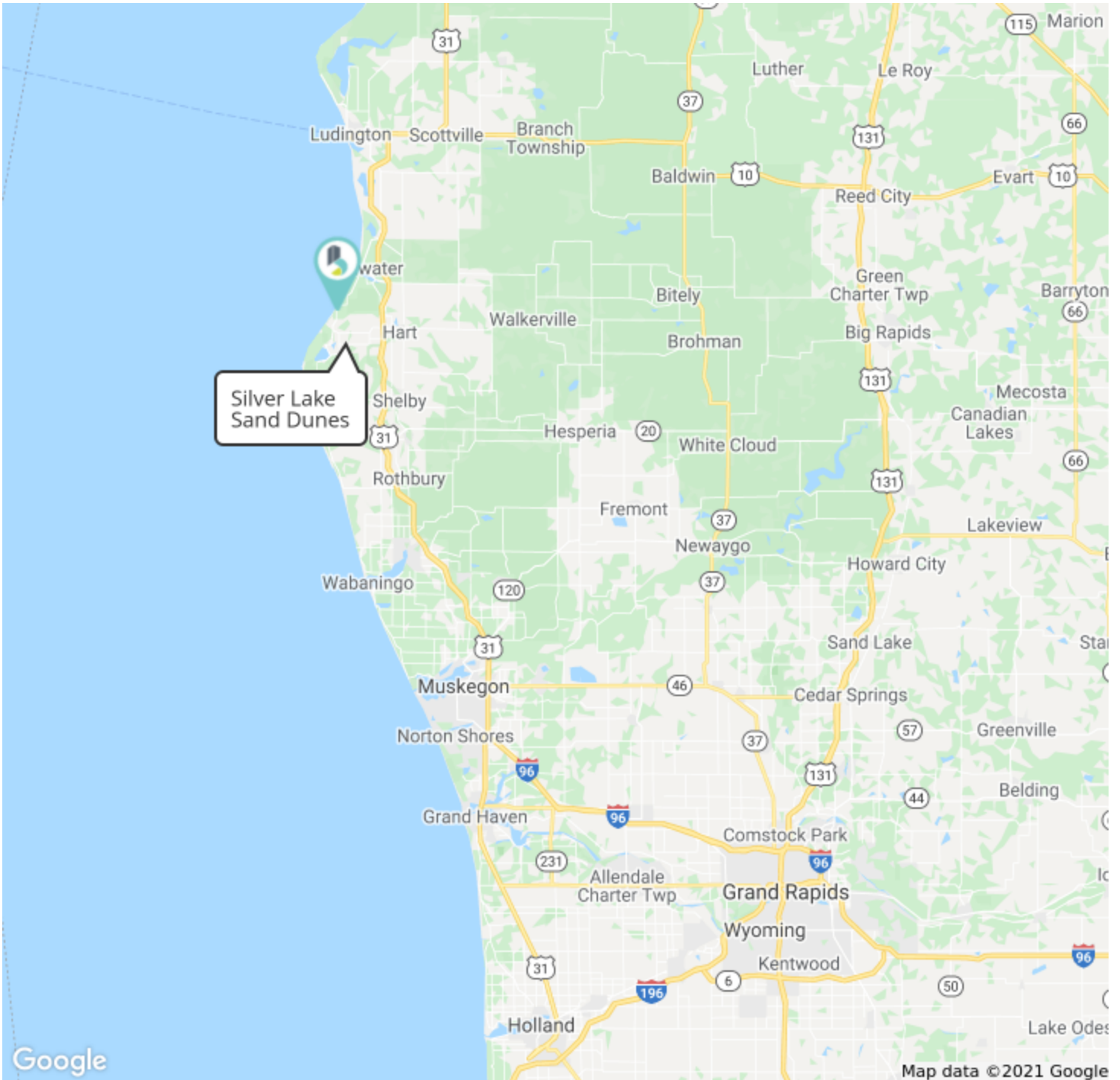
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take an adventure on and around our

Sand

From the long, sun-filled days of summer, well into the sparkling white winter season, you will find Silver Lake to be the perfect destination for outdoor adventure. Whatever your pace, Silver Lake is brimming with activities to fill your days with fun on the Lake Michigan shoreline.

Silver Lake Sand Dunes invites you to experience a 360° lakeshore adventure.

Choose your speed and take to the dunes for a shoreline adventure.

Whether you're a first-timer or a seasoned "Duner" you will find the perfect sized adventure waiting in Silver Lake.

FULL-THROTTLE

Although Silver Lake is a year-round destination for outdoor fun, we are perhaps best known for full-throttle fun on the dunes of our Lake Michigan shoreline. Every year off-road adventure beckons thousands of experienced "Duners" to over 400 acres of fast-paced, free-roaming action that pushes the limits of every sort of off-road vehicle imaginable. It is really something to see and experience first-hand.

The West Michigan Lakeshore Highway Association was created in 1911 to lobby for funding to create a paved highway along Lake Michigan to bring Chicago tourists to the lakeshore and vice versa. Additionally, it was also hoped that the formation of better roads would create better lines of commerce between the communities.



box



@reeves.brothers.media





Silver Lake has much more to offer beyond the slopes of our dunes. Maybe your wanderlust has led you to the lakeshore for some quiet exploration? If so, strap on your hiking or riding gear to explore thousands of acres of nature preserves. From parks to trails, there is a lot to survey!

trails

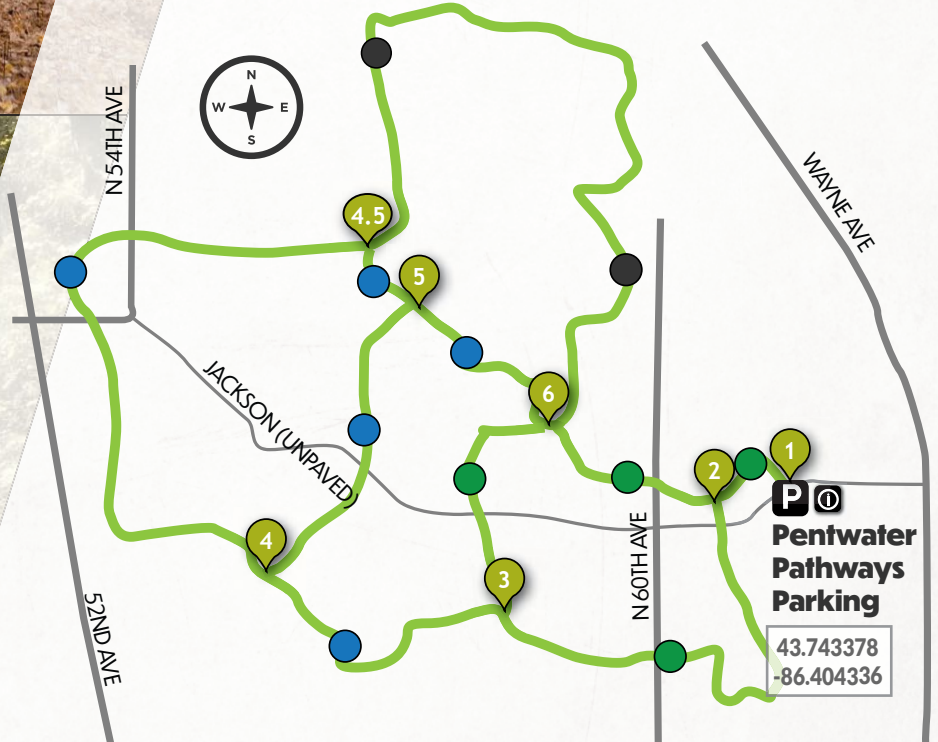


PENTWATER PATHWAY

Just north of the Dunes in the Pere Marquette State Forest you will find the Pentwater Pathways. This 15-mile trail network is ideal for bikers and hikers of all skill levels, with varied loop difficulty throughout. The pathways terrain is mostly slow-rolling hills, with a few small climbs tucked into the more difficult sections of single track.

The Pathways are a 365 day/year trail, offering excellent groomed classic cross-country ski opportunities during the cold weather months. Thanks to the dedicated volunteers from the Oceana Cross Country Ski Association and Michigan DNR, the trail is always kept in beautiful condition.

The nature viewing is excellent as the area that surrounds the State Forest is mostly undeveloped. It is a great way to spend an afternoon after an action-packed morning on the dunes.





TRAIL ACCESS
44.123375
-85.683470

M-55 to State Rd. MCCCT



LINCOLN HILLS

The Lincoln Hills trail is an intermediate trail system with a single track for bikes and a 72" wide trail for ORVs. There are many segments along the Lincoln Hills Trail that are separated and part of the Michigan Cross Country Cycle Trail (MCCCT). Please note that all trails and routes have two-way traffic. **STAY ON SIGNED TRAILS ONLY!**



LITTLE MANISTEE NORTH & SOUTH LOOPS

The Little Manistee Trail consists of two loops. The North Loop and South Loop. The northern loop connects to the Lincoln Hills network, while the south loop connects to the Little O Motorsports Trail to the west. There are many segments along the Lincoln Hills Trail that are separated and part of the Michigan Cross Country Cycle Trail (MCCCT). Please note that all trails and routes have two-way traffic. **STAY ON SIGNED TRAILS ONLY!**

-  **ORV Route** - ORVs of all sizes including off-road motorcycles. (DNR license (ORV sticker) required unless licensed by the Secretary of State)
-  **Motorcycle trail only** (DNR license Required)

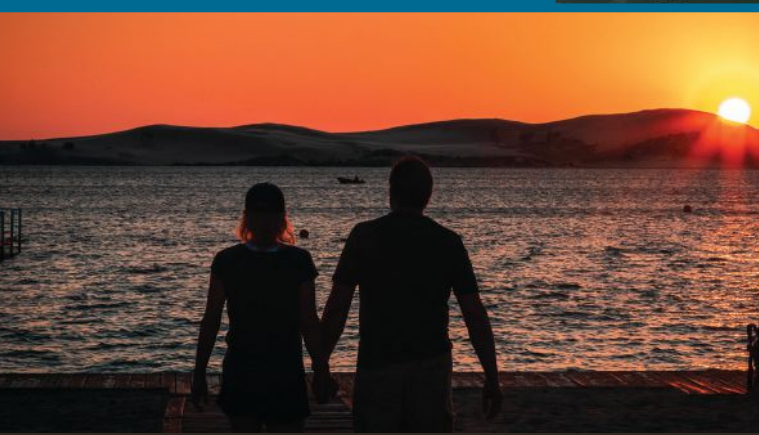
MAP DISCLAIMER: Please note, the above trails are for graphic illustration only. They do not represent the exact scale and direct vehicular representation. Please consult the Michigan Dept. of Natural Resources for a complete map and set of rules/regulations for trail use.



For decades, families have been visiting the area and making lasting memories here. With over 2,000 acres of sand dunes, several miles of Lake Michigan coastline, and charming downtown areas, Silver Lake and surrounding communities offer visitors endless opportunities for swimming, boating, ORV recreation, shopping, entertainment and more.

Spend your morning on the Dunes, your afternoon in the water, and your evening in the villages of Silver Lake or Hart. There's no risk of running out of things to do!

play



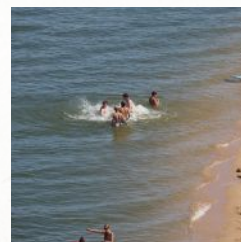
state parks



Silver Lake State Park, ORV Area & Campground & Little Sable Lighthouse

9679 W. State Park Rd. | Mears
231-873-3083
Recreation Passport Required: Yes

Where else can you find dunes that you can drive on? The Silver Lake Sand Dunes are open every day from April 1-October 31. The Sand Dunes encompass nearly 2,000 acres of rolling sand hills and are the only dunes in Michigan that allow vehicle access. The Michigan DNR operates the ORV area, and we recommend that you review the State Park rules, operational changes, and voucher system found on our website: Thinkdunes.com. ORV dune entrance is located off 24th Ave.



Charles Mears State Park

400 West Lowell St. | Pentwater 49449
231-869-2051
Recreation Passport Required: Yes

Located in the quaint village of Pentwater along the Lake Michigan shoreline with a very popular beach across all age groups. Facilities include swimming area, picnic tables, children's play area, and restrooms. Recreational passports are required and may be purchased at the park or prior to arriving at any MDNR location.



ThinkDunes.com



Pere Marquette State Forest Pentwater Pathways

South of Pentwater, MI
231-873-5247

The Pentwater Pathways Trail can be enjoyed year-round, and is great for hiking and mountain biking in spring, summer, fall and cross-country skiing in the winter. Learn more about this trail and more hiking/biking trails beginning on page 18 of this guide.



Hart-Montague Rail Trail State Park

Various locations throughout area
231-869-2051
Recreation Passport Required: No

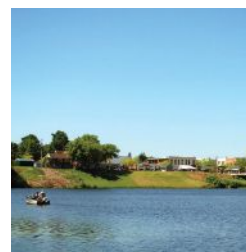
Michigan's first linear state park and also its first paved rail trail is 22.5 miles long between its northern trailhead in Hart and its end in Montague. Current uses include hiking, bicycling, cross-country skiing and snowmobiling. Access points throughout the trail include parking areas by Hansen Foods off Polk Rd, Woodshed Bicycle Rentals in Mears, and at the Shelby Pavilion.

local parks & beaches



Benona Township Park

Most times you'll have this well-rounded park to yourselves. Located right across the street from the swimming area on Stony Lake and along the Stony Lake Creek, it's well suited for a family picnic spot. The facilities include fishing, picnic areas, swings, climbing bars, baseball diamond, basketball court, grills, merry-go-round, teeter-totter, and restrooms. Located off B-15 on the west end of Stony Lake.



John Gurney Park

Hart's best kept secret. A wonderful beach, perfect for enjoying quiet moments looking across Hart Lake towards Hart Dam. John Gurney Park facilities also include a picnic area, restrooms, and a children's play area. Located off Tyler Rd. near downtown Hart. (Public launch also available)



Golden Township Park

Beach area located where the Silver Creek channel meets Lake Michigan. Facilities include portable restrooms. Parking is very limited so arrive early or plan on walking from the Lighthouse beach parking lot. Do not park along the road, or you will be towed away. Located off Silver Lake Road 1/4 mile north of the Lighthouse.



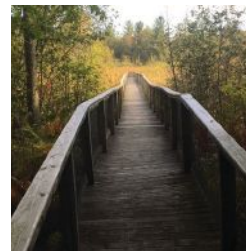
Claybanks Township Park

If you enjoy a natural setting with unspoiled views of the Lake Michigan shoreline, this is the beach for you. A wooden walkway leads you to one of the most spectacular Lake Michigan beaches in the area. The park extends one-half mile along the shoreline, but the undeveloped views extend to the north and south as far as the eye can see. Just off B-15, two miles south of Stony Lake. A day pass is needed to use this beach area.



Silver Lake State Park Beach

Offering a nice sandy beach on Silver Lake as well as fantastic views of the Silver Lake Sand Dunes, this beach access to Silver Lake includes picnic tables, a pavilion and restrooms. For beach access, a day pass is needed and these can be purchased at the campground registration booth. There's also a public boat launch available. The park is located off Silver Lake Road, 1/2 mile west of downtown Silver Lake.



Gales Pond County Park

Gales Pond is a favorite haunt for those wishing to get away for an hour or two to enjoy the sight of sandhill cranes, ducks and other wildlife and the fresh scent of the woods that line the marked nature trails. Facilities include bridges, boardwalks, marked trails, and picnic tables. Located in Elbridge Township at Filmore and 112th Avenue, 5 miles southeast of Hart.



Cedar Point County Park

Cedar Point is a great place for spending the afternoon at the beach. The 3-acre park provides swimming, a picnic area and restrooms. Spectacular multi-tiered wooden steps lead visitors from the high bank bluff above, through the forest canopy, to the beach below. Located along the shore of Lake Michigan between Silver Lake and Pentwater off B-15.

Silver Lake tid-bits

Silver Lake State Park is made up of over 2,000 acres of sand dunes and is divided into three areas: the ORV/ATV area, a non-vehicular area and the Mac Wood's area.



inland lakes

Find yourself skipping stones on the inland lakes of the Silver Lake area. There are five great lakes that offer a variety of watersports options. Rent from our watercraft rentals or bring your own. Also browse what available fishing opportunities exist in our inland waters. We have detailed a complete overview of catch available in the waters around Silver Lake.

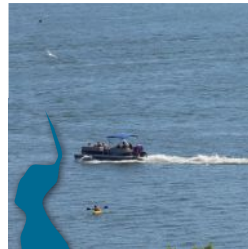


Pentwater Lake

Average Lake Depth: 22'
Deepest Point: 50'

ACCESS: Boating access on the north and south sides of the lake at Lake Street access (north) and Longbridge (south). Swimming/Beach access: no direct swimming beach, but the Charles Mears State Park is on Lake Michigan just minutes away.

FISHING: Along Monroe Rd. in Pentwater. Catch: Variety of Lake Michigan fish.

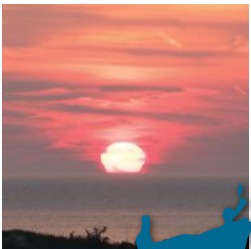


Hart Lake

Average Lake Depth: 14'
Deepest Point: 29'

ACCESS: Kayaking/Canoeing access on the lake at John Gurney Park. Swimming/Beach access: no direct swimming beach

FISHING: Off B-15 and Stony Lake Road
Catch: Brook Trout, Steelhead.

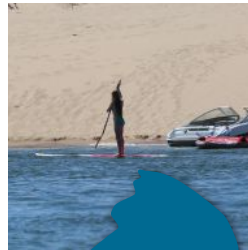


Stony Lake

Average Lake Depth: 25'
Deepest Point: 43'

ACCESS: Kayaking/Canoeing access on the lake at Benona Twp. Park. Swimming/Beach access: no direct swimming beach but Benona Twp. Park is on Lake Michigan.

FISHING: Off B-15 and Stony Lake Road. Catch: Brook Trout, Steelhead.



Silver Lake

Average Lake Depth: 20'
Deepest Point: 27'

ACCESS: Boating access at Silver Lake State Park on Silver Lake Road. Swimming/Beach access at the north end of the lake off North Shore Drive - parking area on right.

FISHING: At the end of Hazel Road in Silver Lake. Catch: Walleye, Bass, Northern Pike, Bluegill, and Black Crappie.



Crystal Lake

Average Lake Depth: 25'
Deepest Point: 34'

ACCESS: Short dirt access road down moderately steep hill off paved 72nd Ave.

FISHING: Just south of Hart on 72nd Avenue. Catch: Bluegill, Pumpkinseed, Bass.




Little Sable Point lighthouse tid-bits

- Year constructed and first lit: 1874
- Automated light installed: 1955
- Light intensity: 40,000 candlepower
- Light range: 15 nautical miles
- Foundation: 109 Wooden piles driven into the sand
- Construction: Rust Brick
- Height: 107 feet
- Architect: Col. Orlando M. Poe
- Added to the National Register of Historic Places: 1984



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GET TO KNOW BRADLEY COMPANY

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Cell: 616.915.9080

PROFESSIONAL BACKGROUND

Chip brings over 25 years of experience in commercial real estate to Bradley Company, which has earned him a level of unmatched expertise in the sale and lease of commercial office properties. The deals in which he’s been integral throughout his career translate to over \$800 million in volume. Chip’s aggressive standard of performance has earned him respect within the industry and with his clients who range from large real estate portfolio owners, building owners, entrepreneurs, developers, and many of Grand Rapids’ top business leaders.

Chip is most passionate about identifying a piece of real estate which others have overlooked, envisioning its possibilities, then collaboratively finding creative ways to give it viability – a second life. Chip calls this process “giving it a heartbeat.” Over time, these unique opportunities have reminded Chip to take the time and energy to certify each deal is well thought-out, has purpose, and which makes financial sense. His experiences have taught him teamwork, the importance of maintaining an open mind, and how best to look through someone else’s lens to appreciate the scope of possibilities. The reward has been to work with clients again and again on subsequent projects which continue to help shape key areas of the city.

Previously, Chip spent 15 years at Colliers International sharpening his skills and competencies by focusing on downtown Grand Rapids and southeast suburban office brokerage.

Chip founded XVentures, a commercial real estate firm, in 2013 that specializes in downtown real estate and brokerage development. In 2018 Chip sold the firm to Bradley Company, where he is now a partner in the West Michigan office.

Chip’s busy life outside of deal-making and development includes raising a toddler, spending quality time with family and friends, playing golf, boating, and traveling. A notable favorite place to visit for Chip is South and Central America and Europe.

EDUCATION

Aquinas College, Bachelor of Liberal Arts
Michigan State University, Communications Studies

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PROFESSIONAL BACKGROUND

Kevin VanHaitsma joined Bradley Company as a brokerage advisor in October 2015. In this role, Kevin advises clients in strategic planning, transaction execution for acquisitions and disposition, leasing, and portfolio management throughout the Michigan region. While primarily focused on industrial property and vacant land, Kevin has also helped clients with office, retail, and investment opportunities. He was awarded the Biggest Office Sale of the Year in 2018 from the Commercial Alliance of Realtors of West Michigan, helping a client build their investment portfolio.

Prior to Bradley Company, Kevin worked in the tennis and health club industry for 10 years as operations manager and tennis manager of the Michigan Athletic Club in Grand Rapids, MI. In 2014, Kevin was awarded "State Member of the Year" for Michigan through the Professional Tennis Registry, and in 2015 the athletic clubs were awarded "Private Tennis Facility of the Year" through the Professional Tennis Registry. He held the highest teaching certifications as PTR Professional in Adult Development, High Performance Juniors, and 10 and under juniors.

Kevin was also the head coach for the Calvin University Women's Tennis team from 2013-2019. During his tenure as coach, he led his team to an overall dual match record of 72-48, five consecutive trips to the MIAA tournament, and finished in the top 20 in the regional rankings for the first time in 10 years for the program. While coaching at Calvin, Kevin also helped install the first outdoor scoreboard in Division 3 tennis, and also the first live streaming cameras on all outdoor competition courts in the entire state of Michigan.

Kevin has been married to his wife Rachel since 2011 and has two sons, Caleb and Bruce. In his free time, Kevin enjoys spending time with family, playing golf, tennis, and traveling. One of the highlights of his traveling including watching Federer play on Center Court at both the US Open and Wimbledon.

EDUCATION

Bachelors Degree, Double Major in Business and Physical Education, Calvin College

MEMBERSHIPS

Commercial Alliance of Realtors, CAR
Michigan Association of Realtors, MAR
National Association of Realtors, NAR

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TO BE THE PREMIER REAL ESTATE FIRM IN THE MIDWEST.
DELIVERING INNOVATIVE SOLUTIONS TO OUR CLIENTS AND PARTNERS.

