



FOR SALE

842 & 852 Cabill Drive
Holland, MI 49423



VACANT LAND
3.0 - 3.36 ACRES

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LEASE INFORMATION

High profile land available for sale on the south side of Holland. Parcels offer great exposure to both M-40 and I-196. Land is located near Haworth Corporate Center. Excellent place for a hotel or restaurant. Utilities are in place for immediate development.

Address	842 Cabill Drive	852 Cabill Drive
Available Acres	3.0 Acres	3.36 Acres
Sale Price	\$285,000.00	\$315,000.00
Price per Acre	\$95,000.00/Acre	\$93,750.00/Acre
APN	03-02-10-307-004	03-02-10-307-005
Terms	Cash/Conventional	Cash/Conventional
Taxing Authority	City of Holland	City of Holland
County	Allegan	Allegan
Zoning	CMU	CMU
SEV (2026)	\$130,800	\$146,200
Taxable Value (2026)	\$90,831	\$101,616
RE Taxes (2025)	\$5,293	\$5,922

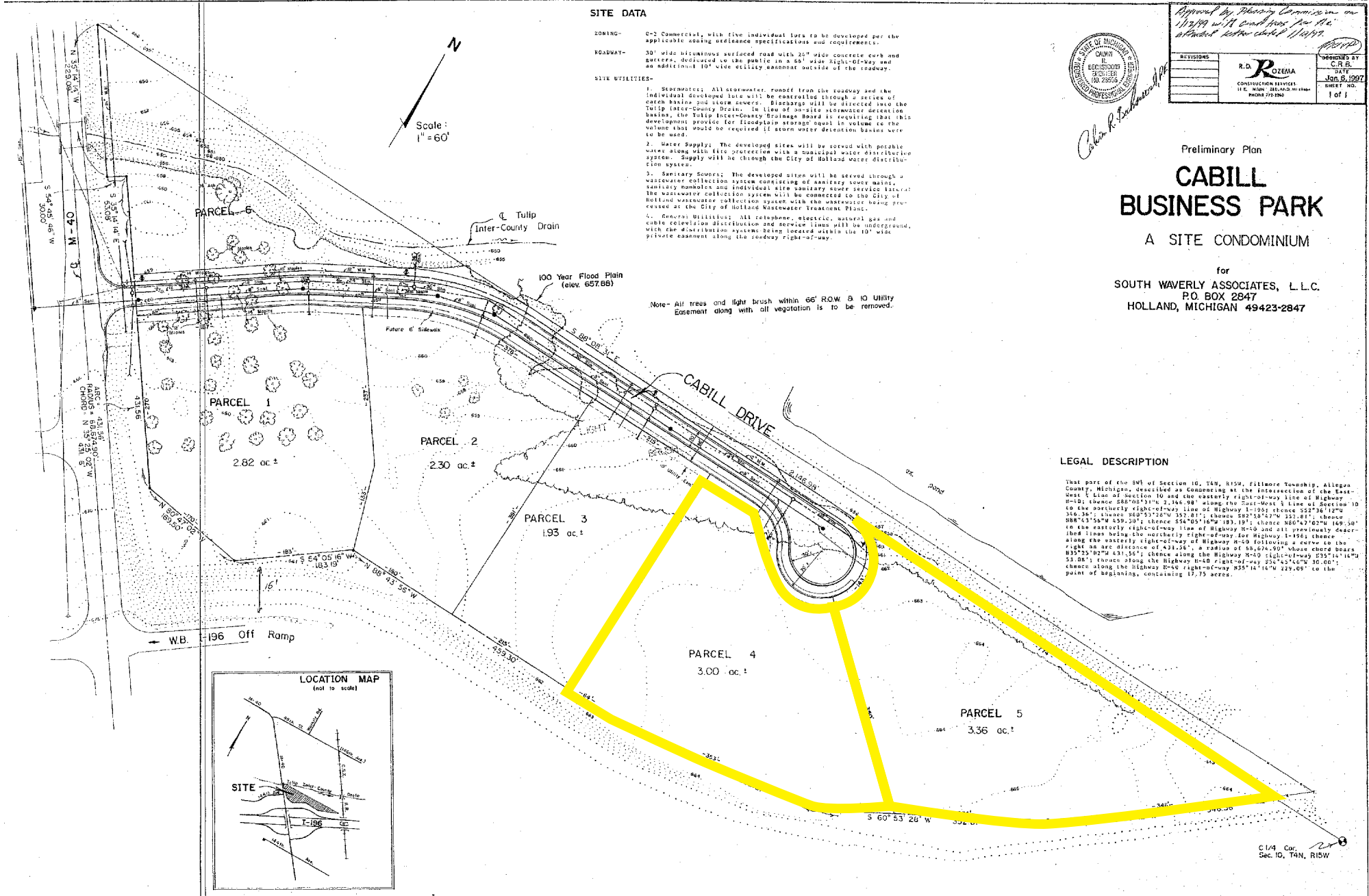
PROXIMITY TO:

I-196	.25 Miles
US-131	1.5 Miles
M-6	22.8 Miles
I-96	30.4 Miles

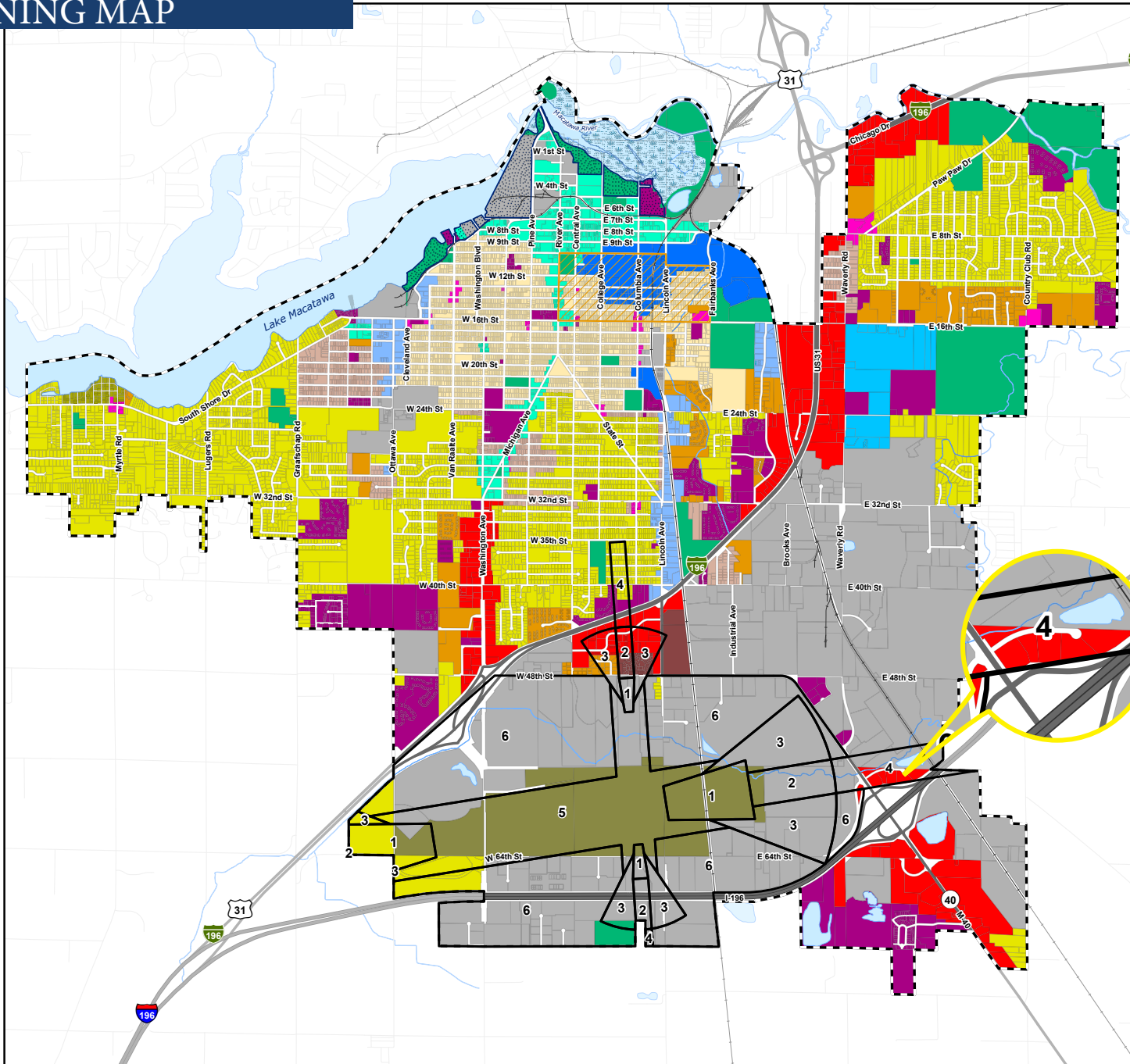
DISTANCE TO:

Grand Rapids	30 Miles
Lansing	90 Miles
Chicago	150 Miles
Detroit	180 Miles

FLOOR PLAIN SURVEY



ZONING MAP



Section 1.05

Unified Development Ordinance (UDO)

Zoning Map

City of Holland, Michigan

March 10, 2025

Legend

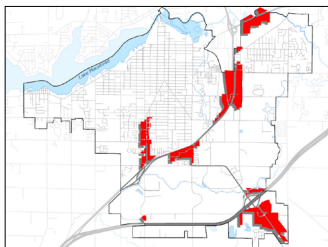
- LDR - Low Density Residential
- CNR - Cottage Neighborhood Residential
- MDR - Medium Density Residential
- TNR - Traditional Neighborhood Residential
- HDR - High Density Residential
- MHR - Manufactured Housing Community
- NMU - Neighborhood Mixed Use
- CMU - Corridor Mixed Use
- RMU - Redevelopment Mixed Use
- GMU - Greenfield Mixed Use
- ED - Education
- I - Industrial
- A - Airport
- OS - Open Space
- PUD - Planned Unit Development
- F - Form Based Code
- Airport Overlay District
- Hope Neighborhood Overlay District
- Waterfront Overlay District
- Water
- Marsh

*Any whitespace within the City Limits represents unzoned right-of-way

ZONING

SECTION 39-2.12 CORRIDOR MIXED USE ZONE DISTRICT

A. **Intent:** The CMU Corridor Mixed Use Zone District is intended to encourage a broad mix of uses along higher traffic corridors in order to preserve and enhance the economic vitality of the City. Allowing residential uses up to 20% on the ground floor and no maximum density requirement above commercial uses will provide additional affordable housing opportunities and convenient, walkable amenities, entertainment, and employment. Vehicle-oriented commercial uses are also intended for this Zone District.


CMU

B. CMU Dimensional Standards Table.

SETBACKS AND BUILDING HEIGHT		
	MINIMUM	MAXIMUM
Front Yard – Abutting Washington Avenue:	20 ft	85 ft
Front Yard – Not abutting Washington Avenue:	25 ft	-
Side Yard ^	25 ft	-
Rear Yard ^	25 ft	-
Secondary Street Yard	20 ft	-
Building Height	-	50 ft

C. Use Allowances.

USES	MINIMUM GROUND FLOOR PERCENTAGE	MAXIMUM GROUND FLOOR PERCENTAGE
Commercial	80%	-
Residential	-	20%

^ **Side and Rear Yard Exceptions.** Where an alley, railroad right-of-way, or utility easement abuts a side or rear property line, ½ the width of such space may be counted as part of the required setback.

D. CMU Use and Parking Standards Table.

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Residential Uses				
Single Attached Dwelling Unit	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
Two Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
Three Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
Four Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	<u>9.04</u>
Five or More Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	1 long term space per 2 dwelling units. 4 short term spaces for general public.	<u>9.04</u>
Short Term Rentals	Permitted	1 per dwelling unit	-	<u>4.02.Q</u> Chapter 14
Home Occupation/Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception
Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>
Commercial Uses				

COMMERCIAL USES					COMMERCIAL USES						
USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)		
Commercial Uses	Retail	Permitted	1 per 200 sf	1 per 4,000 sf for the first 75,000 sf	-	Industrial Uses	Alternative Energy - Solar	Permitted as Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>
				Alternative Energy - Wind			Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	<u>4.02.B</u> <u>4.04.B</u>	
				Manufacturing – Low Intensity			Special Land Use	1 per 800 sf	1 per 20,000 sf, minimum 4 available to general public	<u>4.03</u>	
	Services	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-		Oil and Gas Drilling	Permitted	-	-	<u>4.02.I</u>
	Restaurants/Bars	Permitted	1 per 200 sf	1 per 2,000 sf, minimum 4 available to general public	-		Research and Development	Permitted	1 per 300 sf	Approving Authority Determination	-
	Offices	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-		Self Storage Facilities	Permitted	0.25 per storage unit	-	<u>4.02.P</u>
	Hospitals	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>		Transportation and Logistics	Special Land Use	1 per 800 sf	Approving Authority Determination	<u>4.03</u>
	Care Facilities	Permitted	1.25 per patient room	Approving Authority Determination	-		Warehousing	Permitted	1 per 800 sf	1 per 50,000 sf, minimum 4 available to general public	<u>4.02.W</u>
	Child Care Centers	Permitted	1 per 300 sf	Approving Authority Determination	<u>4.03</u>		Battery Energy Storage System	Permitted as Accessory Use	-	-	<u>4.02BB</u>
	Drive-Thru's	Permitted	Included with Principal Use	-	<u>4.02.E</u>		Campgrounds	Special Land Use	-	-	<u>4.04.N</u>
Commercial Uses	Event Venues	Permitted	1 per 500 sf	Approving Authority Determination	-	Greenhouses	Permitted	-	-	-	
	Firearm or Archery Range	Special Land Use	1 per 1,000 sf	Approving Authority Determination	<u>4.04.C</u>	Government/ Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	<u>4.03</u>	
	Funeral Homes	Permitted	1 per 300 sf	Approving Authority Determination	<u>4.02.F</u>	Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.03</u>	
	Gas Stations	Special Land Use	1 per 300 sf of retail space, plus 1 per gas pump (located next to the pump)	Approving Authority Determination	<u>4.04.D</u>	K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	<u>4.03</u>	
						Kennels	Permitted	1 per 300 sf	Approving Authority Determination	<u>4.02.H</u>	
	Maker Spaces	Permitted	1 per 400 sf	Approving Authority Determination	-	Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	<u>4.04.F</u>	
	Outdoor Sales, Outdoor Cafes, and Sidewalk Cafes	Permitted	Included with Principal Use	-	<u>4.02.K</u>	Parking lots as a Principal Use	Special Land Use	-	-	<u>4.04.H</u>	
	Public Lodging	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.N</u>	Parking Structures as the Principal Use	Special Land Use	-	-	<u>4.04.I</u>	
	Shelters	Permitted	1.1 per guest room	1 per 10 rooms, minimum 4 available to general public	<u>4.02.Z</u>	Recreation - Indoor	Permitted	Approving Authority Determination	-	-	
	Vehicle Repair	Permitted	3 per vehicle bay	Approving Authority Determination	<u>4.02.S</u>	Recreation - Outdoor	Permitted	Approving Authority Determination	-	-	
	Vehicle Sales	Permitted	1 per 1,000 sf of indoor showroom, plus per 1 per 10 outdoor display spaces	Approving Authority Determination	<u>4.02.T</u> <u>4.04.L</u>	Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-	
	Vehicle Wash	Permitted	10 spaces	Approving Authority Determination	<u>4.02.U</u>	Sexually Oriented Businesses	Special Land Use	1 per 200 sf	-	<u>4.04.J</u>	
	Vendor Trucks	Permitted	Included with Principal Use	-	<u>4.02.V</u>	Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	<u>4.02.X</u> <u>4.04.M</u>	
	Outdoor Storage and Processes	Permitted as Accessory Use	-	-	<u>4.02.J</u>	* Where square footage is referenced, it refers to gross building square footage. See Section 39-12.02 for reduction/waiver of commercial parking requirements.					

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AERIAL MAP



YOUR PREMIER BROKER IN WEST MICHIGAN



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Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.