

SALE

LAND



HOLLYWOOD ROAD



HOLLYWOOD RD., ST. JOSEPH, MI 49085

PROPERTY HIGHLIGHTS

- 55 acre fruit farm for sale
- Transitional land ideal for residential, multi-family, or medical office development
- Subject property is located approximately 1 miles south of the I-94 and Nile Road interchange on Hollywood Road
- Utilities available at the site include: Electric, Natural Gas, and City Water

LOCATION OVERVIEW

St. Joseph sits on the southern tip of what has been termed "The Riviera of the Midwest" - part of a "small town" chain stretching from the state line in a spectacular arc along Lake Michigan. Located just 90 miles from downtown Chicago, St. Joseph is a quaint community situated within the larger Benton Harbor/St. Joseph MSA. The City of St. Joseph has continually operated at full economic capacity.

St. Joseph is the county seat for Berrien County, a distinction maintained since 1894. St. Joseph has prospered over the years by encouraging a balanced mix of industrial, commercial, and residential development.

St. Joseph has become well known for its beautiful location along Lake Michigan, its quality public school system, its health care system, its beaches, parks, and other natural amenities, and its affluent community. The presence of many large corporations causes the city's population to triple during the average workday.

Tourists come to St. Joseph every year by the tens of thousands to enjoy the beaches, Lake Michigan, the St. Joseph River, Silver Beach County Park, downtown shopping, festivals and more.

SALE PRICE	\$1,375,000
Lot Size:	55 Acres
Zoning:	B-1
Market:	St. Joseph County, MI
Price / Acre:	\$14,527.27
Traffic Counts:	
I-94	55,107 AADT (2019)
M-63	8,636 AADT (2019)

BRADLEY COMPANY
112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
574.237.6000

MATT WETZEL
Senior Broker
574.970.9006
mwetzel@bradleyco.com

GAGE HUDAK
Senior Broker
574.855.5706
ghudak@bradleyco.com

JOHN JESSEN
Managing Director
574.968.9270
jjessen@bradleyco.com



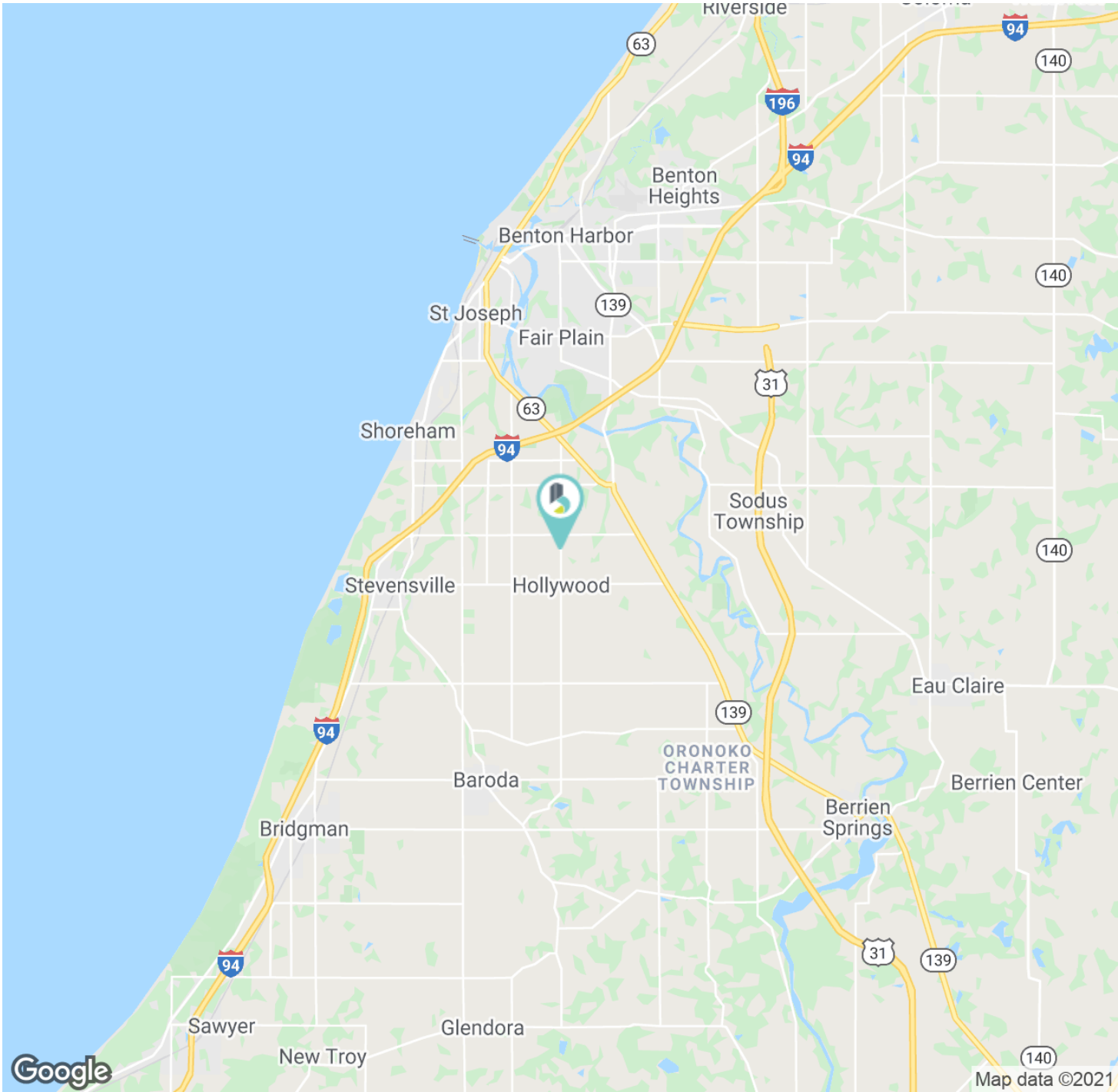
BRADLEYCO.COM



HOLLYWOOD RD., ST. JOSEPH, MI 49085

SALE

LAND



MATT WETZEL
 Senior Broker
 574.970.9006
 mwetzel@bradleyco.com

GAGE HUDAK
 Senior Broker
 574.855.5706
 ghudak@bradleyco.com

JOHN JESSEN
 Managing Director
 574.968.9270
 jjessen@bradleyco.com

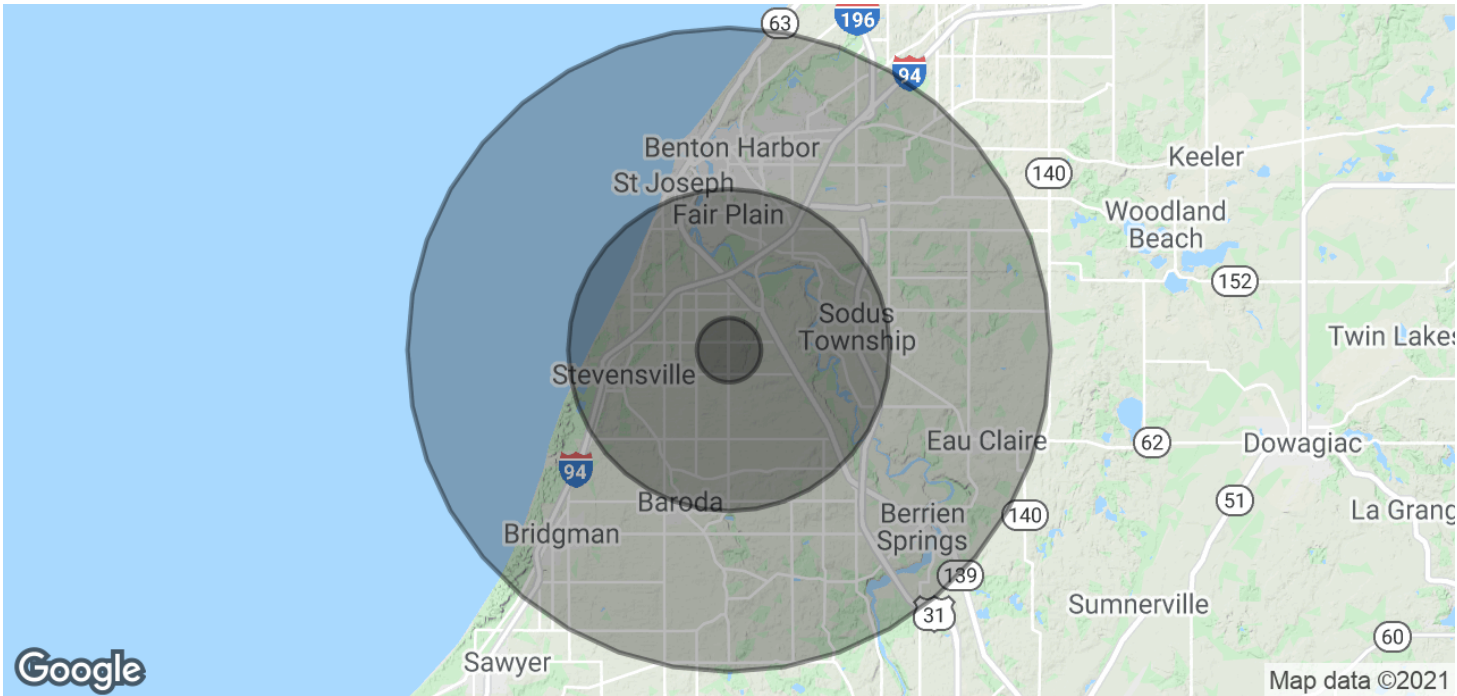


DEMOGRAPHICS MAP & REPORT

HOLLYWOOD RD., ST. JOSEPH, MI 49085

SALE

LAND



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,372	56,173	83,675
Average age	49.4	41.5	41.4
Average age (Male)	46.8	39.6	39.7
Average age (Female)	51.5	43.3	43.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	908	23,028	33,731
# of persons per HH	2.55	2.39	2.4
Average HH income	\$111,011	\$77,668	\$76,327

* Demographic data derived from 2020 ESRI

MATT WETZEL
 Senior Broker
 574.970.9006
 mwetzel@bradleyco.com

GAGE HUDAK
 Senior Broker
 574.855.5706
 ghudak@bradleyco.com

JOHN JESSEN
 Managing Director
 574.968.9270
 jjessen@bradleyco.com



HOLLYWOOD RD., ST. JOSEPH, MI 49085

SALE

LAND



MATT WETZEL
Senior Broker
574.970.9006
mwetzel@bradleyco.com

GAGE HUDAK
Senior Broker
574.855.5706
ghudak@bradleyco.com

JOHN JESSEN
Managing Director
574.968.9270
jjessen@bradleyco.com