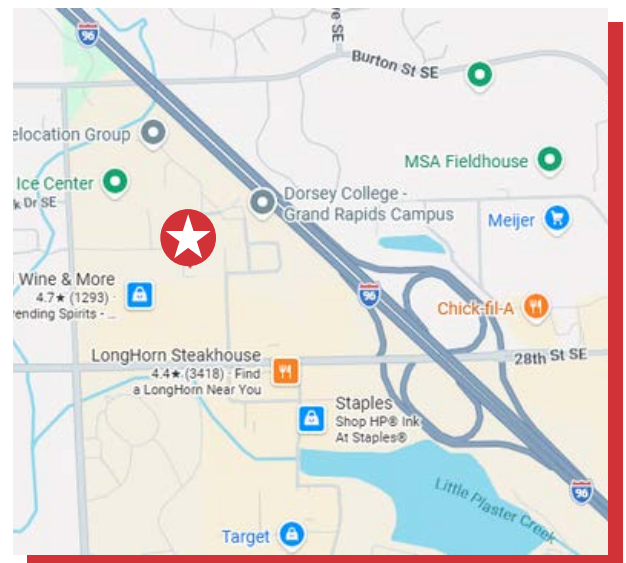




142ND AVE & PARK ST DORR, MI 49323

- Prime corner location with excellent visibility along 142nd Avenue
- Minutes from the US-131 interchange, providing convenient regional access
- Level site with 2 curb cuts
- Zoned Commercial



FOR MORE INFORMATION, CONTACT:

KYLE KUNST
616.450.2041
kylek@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY SUMMARY

FOR SALE
VACANT LAND

Strategically positioned at the corner of 142nd Avenue and Park Street in Dorr, Michigan, this highly visible vacant land offering presents an exceptional opportunity for commercial development in one of Allegan County's fastest-growing corridors. Located just minutes from the US-131 interchange, the property offers outstanding accessibility to the greater Grand Rapids, Holland, Kalamazoo, and South Haven markets, making it an ideal location for retail, service, office, medical, restaurant, or mixed-use development.

The site benefits from excellent frontage, strong daily traffic exposure, and a growing residential population throughout the Dorr and Wayland communities. The surrounding area continues to experience steady commercial investment, supported by expanding neighborhoods, established businesses, and increasing commuter traffic. Dorr Township's Master Plan identifies the US-131/142nd Avenue corridor as a primary area for continued commercial and industrial growth due to its transportation access and available infrastructure.

With favorable topography, and a highly functional corner configuration, the property offers developers and owner-users a rare opportunity to establish a presence in an underserved and expanding market. Its strategic location provides convenient access throughout West Michigan while maintaining the advantages of a lower-cost development environment outside the Grand Rapids urban core.



 **142nd AVE & PARK ST**
DORR, MI 49323

NAI Wisinski of
West Michigan

SALE OVERVIEW

FOR SALE OR LEASE INDUSTRIAL FACILITY

SALE INFORMATION

Price:	\$199,000.00
Acreage:	0.803 acres
Parcel Number:	05-016-044-00
Taxable Value:	\$30,600.00
2025 Summer Taxes:	\$547.79
2025 Winter Taxes:	\$1,001.86
Total Taxes:	\$1,549.65
Possession:	At close
Municipality:	Dorr Township / Allegan County



We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

 **142nd AVE & PARK ST**
DORR, MI 49323

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West Michigan

PROPERTY PHOTOS

FOR SALE
VACANT LAND



 **142nd AVE & PARK ST**
DORR, MI 49323

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PARCEL DIMENSIONS

FOR SALE
VACANT LAND



PARCEL MAP

FOR SALE
VACANT LAND

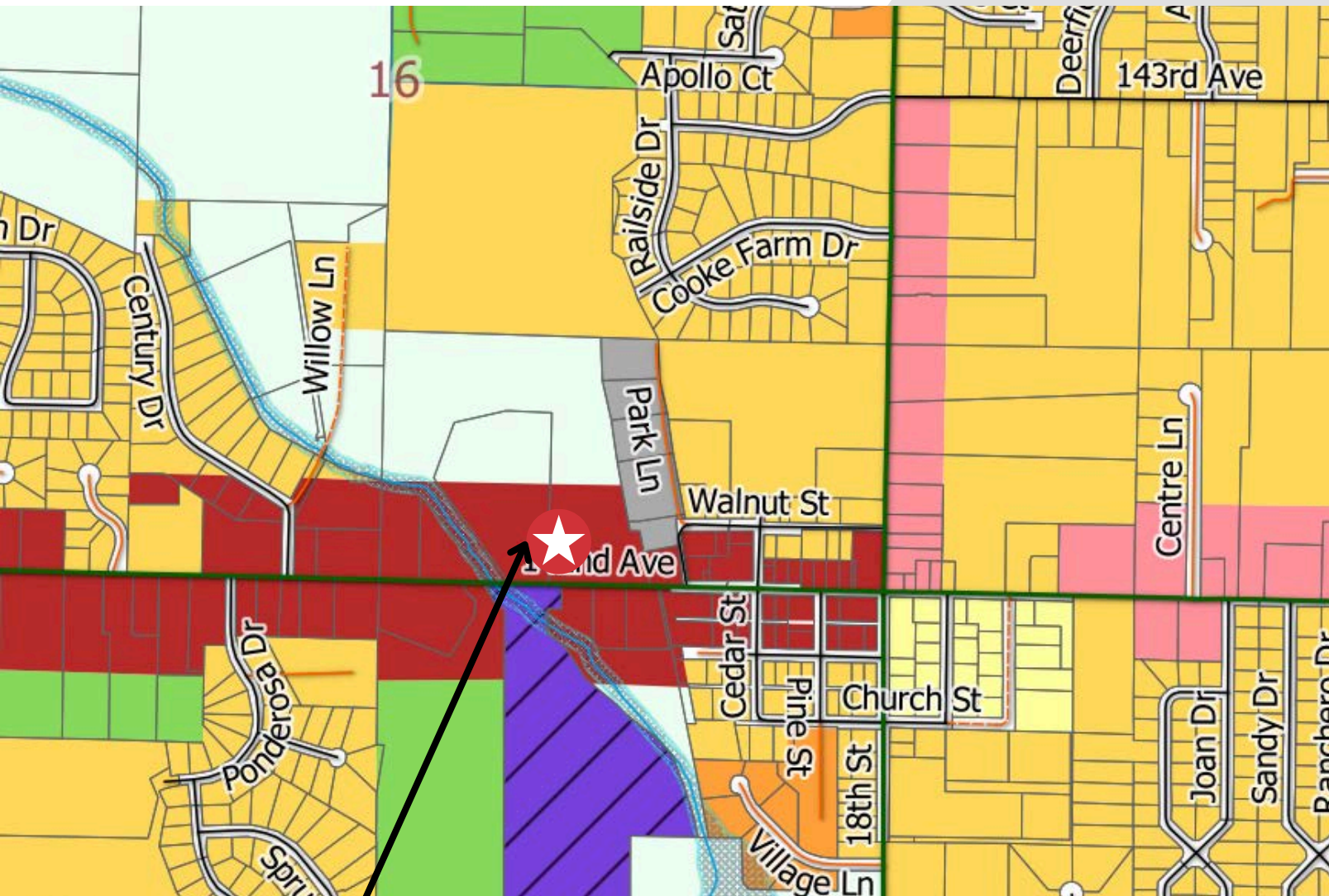


142nd AVE & PARK ST
DORR, MI 49323

ZONING MAP

PARTIAL MAP

FOR SALE
VACANT LAND



Subject parcel: zoned Commercial

DORR TOWNSHIP
Allegan County, Michigan
ZONING MAP
As amended through September 4, 2025.

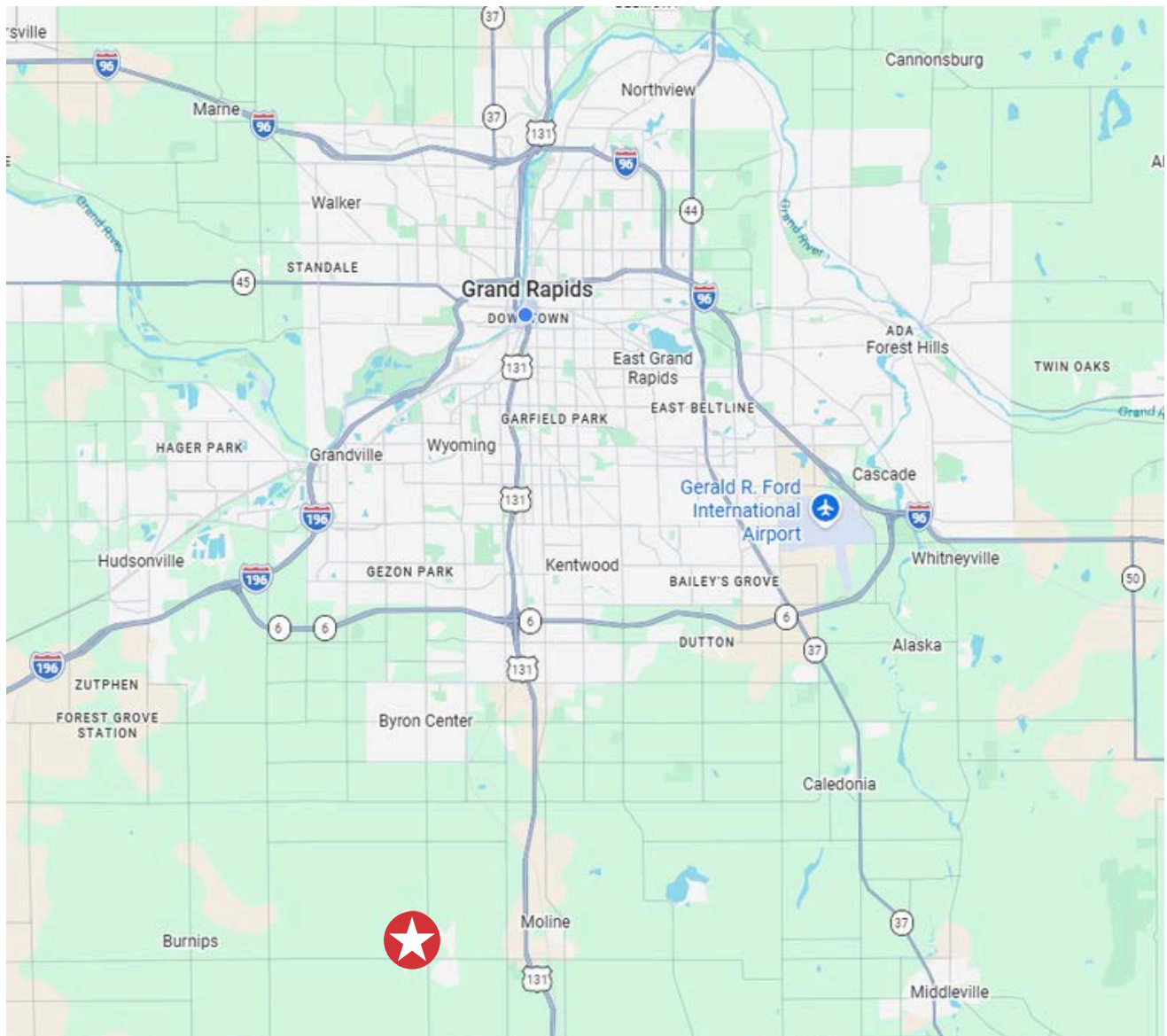
LEGEND	
Parcels	
Water	
Roads	
Expressway	County Local Road, Impossible
County Primary Road	Private Road, Paved
County Local Road, Paved	Private Road, Unpaved
County Local Road, Unpaved	
Zoning Districts	
F Agricultural District	C Local Business District
RA Rural Agricultural District	E Commercial District
RE Rural Estate and Open Spaces District	MX Mixed Use District
A Residential District	I Industrial District
B-1 Residential District	PUD Planned Unit Development
B-2 Residential District	RRO Rabbit River Overlay District

142nd AVE & PARK ST
DORR, MI 49323

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LOCATION MAP

FOR SALE
VACANT LAND



PROXIMITY

US 131	3 miles
Grand Rapids, MI	20.7 miles
Gerald R. Ford International Airport	21.3 miles
Holland, MI	22.9 miles
Kalamazoo	36.6 miles

 **142nd AVE & PARK ST**
DORR, MI 49323

NAI Wisinski of
West Michigan

LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

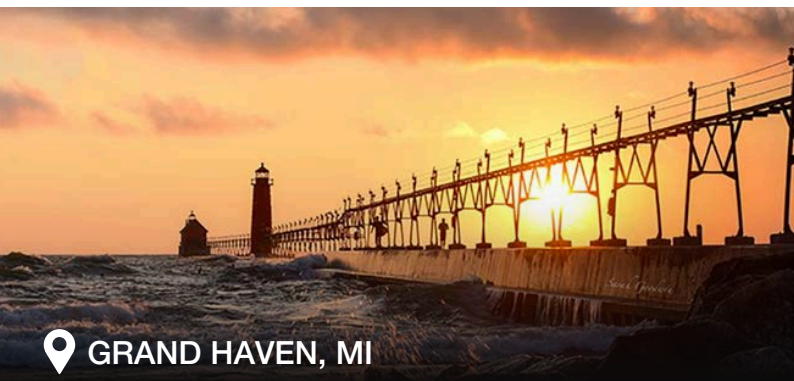
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon

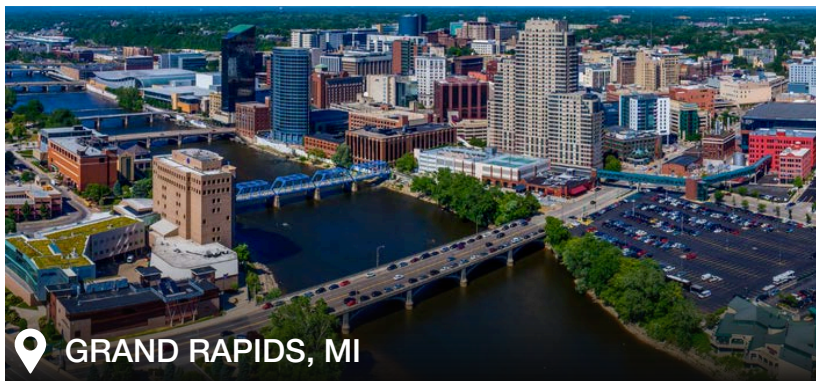


**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



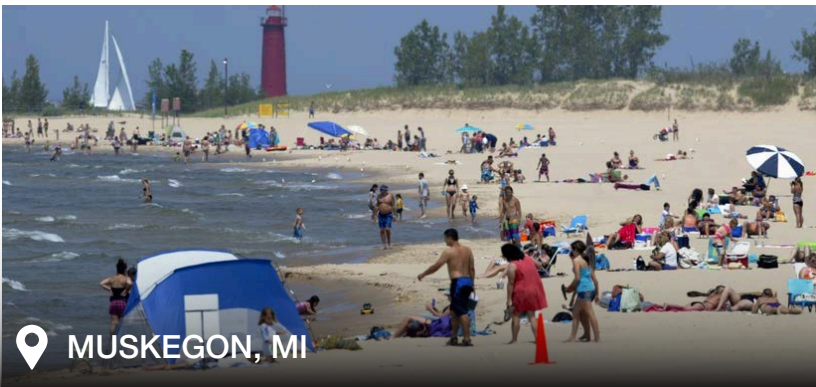
 **GRAND HAVEN, MI**



 **GRAND RAPIDS, MI**



 **HOLLAND, MI**



 **MUSKEGON, MI**



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West Michigan