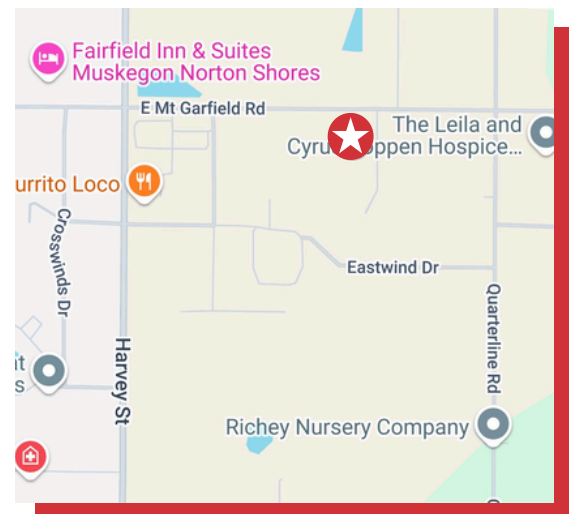




LAND FOR SALE **1795, 1845 & E MT GARFIELD RD** **MUSKEGON, MI 49441**

3 Vacant Land Parcels for Sale

- 8.35 acres of vacant land available
- Located Across the Street from the Lakes Mall
- 3 parcels; can be purchased separately or all together



LISTING AGENTS:

PAUL OOSTERBAAN

O: 616.575.7054 | C: 269.760.2101
paulo@naiwwm.com

BOB LOTZAR

O: 616.575.7041 | C: 616.304.6124
bobl@naiwwm.com

STAY CONNECTED



naiwwm.com
616.776.0100

SALE OVERVIEW

PARCEL	SALE PRICE	PER ACRE	ACREAGE	SUMMER TAXES 2025	WINTER TAXES 2024	SEV	TAXABLE VALUE
A	\$120,000	\$77,419.35	1.55 acres	\$4,034.57	\$920.22	\$140,000	\$140,000
B	\$218,000	\$77,031.80	2.83 acres	\$5,827.74	\$1,329.25	\$155,600	\$155,600
C	\$272,000	\$68,513.85	3.97 acres	\$7,172.63	\$1,636.01	\$174,400	\$174,400
A, B & C	\$610,000	\$73,053.89	8.35 acres	\$17,034.94	\$3,885.48	\$470,000	\$470,000

A: 1795 E MT GARFIELD RD

PPN: 15-127-100-0006-00

Acreage: 1.55 acres

LEGAL DESCRIPTION

FRUITPORT CHARTER TOWNSHIP SEC 27 T9N R16W N 413 FT W 1/8 OF NE 1/4 OF NW 1/4 1.5AC (SPLIT W/15-127-100-0004-10 FOR 2003 ROLL) SUBJ TO WATER & SEWER ESMT/HIGHWAY ESMT L/P 3141/450 SUBJ TO JOINT DEVELOPMENT AGREEMENT

B: 1845 E MT GARFIELD RD

PPN: 15-127-100-0007-00

Acreage: 2.83 acres

LEGAL DESCRIPTION

FRUITPORT CHARTER TOWNSHIP SEC 27 T9N R16W N 413 FT OF E 10 A OF W 15 A OF NE 1/4 NW 1/4 3.03 AC (SPLIT W/15-127-100-0004-10 FOR 2003 ROLL) SUBJ TO WATER & SEWER ESMT/HIGHWAY ESMT L/P 3141/456 SUBJ TO JOINT DEVELOPMENT AGREEMENT

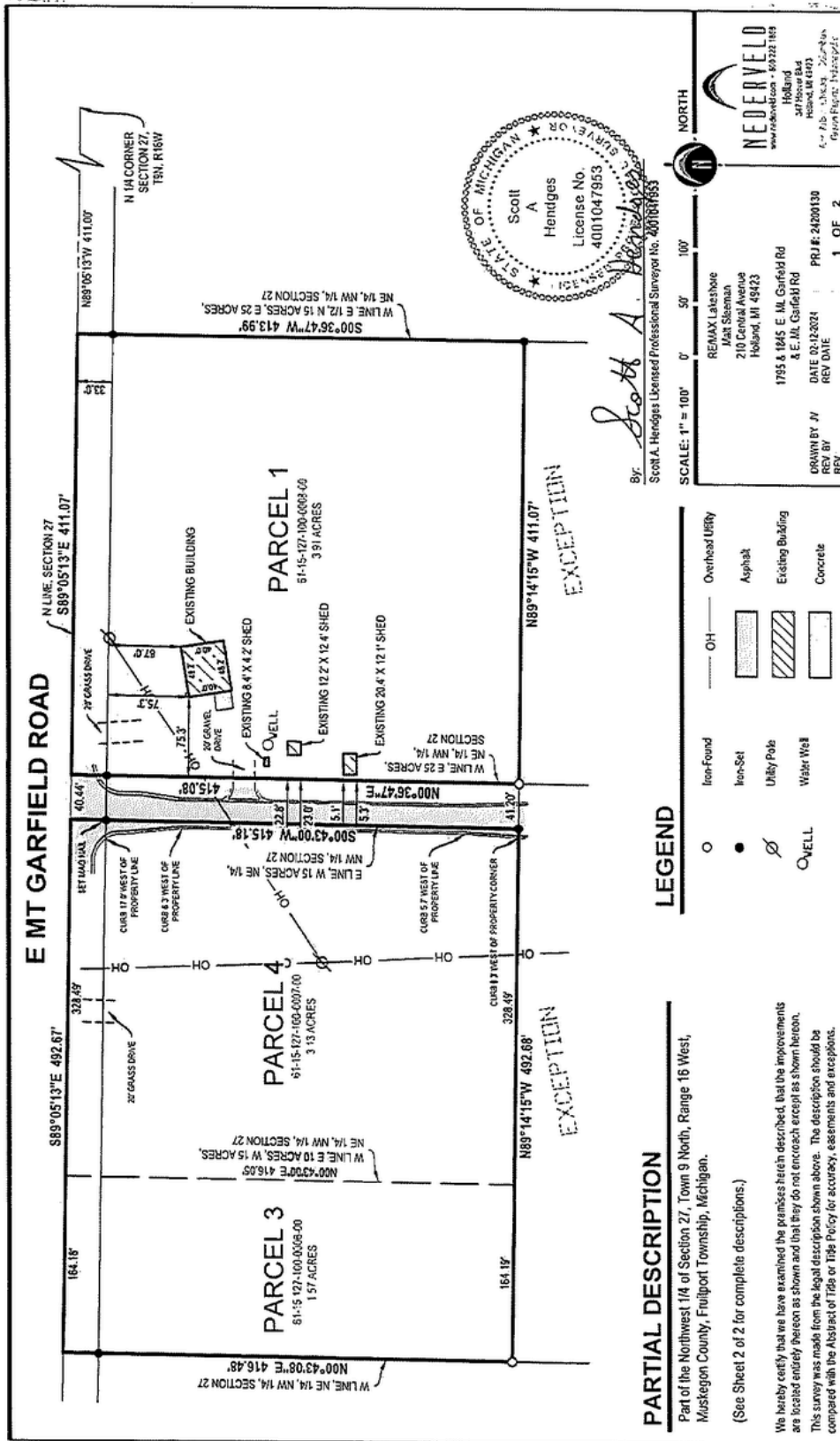
C: E MT GARFIELD RD

PPN: 15-127-100-0008-00

Acreage: 3.97 acres

LEGAL DESCRIPTION

FRUITPORT CHARTER TOWNSHIP SEC 27 T9N R16W N 413 FT OF N 15 A OF E 25 A OF NE 1/4 OF NW 1/4 EXC E 1/2 THEREOF 3.79 AC (SPLIT W/15-127-100-0004-10 FOR 2003 ROLL) SUBJ TO WATER & SEWER ESMT/HIGHWAY ESMT L/P 3141/459 SUBJ TO JOINT DEVELOPMENT AGREEMENT SUBJ TO SANITARY ESMT L/P 3541/522L/P 3590/694 SUBJ TO DRAIN DISTRICT L/P 3541/524 L/P 3590/693 SUBJ TO WATERMAIN ESMT L/P 3541/520

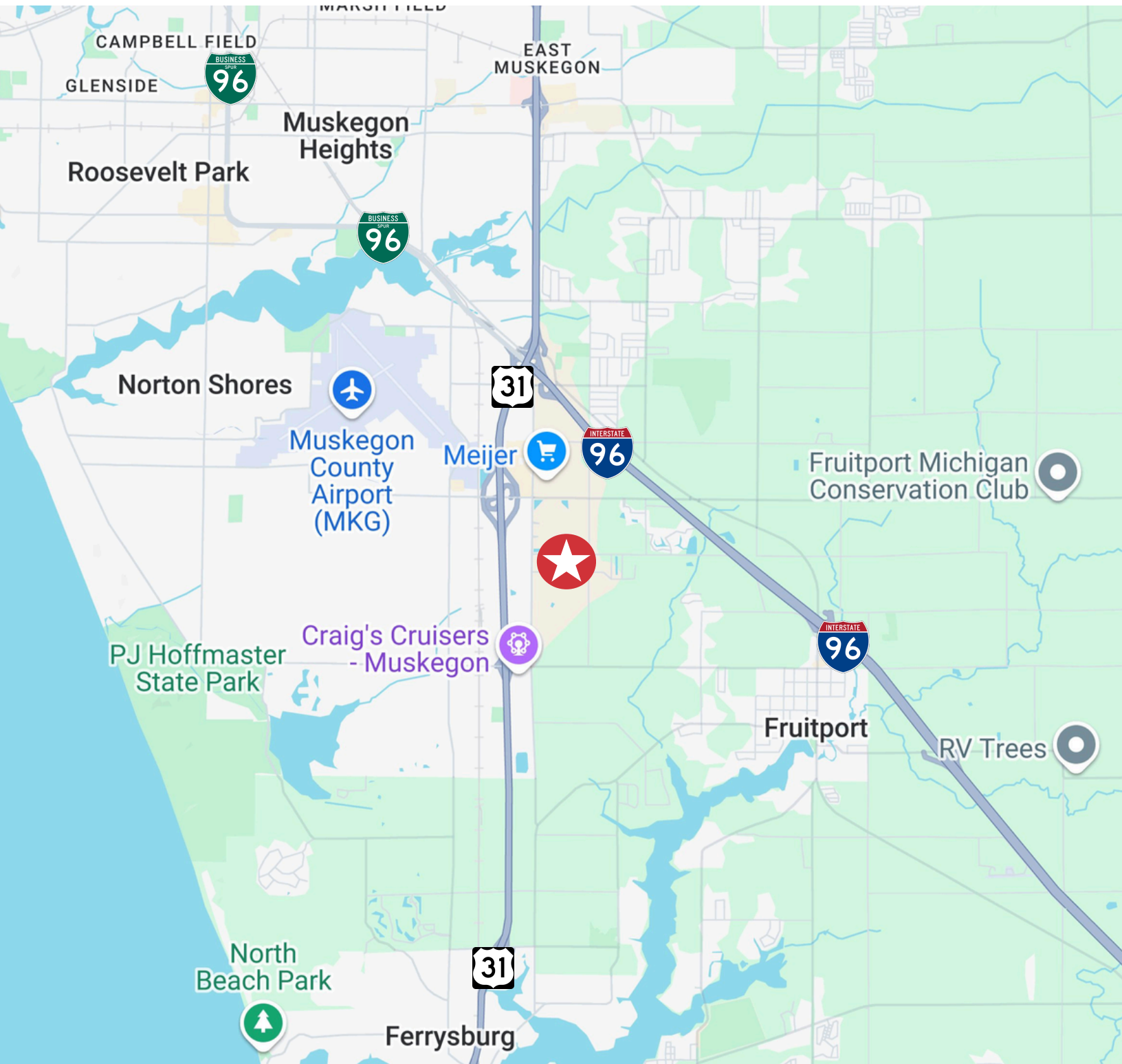




TRAFFIC COUNTS

US-31	38,222
E Sternberg Rd	12,308
Harvey St	12,462

LOCATION MAP



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.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,204	18,312	64,615
Median Age	46.0	43.3	42.1
HOUSEHOLDS			
Total Households	1,008	7,422	25,206
# of Persons per Household	2.13	2.44	2.40
HOUSEHOLD INCOME			
Median Household Income	\$59,327	\$72,711	\$64,087
Median House Valuation	\$255,167	\$252,248	\$248,598

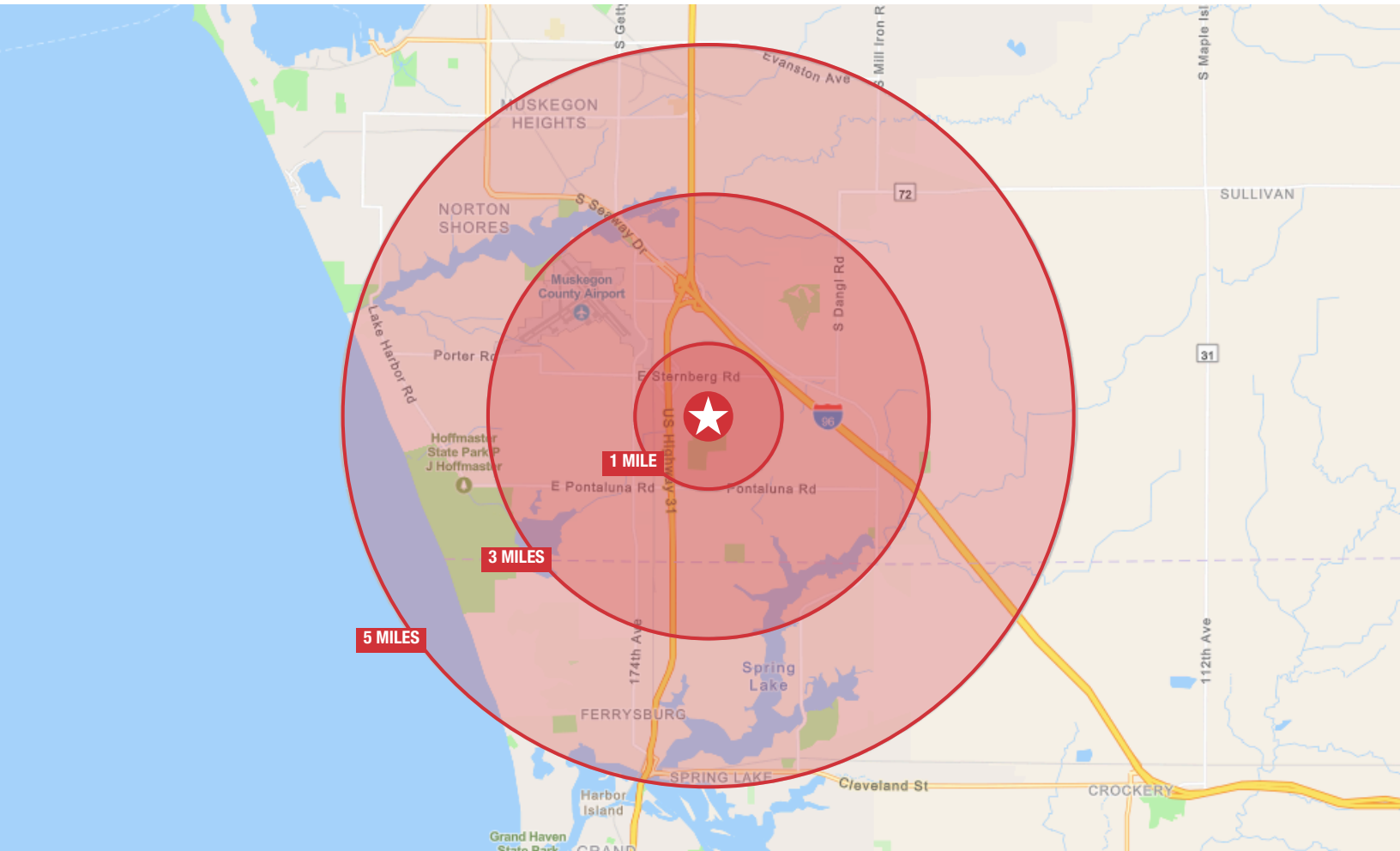
Source: Esri forecasts for 2025. U.S. Census Bureau 2020 decennial Census data

64K

POPULATION
(5 MILES)

\$72K

MEDIAN HH INCOME
(3 MILES)

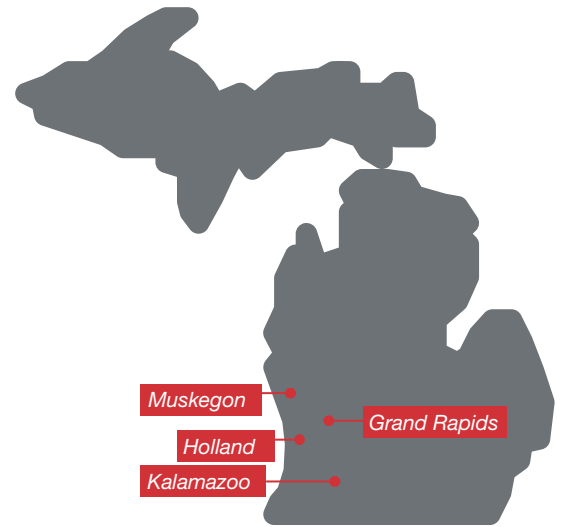


Welcome to...

WEST MICHIGAN

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

michigan.org



GRAND RAPIDS, MI

From world-class attractions and outdoor recreation to nationally ranked food and craft beverage scenes - Grand Rapids, MI is filled with spectacular art, live music, and endless opportunities for family fun!



MUSKEGON, MI

Located along the beautiful Lake Michigan shoreline, Muskegon County boasts three state parks, two major paddle sport rivers, and 26 miles of beaches. Muskegon County is the outdoor recreation hub of Michigan's sunset coast, every season of the year!



HOLLAND, MI

Nestled into the wildly beautiful Lake Michigan shoreline and rich with its deep-rooted Dutch heritage, Holland, MI is a year-round destination known for many things - springtime tulips, summer festivals, fall orchards, winter holidays, and more!



KALAMAZOO, MI

Here you'll find a unique and exciting city vibe, but with the comfort of warm people, an easy-going pace of life, and truly beautiful countryside. With abundant lakes, trails, and parks and a walkable downtown that boasts the nation's first outdoor pedestrian shopping mall, there's a tailored experience for every interest.

NO. 8 ON AMERICA'S BEST TOWNS TO VISIT IN 2024

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CNN

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📍 Michigan's Adventure

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📍 Kalamazoo, MI

U.S. News