



Land For Sale

Riverside Dr North | Battle Creek, MI

Riverside Dr North

Approximately 48 acres of land. Ideal for residential development with frontage on M-66 and minutes from I-94. In close proximity to Lakeview Mall. This expansive property offers excellent potential for housing projects, benefiting from highway accessibility and nearby retail amenities.

Site Features

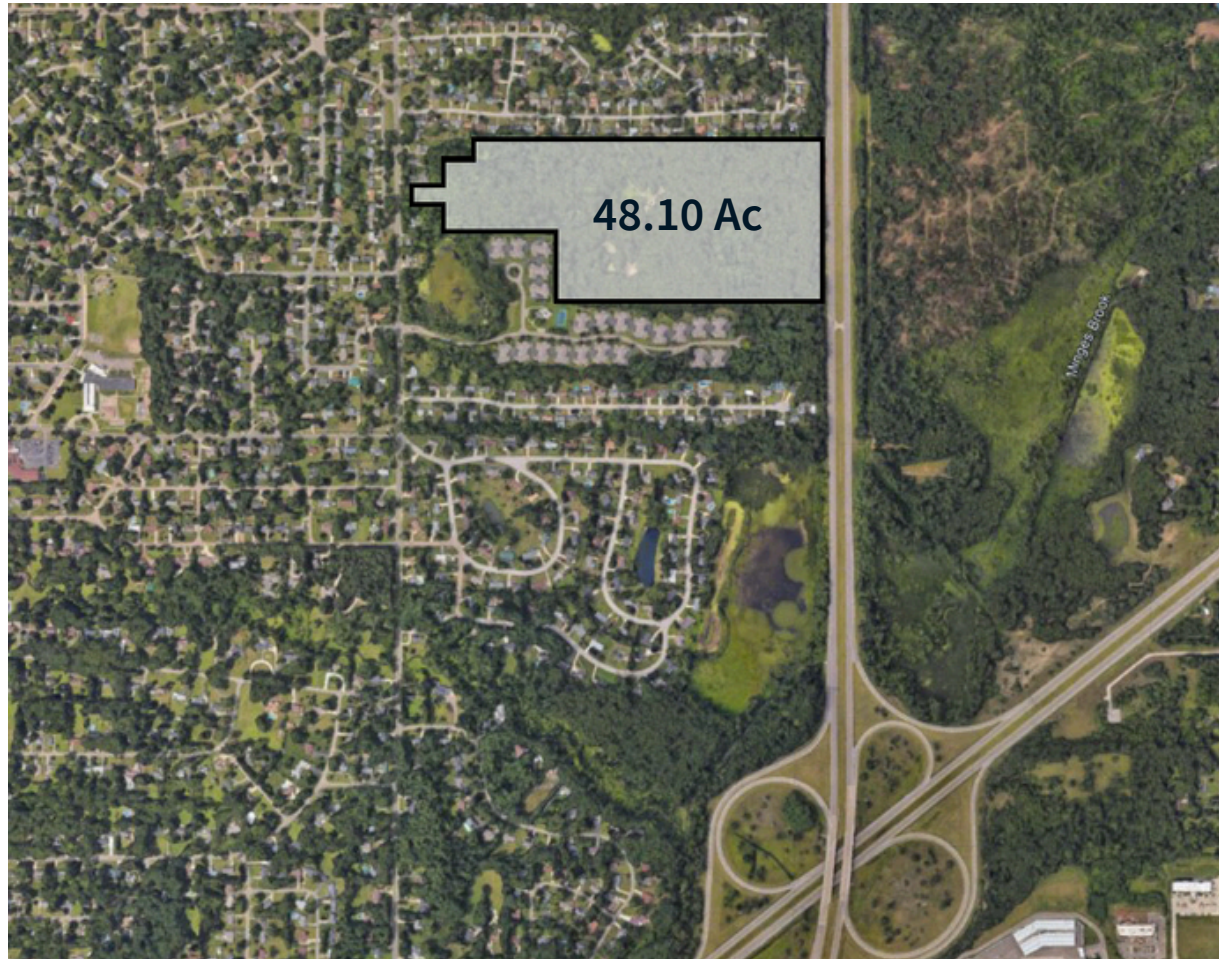
- 48.10 Acres
- Flat terrain

Listing Price

- \$14,000/Ac

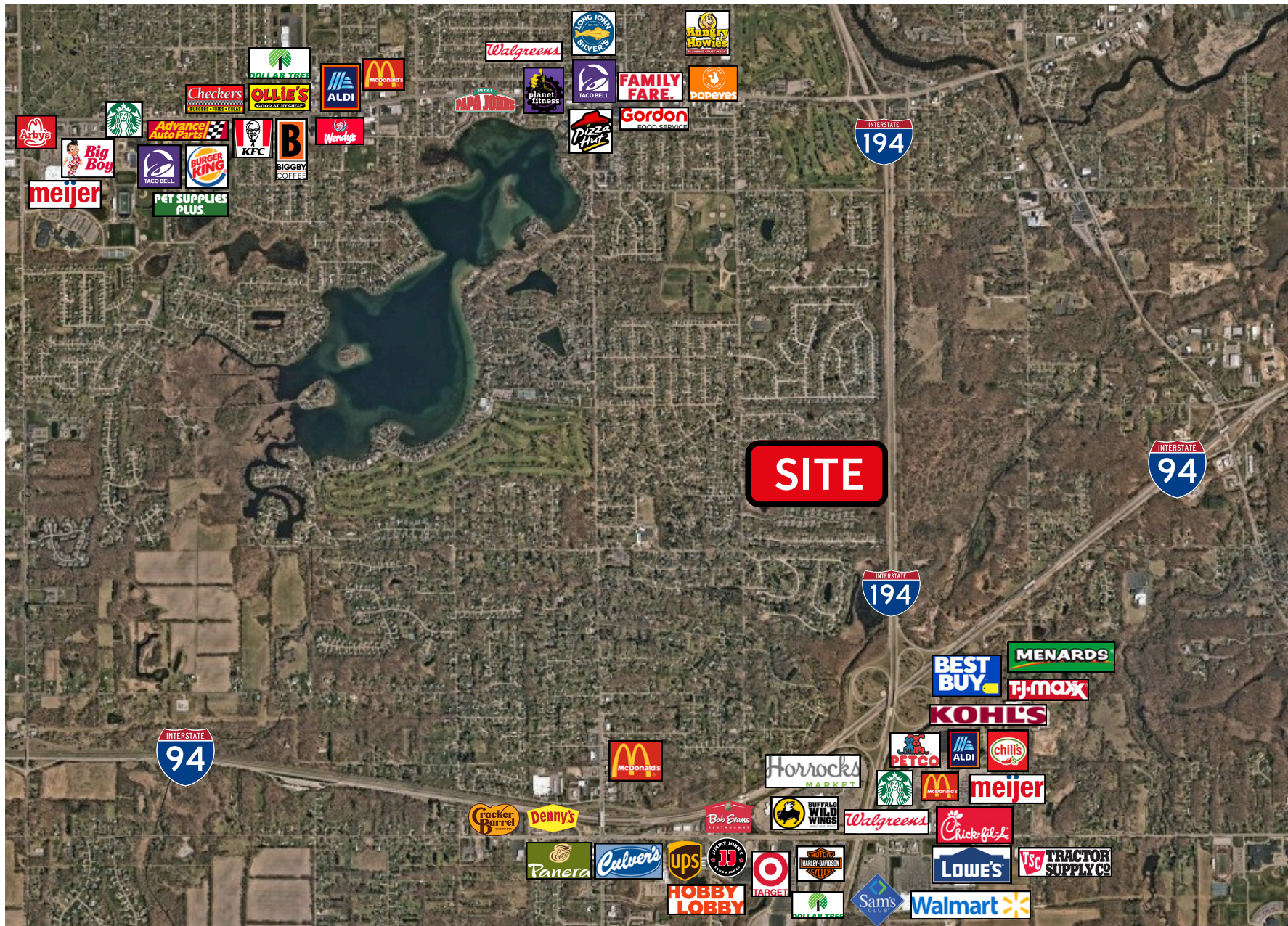
Zoning

- Single Family Residential
- Parcel 52-0624-47-511-0



	1 mile	3 miles	5 miles
Estimated population	5,454	37,470	69,446
Estimated households	2,116	15,134	28,527
Est. Average HH income	\$136,721	\$91,743	\$83,927

Surrounding Amenities



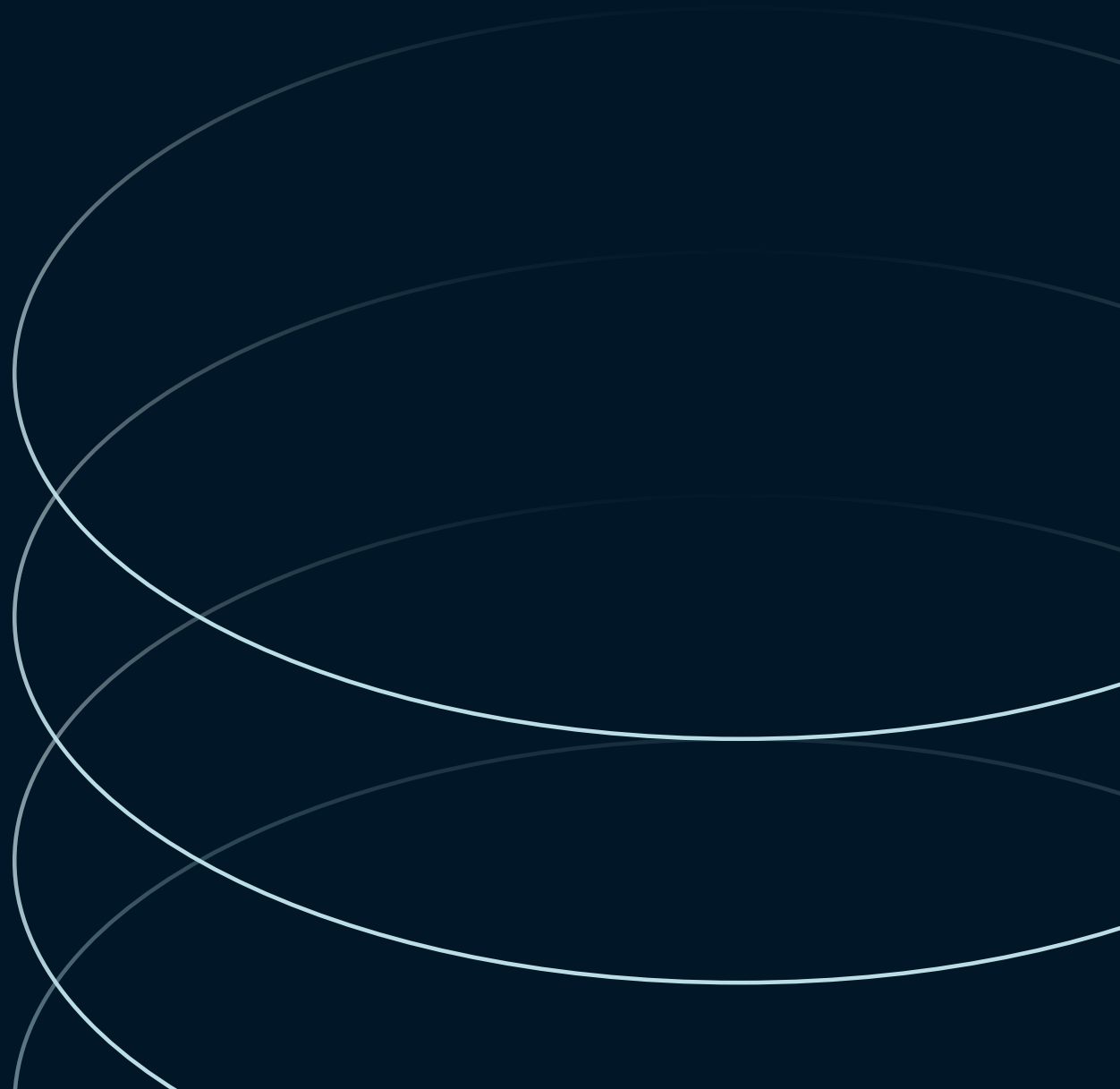
Battle Creek

Housing Action Plan



- Strong demand for multi-family housing: The plan projects a deficit of 2,800 rental units for households making over \$60,000 annually, indicating strong demand for quality multi-family housing.
- Support for "missing middle" housing: The city is updating zoning codes to support infill housing typologies like townhomes, duplexes, triplexes and mid-density multifamily.
- Pre-approved development plans: The city is adopting pre-approved plans for multi-family housing to streamline permitting and reduce development costs.
- Incentives available: Developers may be eligible for incentives like tax abatements, brownfield redevelopment programs, and gap financing through new local funding sources being established.
- Growing demand from BlueOval: The new BlueOval battery plant is expected to create up to 3,740 new jobs in the region, driving demand for up to 1,690 new rental units in Battle Creek.
- City-supported development: Battle Creek is actively working to address housing barriers and support multi-family development to meet current and future housing needs.

[Source: [Battle Creek Housing Action Plan](#)]

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