

SALE

LAND



3993 WEST SHORE DR.

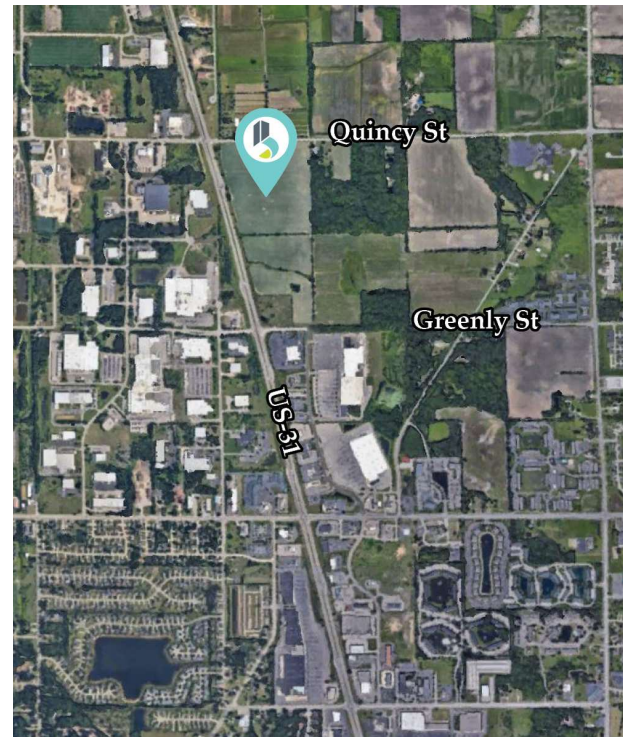


PROPERTY OVERVIEW

38.97 Acres available right off of US-31 in Holland between Greenly and Quincy with great visibility and easy access into the development. Blain's Farm and Fleet, Redwood Apartments, and Harvest Health Foods (coming soon) surround this development opportunity in this high traffic area. Reach out to the Bradley Company Brokerage Team of Kevin VanHaitsma, Case Overweg and/or Chip Bowling for further details.

PROPERTY HIGHLIGHTS

- 2.4 - 38.97 Acres available along US-31 in Holland
- Land available in front of Blain's Farm & Fleet at the corner of US-31 and Quincy
- Current Zoning: Agricultural, Vacant
- Future Zoning: Community Commercial (C-2)



SALE PRICE: ACRES: \$1,100,000 - \$4,500,000
ACRES: 2.4 - 38.97

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	A	B	C	D	E	F	Entire
Acreage	3	4	2.4	2.4	5.25	20	38.97
List Price	\$ 1,500,000	\$ 1,800,000	\$ 1,100,000	\$ 1,100,000	\$ 1,850,000	\$ 2,500,000	\$ 4,500,000.00
Price/Acre	\$500,000/Acre	\$450,000/Acre	\$458,333/Acre	\$458,333/Acre	\$352,380.95/Acre	\$125,000/Acre	\$115,473.99/Acre

* All parcels are to be surveyed and drawn for final acreage sizes prior to closing.

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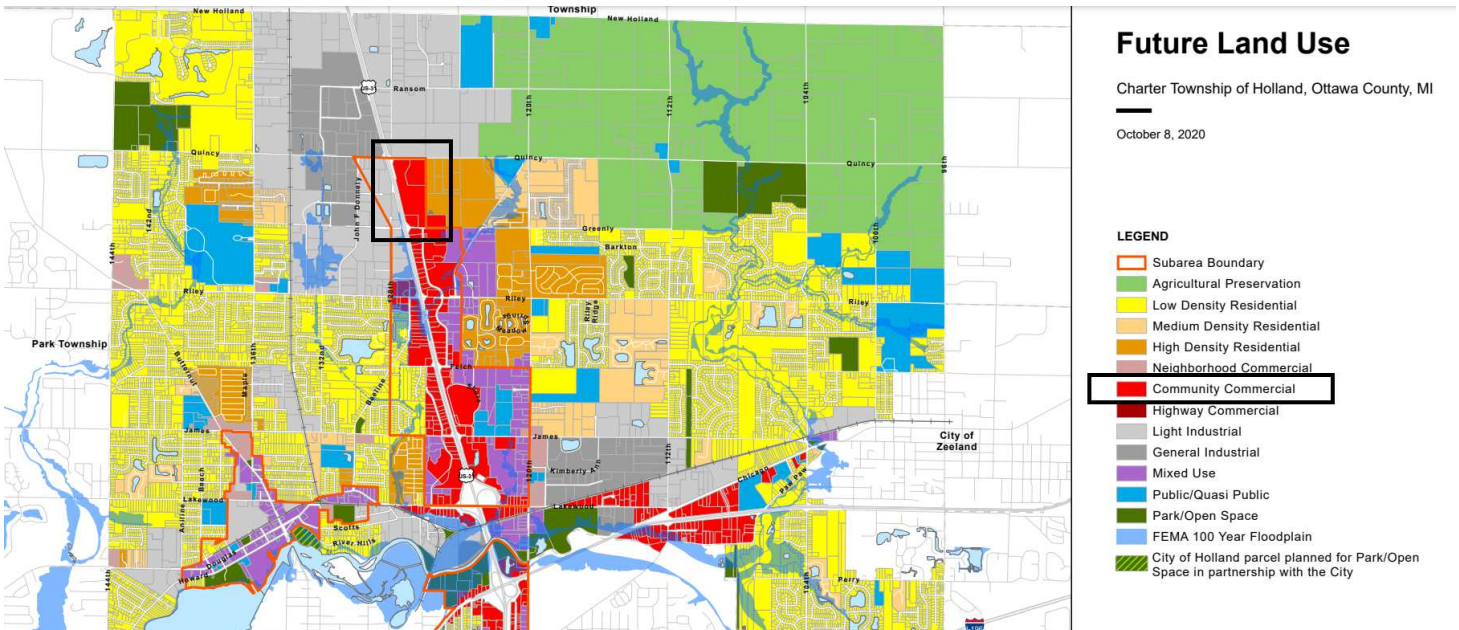
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Community Commercial



GENERAL CHARACTERISTICS

Community Commercial areas are designated for higher intensity commercial uses. In Holland Charter Township, a large part of the Community Commercial land uses are concentrated along the US-31 Corridor and the east end of Lakewood Boulevard. In these areas, majority of the Community Commercial structures include big box stores, shopping malls, restaurants, and retail centers.

APPROPRIATE LAND USES

Higher intensity commercial businesses such as retail stores, personal services, small offices (including medical offices), restaurants (both sit-down and fast food with drive-thru), and more. The sales of those establishments within Community Commercial areas should include the sale of goods and services that can benefit the community on a wider scale. In general, developments within Community Commercial land uses are single-use commercial structures.

STREETS AND TRANSPORTATION

Community Commercial land uses in Holland Charter Township are typically surrounded by County primary roads, which are characterized with higher volumes of traffic, heavier vehicles, and faster speeds. Community Commercial streets should allow for regional connectivity as well as pedestrian connectivity and protected pedestrian crossings on both sides of the road. Roadside landscaping and other beautification elements should be considered in these areas due to the high volumes of both motorists and pedestrians traveling to these areas.

BUILDING AND SITE DESIGN

Buildings should be constructed of high-quality materials which wrap around the entire building and feature attractive signage. Robust landscaping should be installed throughout the site. Commercial buildings should be supported by sufficient but not overly excessive parking areas. Parking areas may be located in the front, side, or rear yards for buildings. Large areas of parking should be broken up with landscaped islands and trees.

APPROPRIATE DISTRICTS

- Community Commercial (C-2)

Sec. 5.2 Schedule of uses.

Land and/or buildings in the commercial and office districts shall only be used in accordance with Table 5.2.

- A. *Permitted use (P).* This use is authorized by-right, subject to all other applicable provisions of the zoning ordinance.
- B. *Special land use (S).* This use is subject to review and permitting in accordance with article 15.
- C. *Not permitted.* A blank cell indicates that a use is not permitted.
- D. *Other Requirements.* See referenced section for additional requirements.

Table 5.2 Schedule of Uses: Commercial and Office Districts

Use	C-1	C-2	C-3	O-S	Other
Amateur radio and over-the-air reception devices	P/S	P/S	P/S	P/S	9.3
Animal services — Animal clinic/hospital, kennel, rescue or shelter		S		S	
Banquet hall		P	P		
Community cultural facility	P	P	P		
Contractors facility		S	S		
Day care, child care center	P	P		P	
Dwelling over commercial or office use	S	S			
Food processing, small scale	P	P			
Food truck	P	P	P	P	9.11
Funeral home	S	S		S	
Governmental facility	P	P	P	P	
Greenhouses and nursery, accessory landscape business (indoor)		S			
Hotel/motel		S	P		
Housing — Independent, assisted, convalescent and nursing				S	
Marina and boat storage		S			
Medical services, clinics and medical offices	P	P	P	P	
Medical services, hospital				S	
Meeting facility	P	P	P	P	
Mini-warehouse/self-storage		S			9.17
Offices and services	P	P	P	P	
Offices and services, temporary office	P	P	P	P	9.18
Offices and services with a drive through facility		P	P	P	
Outdoor display, sales, not including vehicle and equipment sales		S	S		9.19
Outdoor display, sales, temporary	P	P	P	P	9.20
Parking facility, public or commercial		S	S		
Place of worship		P	P	S	
Public utility facility	S	S	S	S	9.23
Recreation facility, commercial, indoor		S	S		9.24
Recreation facility, commercial, outdoor		S	S		9.24

Recreation facility, community-based, public, indoor	P	P	P		
Recreation facility, community-based, public, outdoor	P	P	P		
Restaurant	P	P	P	P	
Restaurant with drive-through	S	P	P	P	
Restaurant with micro-brewery, small distillery or small winery	P	P			
Retail	P	P	P		
School, college or university private and specialized training, with or without farm animals	S	S	S	S	9.14
Service station		S	P		
Sexually oriented business			S		9.25
Solar energy collector, building-mounted	P	P	P	P	9.26
Solar energy collector, ground-mounted	S	S	S	S	9.26
Special events	P	P	P	P	9.27
Theater		S	S		
Vehicle repair		S	S		
Vehicle wash		S	S		
Vehicle, recreational equipment, manufactured homes, heavy equipment sales and rental		S	S		9.19
Warehousing		S	S		
Wind energy — Anemometer	P	P	P	P	9.28
Wind energy — SSMWET, STMWET	S	S	S	S	9.28
Winery, small; distillery, small; micro-brewery; tavern	S	P	P	S	
Wireless communications	S	S	S	S	9.29
Wireless communications, collocation	P	P	P	P	9.29

(Ord. No. 602, § 3, 12-5-2019)



RETAILER MAP

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