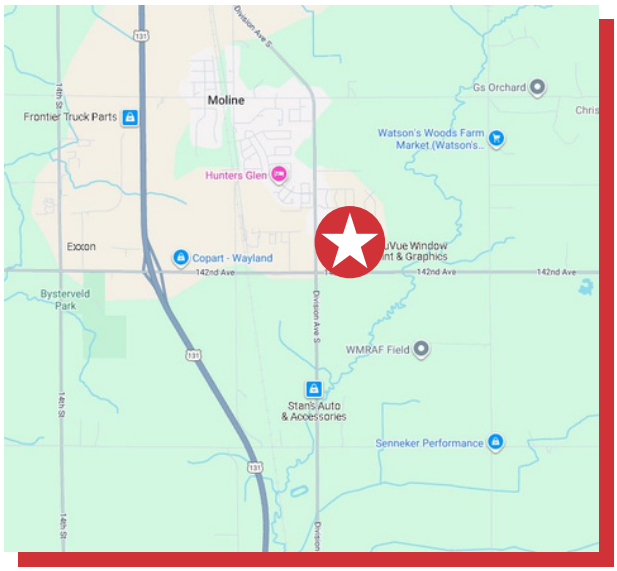
NAI Wisinski of West Michigan

FOR SALE
VACANT LAND



4203 DIVISION ST
WAYLAND, MI 49348

- 0.73 Acre Parcel
- Corner Lot
- Zoned C-2
- Easy Access to and from US - 131



FOR MORE INFORMATION, CONTACT:

JASON MAKOWSKI, SIOR
616.262.8532
jasonm@naiwwm.com

ELI SMIES
616.551.9900
elis@naiwwm.com

naiwwm.com | 616.776.0100

PROPERTY/SALE OVERVIEW

FOR SALE
VACANT LAND

Prime corner lot located on the NE corner of 142nd & Division across from a new Marathon gas station that is currently under construction on the SW corner. Site offers easy access to and from US-131.

PROPERTY INFORMATION

Location:	NE Corner of 142nd and Division
Acreage:	0.73 Acres
Topography:	Flat
PPN:	13-018-058-00 & 13-018-062-00
Municipality:	Leighton Township
Zoning:	C-2
	It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

SALE INFORMATION

Price:	$199,900.00
Per Acre:	$273,835.66
SEV (2026) Both parcels:	$70,600
Taxable Value (2026) Both parcels:	$70,600
Total Property Taxes (2025) Both parcels:	$3,431.92

LEGAL DESCRIPTON - PPN #13-018-058-00

COM AT A PT IN THE CTR OF THE INTER -SECTING HWY'S AT THE SW COR OF SE 1/4 SEC 18 TH N'LY ALG CTR N & S HWY 158 FT TH E 152 FT TH S 158 FT TH W 152 FT TO POB SEC 18 T4N R11W. (70).

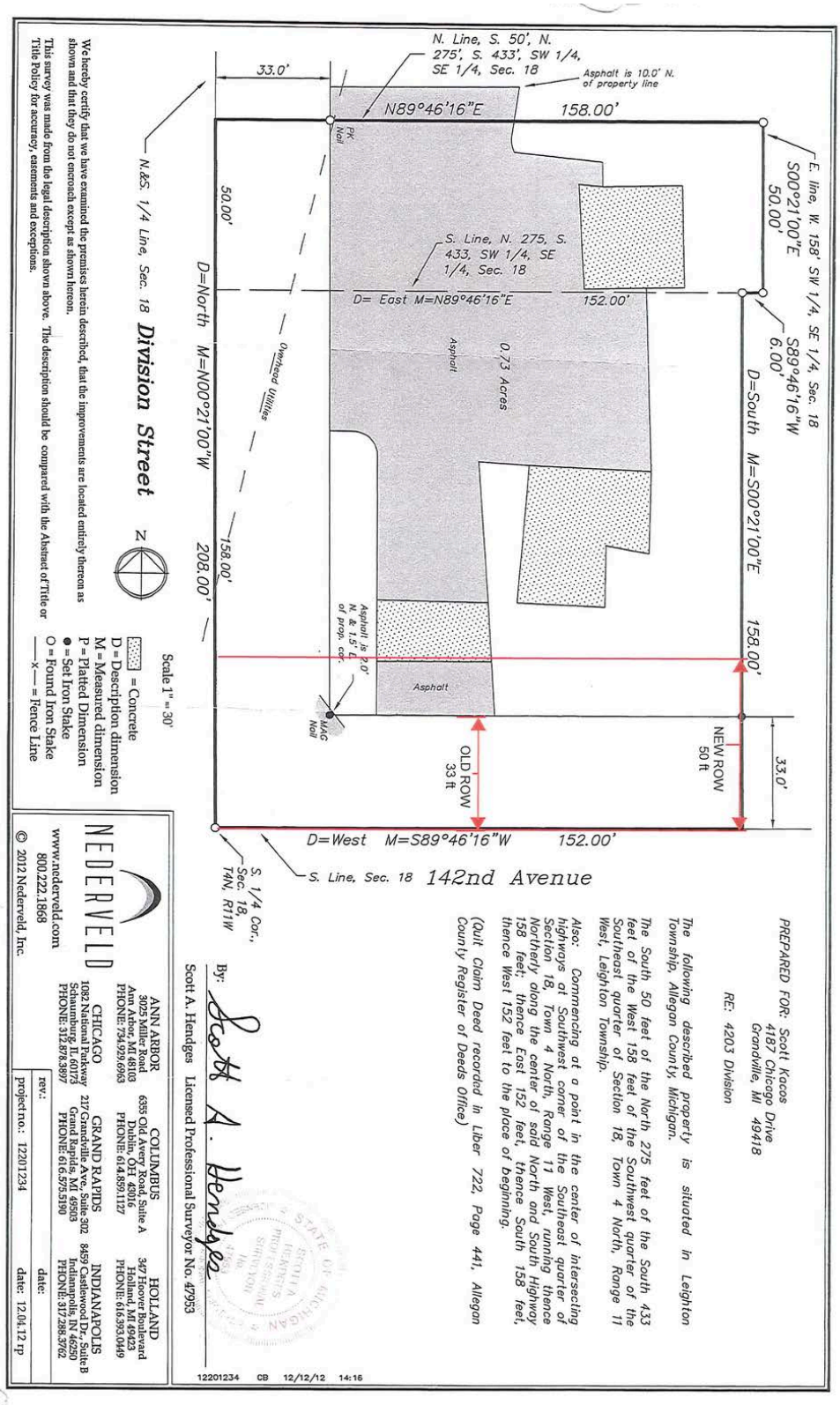
LEGAL DESCRIPTON - PPN#13-018-062-00

S 50 FT OF N 275 FT OF S 433 FT W 158 FT SW 1/4 SE 1/4 SEC 18 T4N R11W.

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.

SURVEY

FOR SALE
VACANT LAND



We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

PREPARED FOR: Scott Kacos
4187 Chicago Drive
Grandville, MI 49418

RE: 4203 Division

The following described property is situated in Leighton Township, Allegon County, Michigan.

The South 50 feet of the North 275 feet of the South 433 feet of the West 158 feet of the Southwest quarter of the Southeast quarter of Section 18, Town 4 North, Range 11 West, Leighton Township.

Also: Commencing at a point in the center of intersecting highways at Southwest corner of the Southeast quarter of Section 18, Town 4 North, Range 11 West, running thence Northerly along the center of said North and South Highway 158 feet; thence East 152 feet, thence South 158 feet, thence West 152 feet to the place of beginning.

(Quit Claim Deed recorded in Liber 722, Page 441, Allegon County Register of Deeds Office)

By: Scott A. Hendges

Scott A. Hendges Licensed Professional Surveyor No. 47953

12201234 CB 12/12/12 14:16

NEDERVELD

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

COLUMBUS
6335 Old Avery Road, Suite A
Dublin, OH 43016
PHONE: 614.889.1127

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

CHICAGO
1093 National Parkway
Schaumburg, IL 60173
PHONE: 312.878.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.575.5190

INDIANAPOLIS
8459 Castlewood Dr., Suite B
Indianapolis, IN 46250
PHONE: 317.288.3762

www.nederveld.com
800.222.1868

© 2012 Nederveld, Inc.

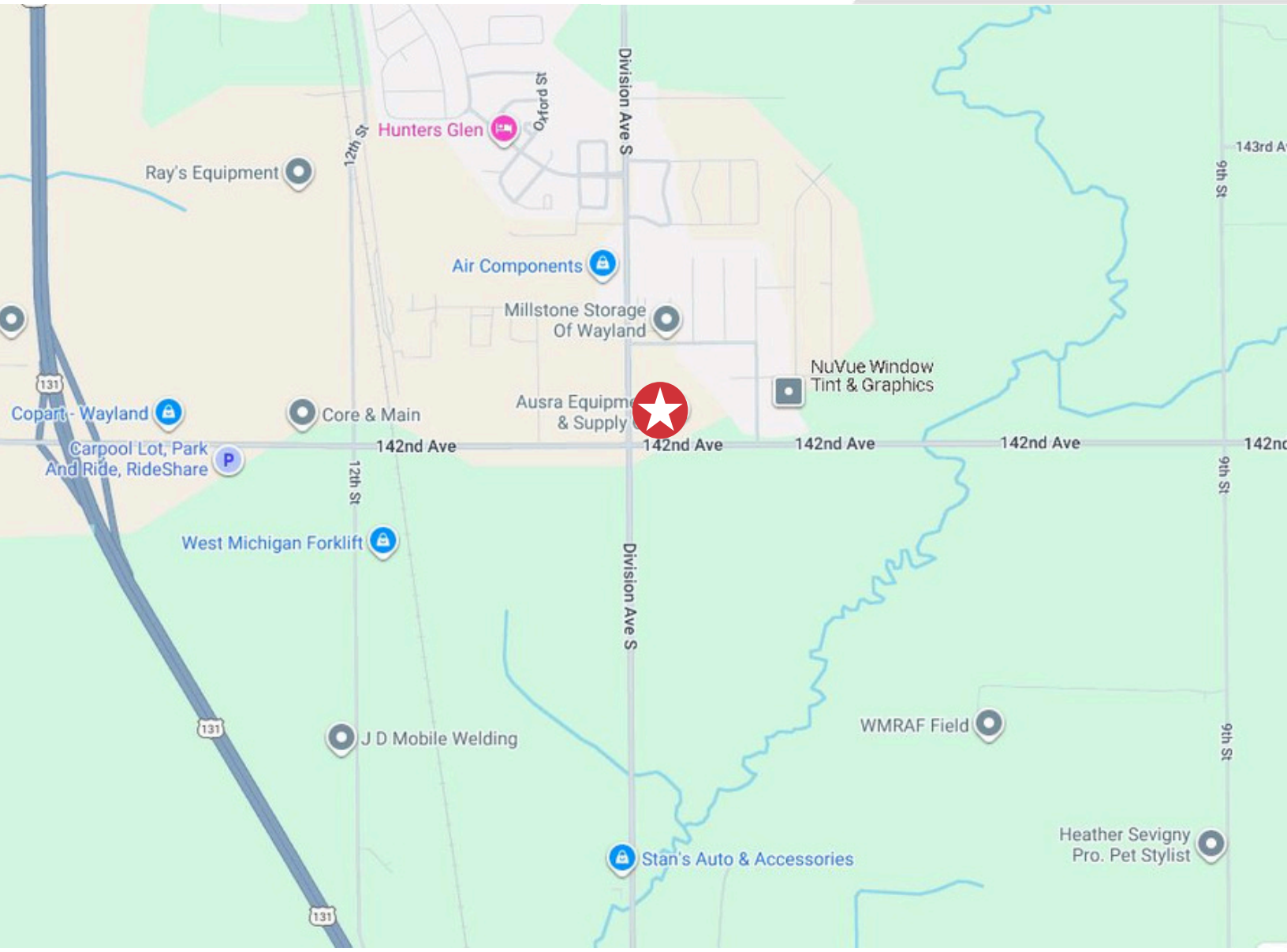
rev.:	
project no.: 12201234	date: 12.04.12 tp

4203 DIVISION ST
WAYLAND, MI 49348

NAI Wisinski of West Michigan

LOCATION MAP

FOR SALE
VACANT LAND



PROXIMITY

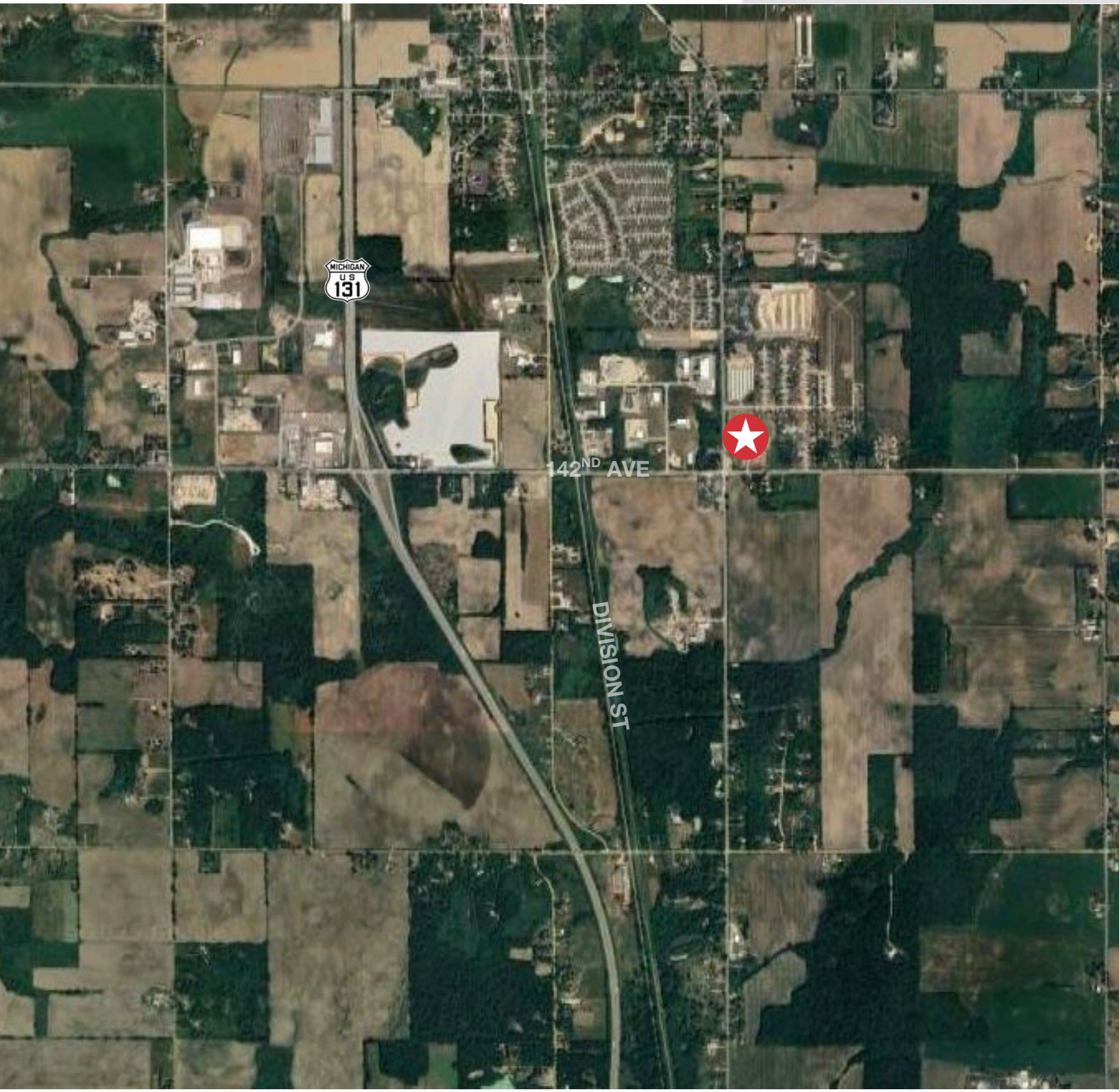
US 131	1.0 Mile
I 96	21 Miles
I - 196	28 Miles
Gerald R. Ford International Airport	19.7 Miles

4203 DIVISION ST
WAYLAND, MI 49348

NAI Wisinski of West Michigan

AERIAL MAP

FOR SALE
VACANT LAND



4203 DIVISION ST
WAYLAND, MI 49348

NAI Wisinski of West Michigan

DEMOGRAPHICS

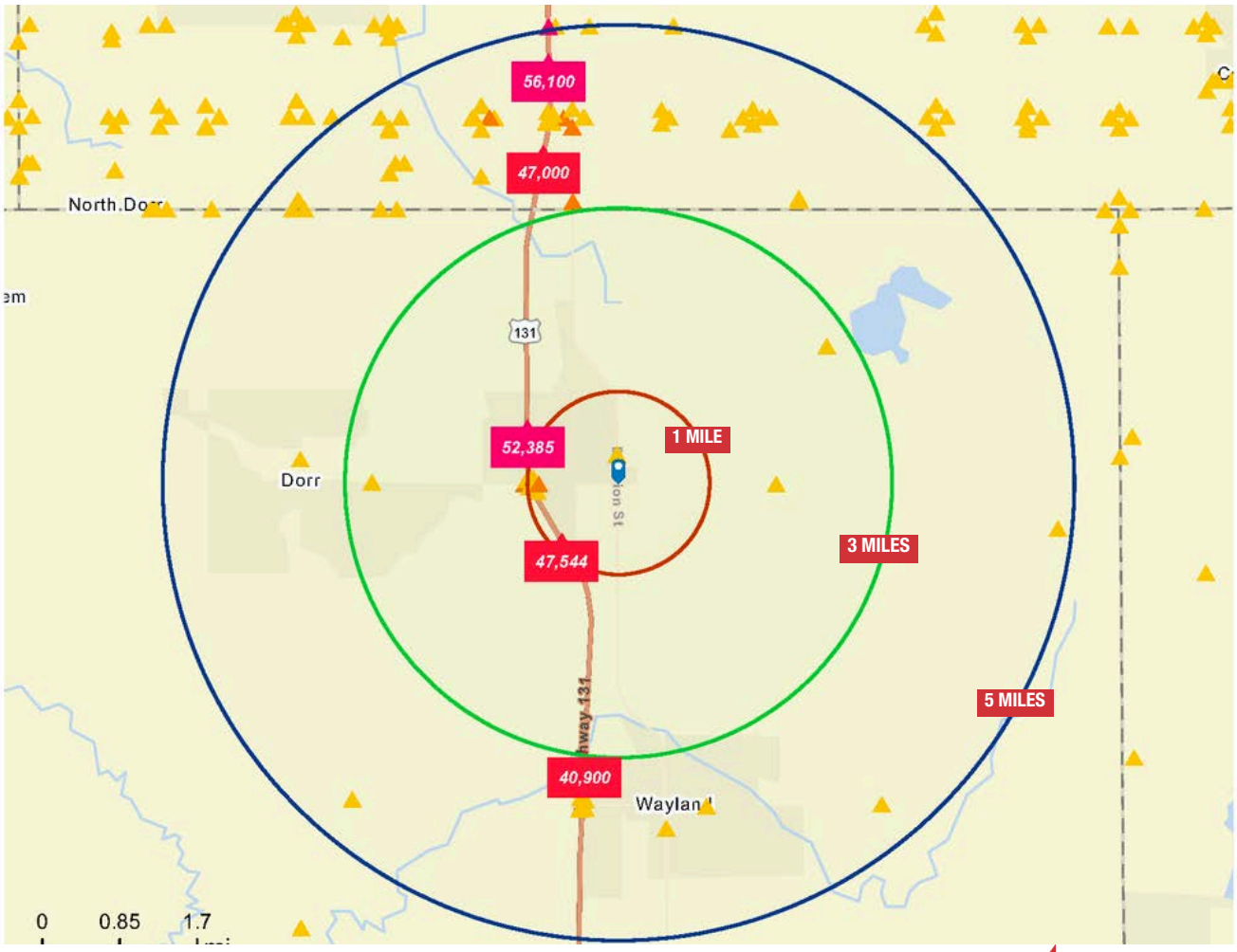
FOR SALE
VACANT LAND

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,042	6,214	20,609
Average Age	33.4	35.2	36.1
HOUSEHOLDS			
Total Households	679	2,118	7,290
# of Persons per Household	3.01	2.93	2.81
HOUSEHOLD INCOME			
Average Household Income	$93,034	$88,915	$101,403

20K
POPULATION
(5 MILES)

$89K
AVERAGE HH INCOME
(3 MILES)

TRAFFIC COUNT



4203 DIVISION ST
WAYLAND, MI 49348

NAI Wisinski of West Michigan