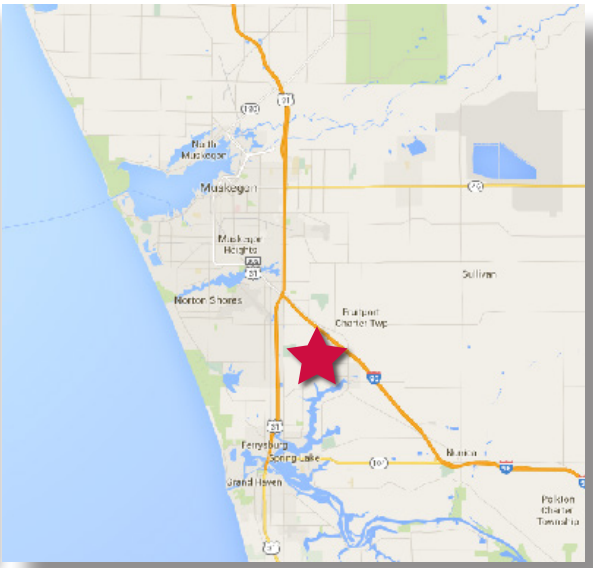
Parcel C S. Harvey St.
Fruitport Twp, MI 49444

FOR SALE - LAND/ BUILD-TO-SUIT





Property Overview

- **High-visibility** development site along Harvey Street within a commercial district undergoing **explosive growth**, anchored by the new Costco and supported by ongoing public and private investment.
- Available for **sale, build-to-suit, or long-term land lease structures** depending on user needs.
- Located in the heart of a corridor that has seen hundreds of millions of dollars in new private and public investment over the past 10 years.
- Approximately 1.4 acres of usable area, fully served by public water, sanitary sewer, and stormwater utilities.
- **Strong traffic patterns** along Harvey Street and proximity to key intersections provide excellent visibility and consumer access.
- Surrounding land uses continue to strengthen demand, with nearby housing communities, major employers, and regional shopping destinations increasing daytime population and customer activity.
- Convenient connectivity to I-96, the Harvey retail corridor, and major Muskegon County arterials positions the site as a highly strategic, future-proof development opportunity.
- Established access easements and defined approach locations already in place to support streamlined development.
- Combination of visibility, infrastructure readiness, surrounding growth, and development momentum makes this parcel an exceptional option for developers and end users seeking long-term value.

Potential Uses

- Multi-tenant retail
- Medical or dental office
- Restaurant/QSR concepts
- Professional office
- Service-based commercial uses

For Additional Information:

John Cherette
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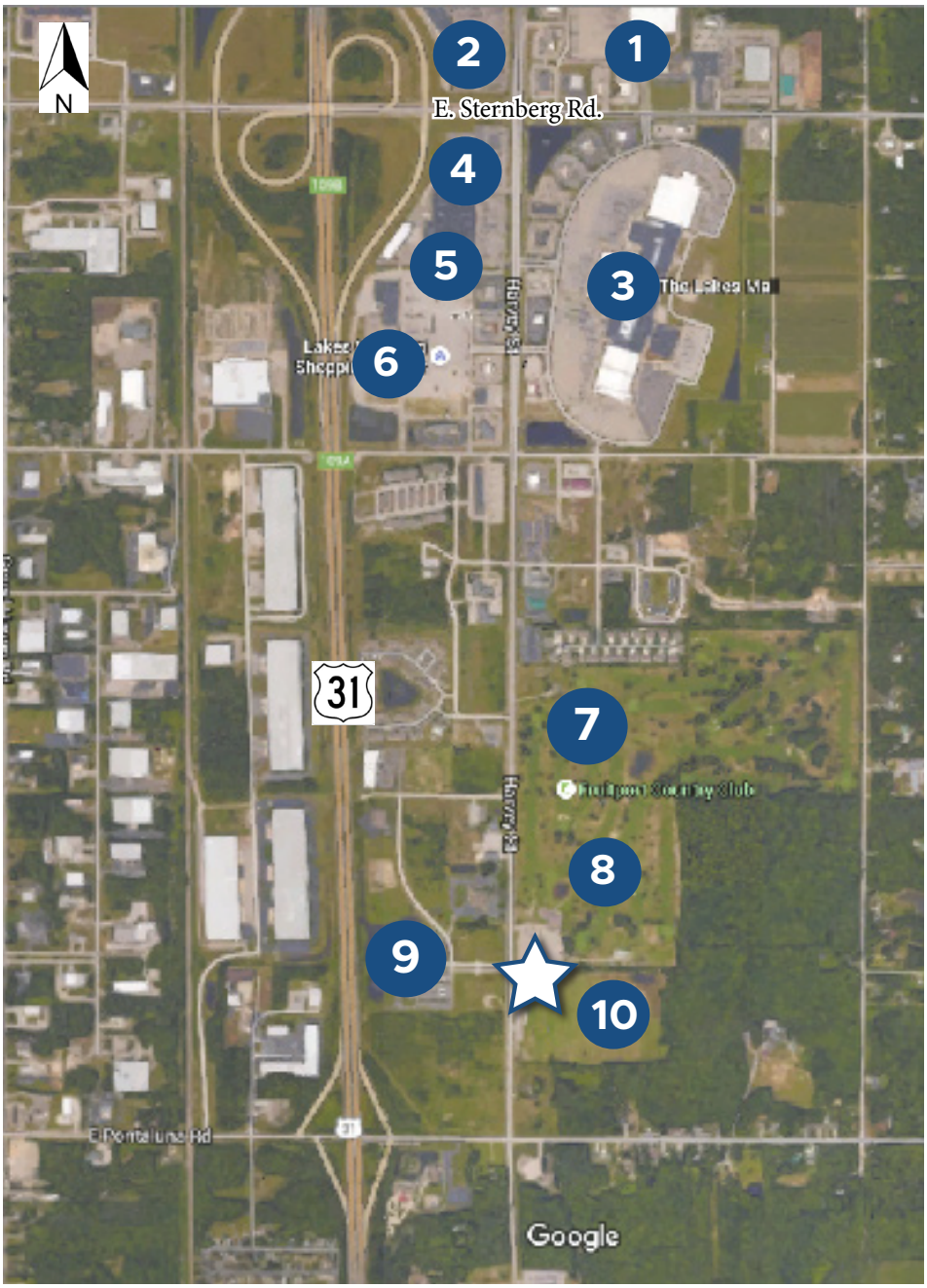
AREA MAP



1. meijer
2. Lakeshore Marketplace
3. THE LAKES MALL
4. BEST BUY
5. MENARDS
6. Lakes Crossing Shopping Center
7. COSTCO WHOLESALE
8. HARMONY LAKE APARTMENT HOMES
9. Trinity Health
10. The SUMMIT AT HARVEY TOWNHOMES

Subject Property

John Cherette
Office: 616-842-6300
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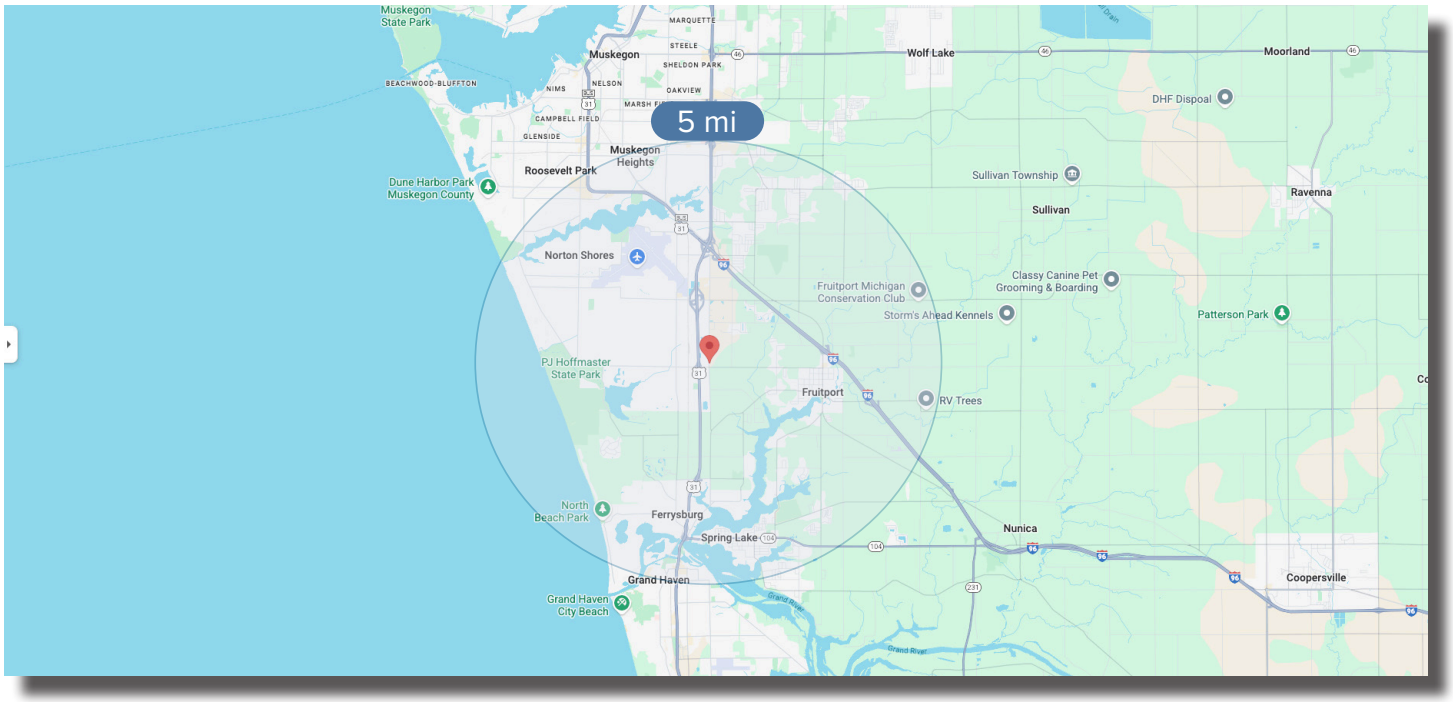
SALE INFORMATION & DEMOGRAPHICS

SALE INFORMATION 1.37 ACRES

Price:	$795,000.00
Per Acre:	$580,291.97
PPN:	61-15-127-300-0003-30
Municipality:	Fruitport Township
Zoning:	PUD
Utilities:	Water, Sewer, Gas, Electric available at street



DEMOGRAPHICS

	5 Miles
Total Population	75,106
Average Age	40.95
Average Income	$74,311
Total Households	30,168

Data Source: The US Census, ACS, and Bureau of Labor Statistics, supplemented with data from various federal agencies
Timeframe: All data references 2024 figures, unless otherwise specified

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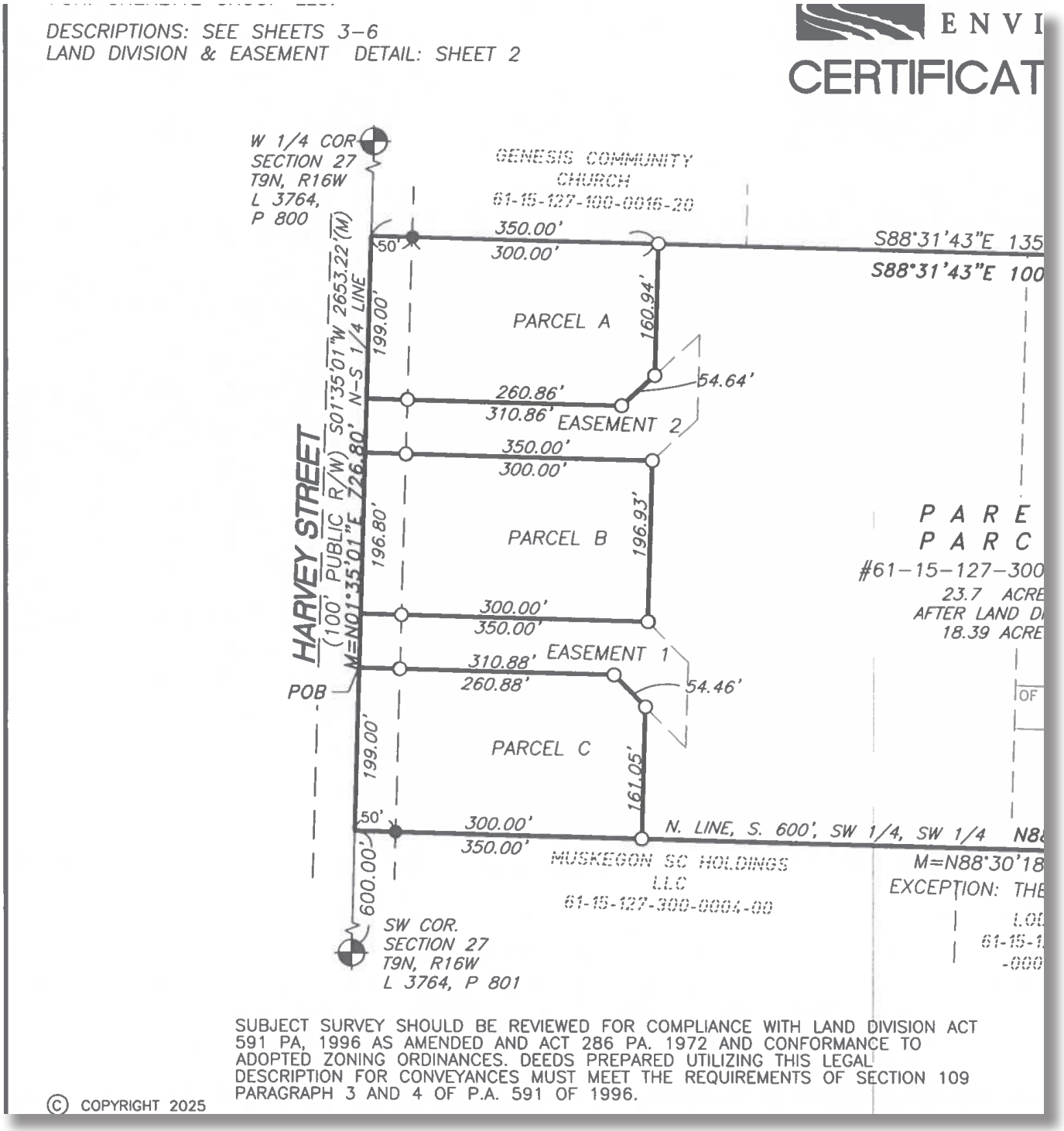
SURVEY



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LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27 TOWN 9 NORTH RANGE 16 WEST
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27
THENCE NORTH 01 DEGREE 35 MINUTES 1 SECOND EAST ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING
THENCE CONTINUE NORTH 01 DEGREE 35 MINUTES 1 SECOND EAST ALONG SAID NORTH-SOUTH 1/4 LINE OF SAID SECTION A DISTANCE OF 199.00 FEET
THENCE SOUTH 88 DEGREES 30 MINUTES 18 SECONDS EAST A DISTANCE OF 310.88 FEET
THENCE SOUTH 44 DEGREES 19 MINUTES 37 SECONDS EAST A DISTANCE OF 54.46 FEET
THENCE SOUTH 01 DEGREE 35 MINUTES 1 SECOND WEST A DISTANCE OF 161.05 FEET TO THE NORTH LINE OF THE SOUTH 600.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
THENCE NORTH 88 DEGREES 30 MINUTES 18 SECONDS WEST ALONG SAID NORTH LINE OF THE SOUTH 600.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 350.00 FEET TO THE NORTH-SOUTH 1/4 LINE AND THE POINT OF BEGINNING

SUBJECT TO A 50.00 FOOT EASEMENT FOR WATER AND SEWER PURPOSES LIBER 3091 PAGE 908
SUBJECT TO ANY AND ALL EASEMENTS RESTRICTIONS OR RESERVATIONS OF RECORD OR APPARENT THEREOF

TOGETHER WITH AND SUBJECT TO EASEMENT 1
AN EASEMENT FOR INGRESS EGRESS DESCRIBED AS
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27
THENCE NORTH 01 DEGREE 35 MINUTES 1 SECOND EAST ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION A DISTANCE OF 799.00 FEET TO THE POINT OF BEGINNING
THENCE CONTINUE NORTH 01 DEGREE 35 MINUTES 1 SECOND EAST ALONG SAID NORTH-SOUTH 1/4 LINE OF SAID SECTION A DISTANCE OF 66.00 FEET
THENCE SOUTH 88 DEGRES 30 MINUTES 18 SECONDS EAST A DISTANCE OF 350.00 FEET
THENCE SOUTH 44 DEGREES 19 MINUTES 37 SECONDS EAST A DISTANCE OF 69.61 FEET
THENCE SOUTH 01 DEGREE 35 MINUTES 1 SECOND WEST A DISTANCE OF 103.96 FEET
THENCE NORTH 44 DEGREES 19 MINUTES 37 SECONDS WEST A DISTANCE OF 128.38 FEET
THENCE NORTH 88 DEGREES 30 MINUTES 18 SECONDS WEST A DISTANCE OF 310.88 FEET TO SAID NORTH-SOUTH 1/4 LINE AND THE POINT OF BEGINNING

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AERIAL VIEW



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CHERETTE | GROUP
INVESTMENT REAL ESTATE BROKERAGE

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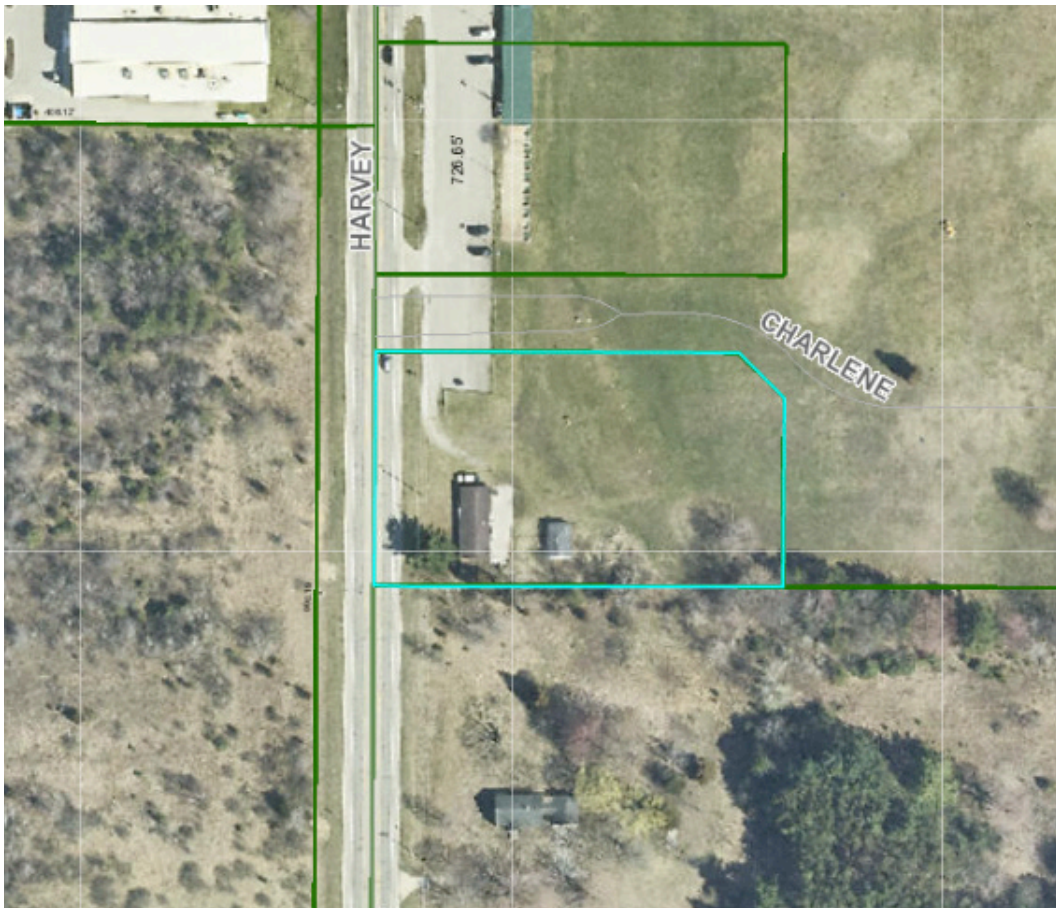
GIS MAP

MUSKEGON COUNTY GIS

Muskegon County GIS Property Viewer



1 inch = 1,477 feet

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