

Land For Sale

Riverside Dr South | Battle Creek, MI

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Riverside Dr South

This 12-acre land parcel offers great highway visibility. Suitable for residential development and has potential to be rezoned for commercial use. Located in close proximity to Lakeview Mall. The site's strategic position combines accessibility with flexibility for various development options, capitalizing on nearby retail amenities..

Site Features

- 12.27 Acres
- Flat terrain

Listing Price

- $24,000/Ac

Zoning

- Single Family Residential
- Parcel 52-0625-38-258-0



	1 mile	3 miles	5 miles
Estimated population	5,341	24,805	57,459
Estimated households	2,278	10,371	23,186
Est. Average HH income	$92,443	$109,686	$88,564

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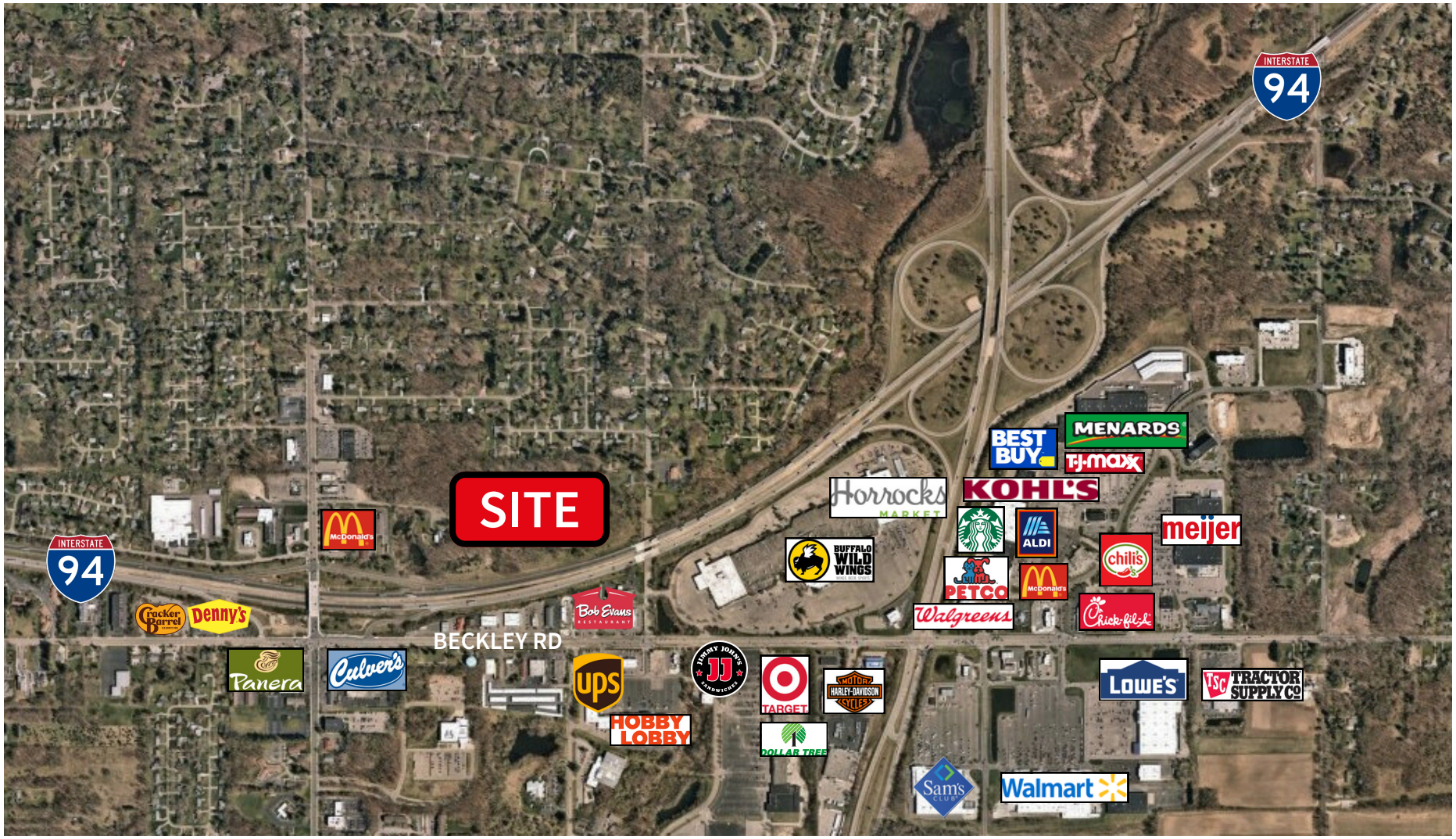
Surrounding Amenities



Battle Creek Housing Action Plan

- Strong demand for multi-family housing: The plan projects a deficit of 2,800 rental units for households making over $60,000 annually, indicating strong demand for quality multi-family housing.
- Support for "missing middle" housing: The city is updating zoning codes to support infill housing typologies like townhomes, duplexes, triplexes and mid-density multifamily.
- Pre-approved development plans: The city is adopting pre-approved plans for multi-family housing to streamline permitting and reduce development costs.
- Incentives available: Developers may be eligible for incentives like tax abatements, brownfield redevelopment programs, and gap financing through new local funding sources being established.
- Growing demand from BlueOval: The new BlueOval battery plant is expected to create up to 3,740 new jobs in the region, driving demand for up to 1,690 new rental units in Battle Creek.
- City-supported development: Battle Creek is actively working to address housing barriers and support multi-family development to meet current and future housing needs.

[Source: Battle Creek Housing Action Plan]

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