

# FOR SALE

12274 James Street,  
Holland, MI 49424



This land is located right off of James Street on the Northside of Holland. Places nearby include: The Shops at Westshore, Holland Town Center, Nelis Dutch Village, as well as many big box retailers. With high daily traffic counts and high visibility from James Street, this property is seen daily.



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LAND  
1.38 ACRES

[www.LakeshoreCommercial.com](http://www.LakeshoreCommercial.com)  
44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

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## LISTING INFORMATION

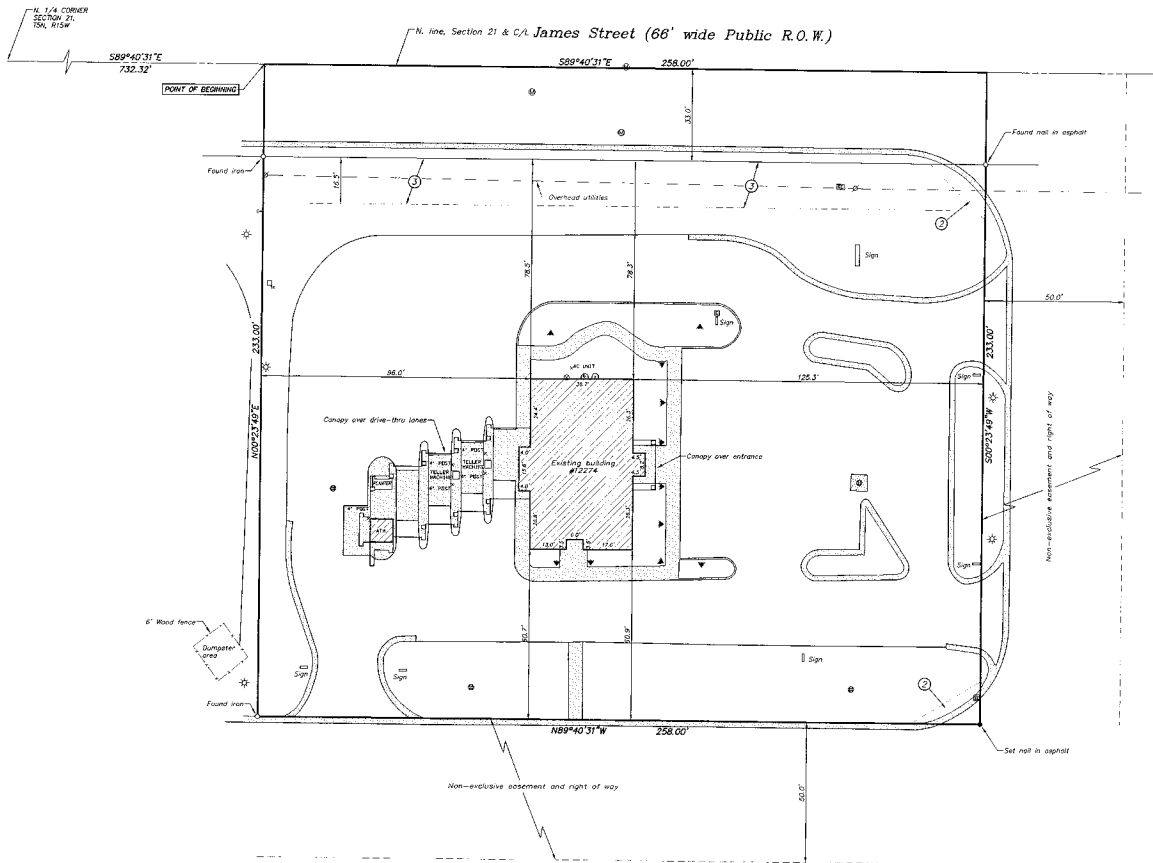
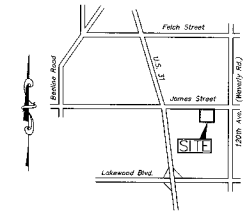
|                      |                          |
|----------------------|--------------------------|
| Sale Price           | \$995,000.00             |
| Price per Acre       | \$721,014.49             |
| Land Size            | 1.38 Acres               |
| Lot Dimensions       | 258' x 233'              |
| Terms                | Cash/Conventional        |
| Taxing Authority     | Holland Charter Township |
| County               | Ottawa                   |
| SEV (2025)           | \$270,700                |
| Taxable Value (2025) | \$143,011                |
| RE Taxes (2024)      | \$6,923.43               |
| Zoning               | C-2                      |
| APN                  | 70-16-21-200-048         |

## BUILDING HIGHLIGHTS

- High visibility from James Street
- Easy access to US-31
- Near many businesses, restaurants, shops, etc.
- High daily traffic counts
- AADT Traffic Counts (2024)
  - James Street: 12,685
  - US-31: 39,296
- Area of 60,102 sq ft



## SURVEY

LOCATION MAP  
NO SCALE**ZONING INFORMATION**

From "Holland Charter Township Zoning Ordinance".  
 Subject property is currently zoned C2 - General Commercial District.  
 Article 15A - Schedule of lot sizes, yards, lot coverage and building height requirements.  
 Minimum lot size - 15,000 square feet  
 Minimum lot width - 90 feet  
 Minimum yards -  
 Front yard - 50 feet  
 Side yard - 15 feet  
 Rear yard - 25 feet  
 Maximum lot coverage - 25 percent  
 Maximum height of buildings - 35 feet/2-1/2 stories  
 NOTE: The "Holland Charter Township Zoning Ordinance" should be checked for the accuracy and completeness of the information shown herein.

**FLOOD ZONE DESIGNATION NOTE**

An examination of National Flood Insurance Program, Flood Insurance Rate Map, Community Panel Number 260492 0002 D, Map revision date, September 28, 1993, shows that the subject property lies in a Zone X, areas determined to be outside 500-year floodplain.

**DESCRIPTION**

From a Title Search, Agency File Number 200500447M as provided by Huntington Title Services, Inc.

The land referred to in this Search Form is located in the State of Michigan, County of Ottawa, Township of Holland, and is described as follows:

Part of the Northeast 1/4 of Section 21, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan, described as beginning at a point on the North line of Section 21 distant South 89 degrees 40 minutes 31 seconds East 732.32 feet from the North 1/4 corner of Section 21 and proceeding thence South 89 degrees 40 minutes 31 seconds East 208.00 feet, thence South 00 degrees 23 minutes 49 seconds West 233.00 feet, thence North 89 degrees 40 minutes 31 seconds West 258.00 feet, thence North 00 degrees 23 minutes 49 seconds East 233.00 feet to the point of beginning, except any part taken, used or divided for road purposes.

Together with a non-exclusive easement and right of way on, over and across a fifty (50) foot wide strip of land contiguous and to the East of the property hereby conveyed and a fifty (50) foot wide strip of land contiguous and to the South of the property hereby conveyed and the easement on the East; provided the grantee shall only be allowed one curb cut for access to the South easement.

**CERTIFICATION**

To: The Huntington National Bank:

This is to certify that this map or plat and the survey on which it is based were made on March 09, 2006 in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes items 2, 3, 7(a), 8, 10 and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Michigan, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: March 31<sup>st</sup>, 2006.

*Scott A. Nedved*  
 Scott A. Nedved  
 Professional Surveyor No. 47953  
 Nedved Associates, Inc.



**ALTA/ACSM Land Title Survey**  
 Prepared for: The Huntington National Bank  
 Attn: Louis C. Matt, Jr.  
 Corporate Real Estate  
 7 East Oval - EA4C97  
 Columbus, OH 43219

RE: 12274 James Street

**GENERAL NOTES**

1. UTILITY locations are derived from actual measurements or available records. They should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
2. NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.

**TITLE SEARCH EASEMENT NOTES**

- ① Easement/Right of Way in favor of Michigan Market Place Four, a general partnership, as disclosed in Liber 1274, Page 158, affects the subject property as plotted and shown herein.
- ② Easement granted to Michigan Bell Telephone Company as recorded in Liber 1054, Page 502, affects the subject property as plotted and shown herein.
- ③ Memorandum of Reciprocal Easement and Right to Purchase Agreement recorded in Liber 1239 at Page 381, amended in Liber 1341 at Page 772, and assigned in Liber 1790 at Page 528, affects the subject property.

**LEGEND**

- Valve
- Light pole
- Guy anchor
- Utility pole
- Transformer
- Catch basin
- Electric meter
- Gas meter
- Manhole
- CATV riser
- Electric riser
- Telephone riser
- Decorative lighting
- Asphalt
- Concrete



SCALE 1" = 30'  
 20 10 0 10 20 40

3 WORKING DAYS /  
 BEFORE YOU DIG  
 CALL MISS DIG  
 1-800-482-7171  
 (TOLL FREE)

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| REVISIONS | DATE | BY | DATE | BY |
|-----------|------|----|------|----|
|           |      |    |      |    |
|           |      |    |      |    |
|           |      |    |      |    |
|           |      |    |      |    |

CHECKED BY: *Scott A. Nedved* DATE: 3/31/06  
 DRAWN BY: CEH DATE: 3-09-06  
 REVISIONS BY: DATE:

FILE NO. 00200161AL  
 SHEET NO. 1 OF 1

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## AERIAL MAP



## YOUR PREMIER BROKER IN WEST MICHIGAN



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