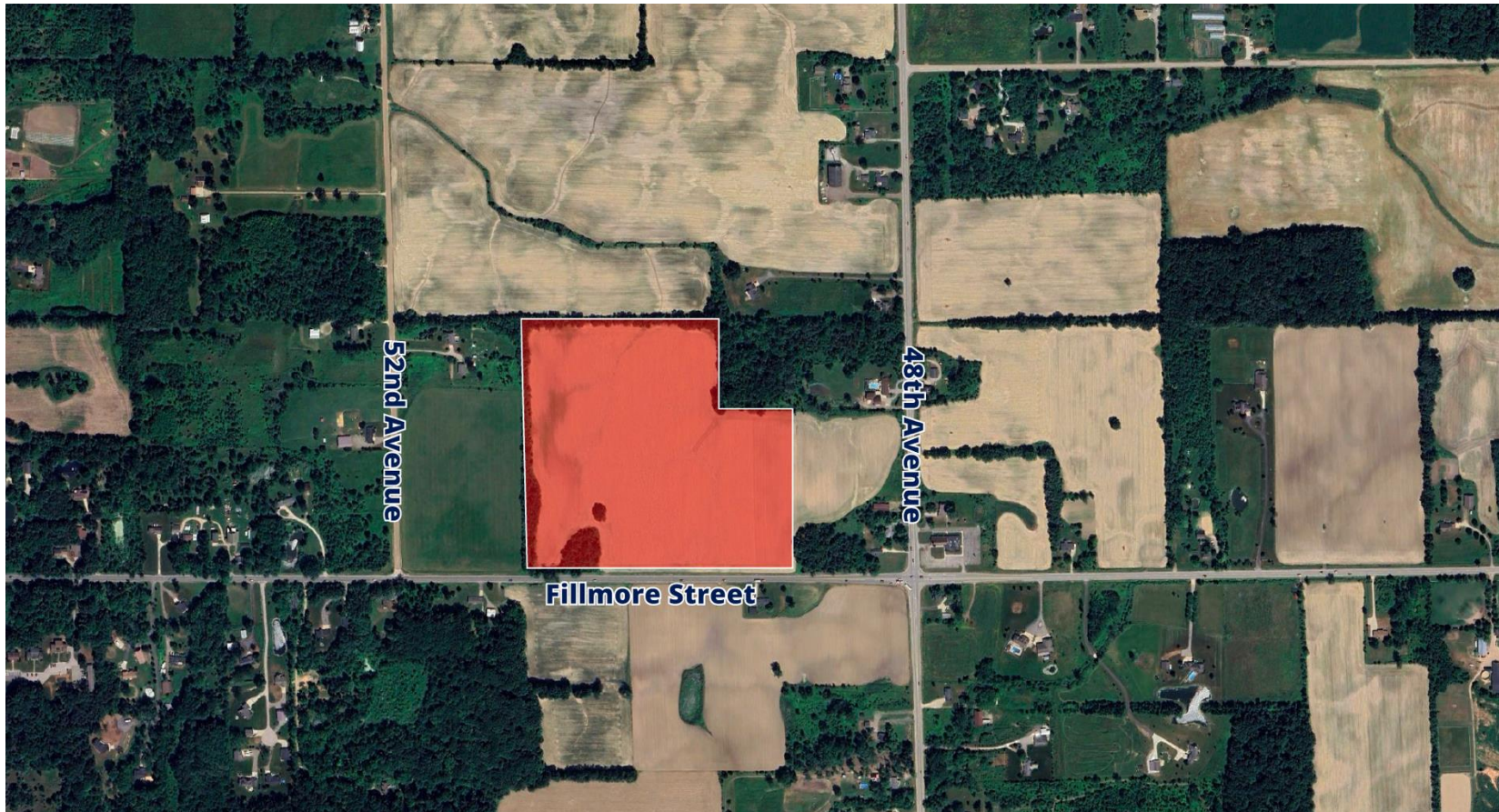


FOR SALE



9637 48th Street Allendale, MI

37.41 Acre - Residential Land Development



Matt Wickstra, SIOR
Vice President
616 886 1377
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Colliers West Michigan
171 College Ave
3rd Floor
Holland, MI 49423
colliers.com/westmichigan





ASKING PRICE: \$1,995,000

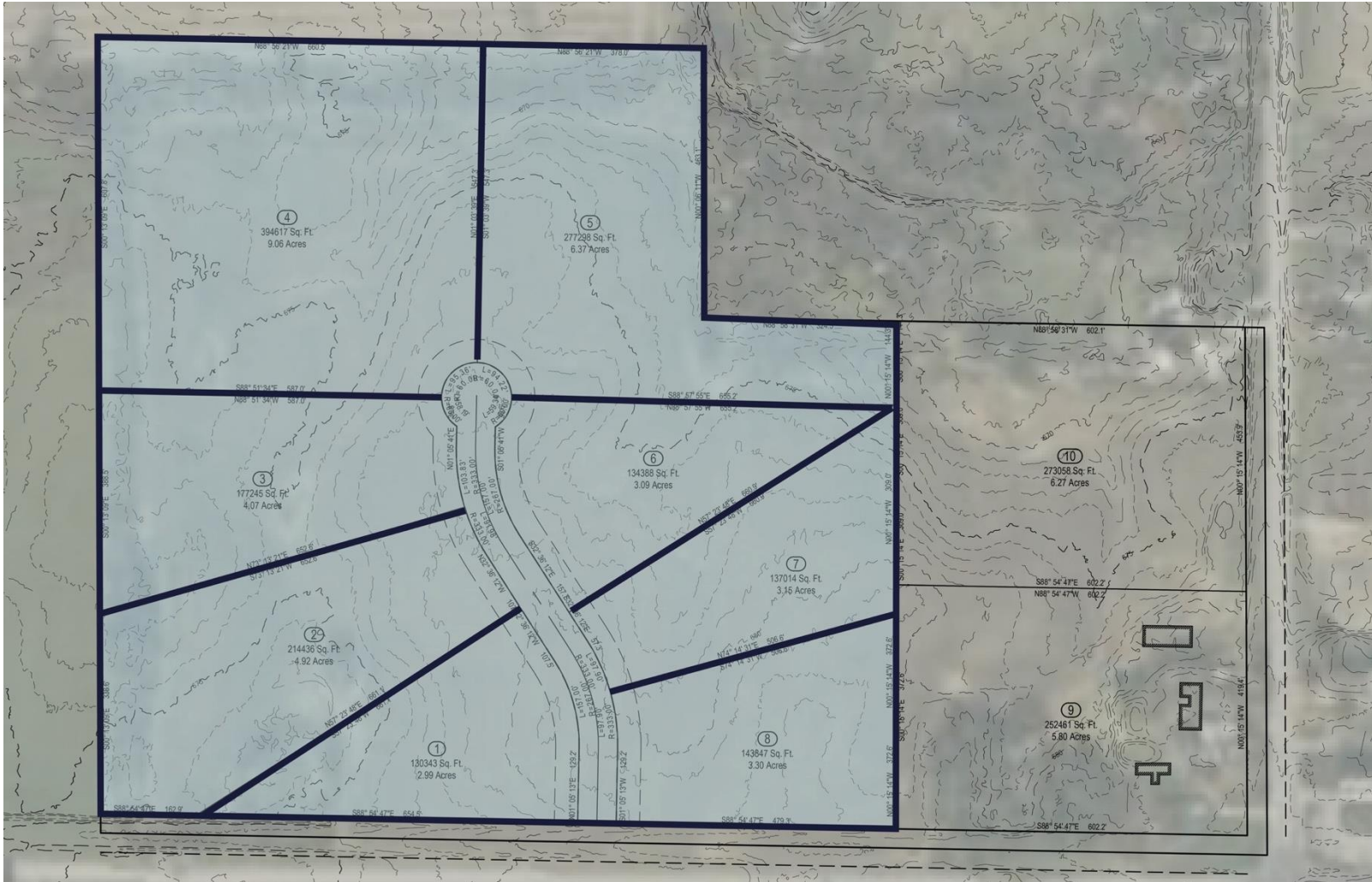
37.41 Acre - Residential Land Development

PROPERTY SPECIFICATIONS

- Parcel Proposed For 8 Residential Splits
- Master Planned For Medium Density Residential
- $\pm 1,400$ FT of Frontage on Fillmore Street
- Located in Hudsonville Public School District
- Premium Residential Construction Nearby:
 - Eastbrook Homes
 - Hidden Shores West
 - Pearline Estates
 - Placid Waters
- Parcel #: (Portion Of) 70-09-36-400-006



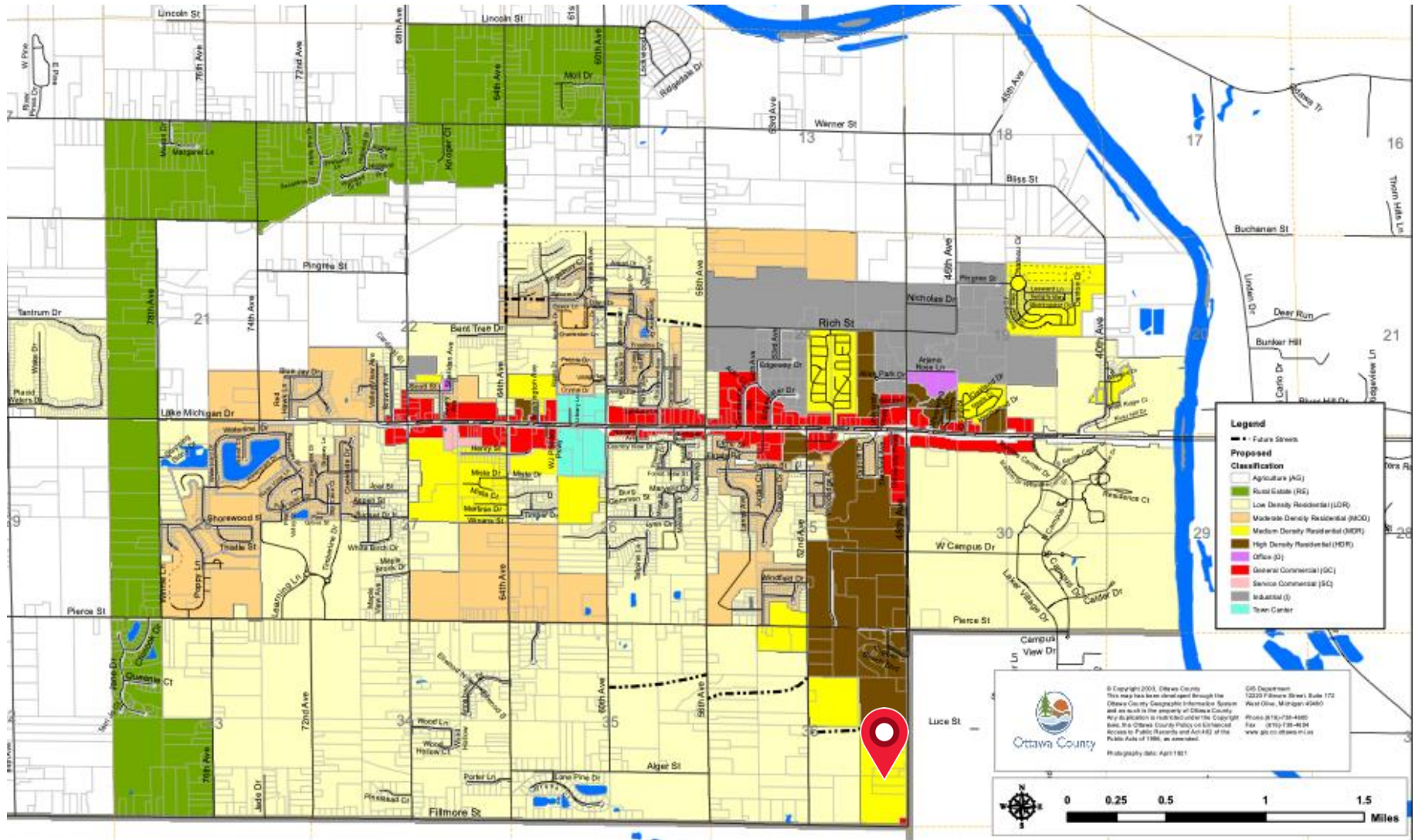
8 Proposed Residential Splits



We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase

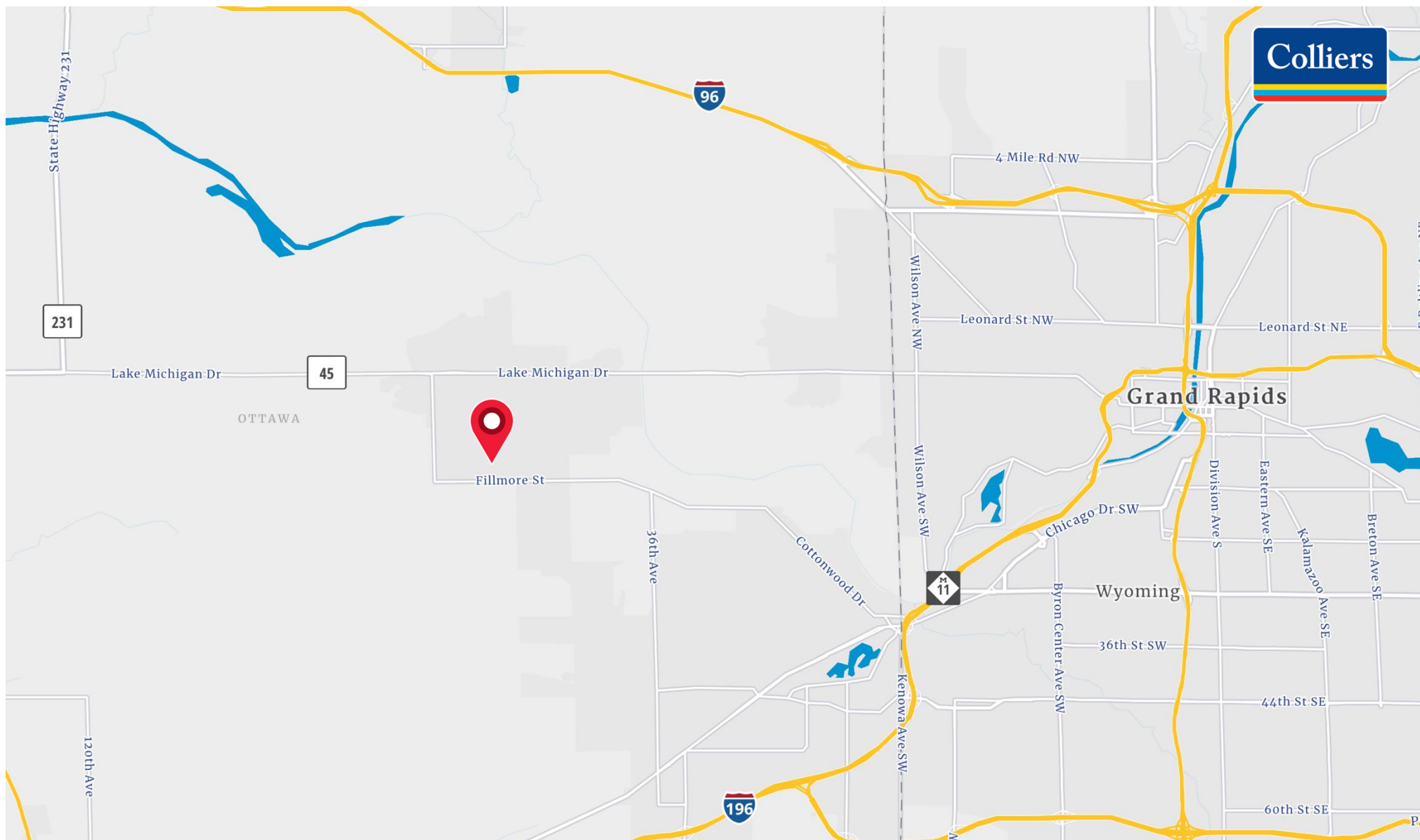
PROPOSED SITE PLAN

37.41 Acre - Residential Land Development



MASTER PLAN

37.41 Acre - Residential Land Development



AERIAL MAP

37.41- Residential Land Development

DEMOGRAPHICS

37.41 Acre - Residential Land Development



CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	3,223	31,323	71,875
Total Households	1,467	9,705	23,713
Total Family Households	328	5,017	16,432
Average Household Size	2.04	2.72	2.82
Median Age	22.3	22.9	27.6
Population Age 25+	654	11,773	38,074
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	0.22%	0.49%	0.53%
Households	0.67%	0.94%	0.92%
Families	0.78%	1.05%	0.87%
Median Household Income	1.71%	1.40%	2.14%
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	47.1%	46.5%	48.6%
Female Population / % Female	52.9%	53.5%	51.4%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2024 Median Household Income	\$40,922	\$68,575	\$92,256
Average Household Income	\$50,830	\$90,794	\$110,265
Per Capita Income	\$20,950	\$28,870	\$36,756
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	14	391	1,014
Total Daytime Population	1,821	20,591	47,010
Daytime Population: Workers	1,695	15,069	33,812
Daytime Population: Residents			

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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