

FOR SALE

2556 Van Ommen Dr,
Holland, MI 49424

1.788 Acres of well maintained vacant land on Holland's north side. This property has access and great visibility on US-31 and can be accessed from either James Street or Felch Street.

Located near many big box retailers, restaurants, and other shops. Endless possibilities for this property!



LAKE SHORE
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VACANT LAND
1.788 Acres

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SALE INFORMATION

Acreage	1.788 Acres
Price	\$995,000
Terms	Cash/Conventional
Taxing Authority	Holland Charter Township
County	Ottawa
Zoning	C-2
SEV (2024)	\$502,700
Taxable Value (2024)	\$147,597
RE Tax (2023)	\$7,065.03
Road Frontage	319' (Van Ommen Dr) 231' (US-31)
AADT (2023)	16,584 (James St) 38,141 (US-31)

PROPERTY HIGHLIGHTS

- Well maintained plot
- Near many Big Box retailers
- High Visibility on US-31
- Near downtown Holland and Zeeland
- Easy access to US-31



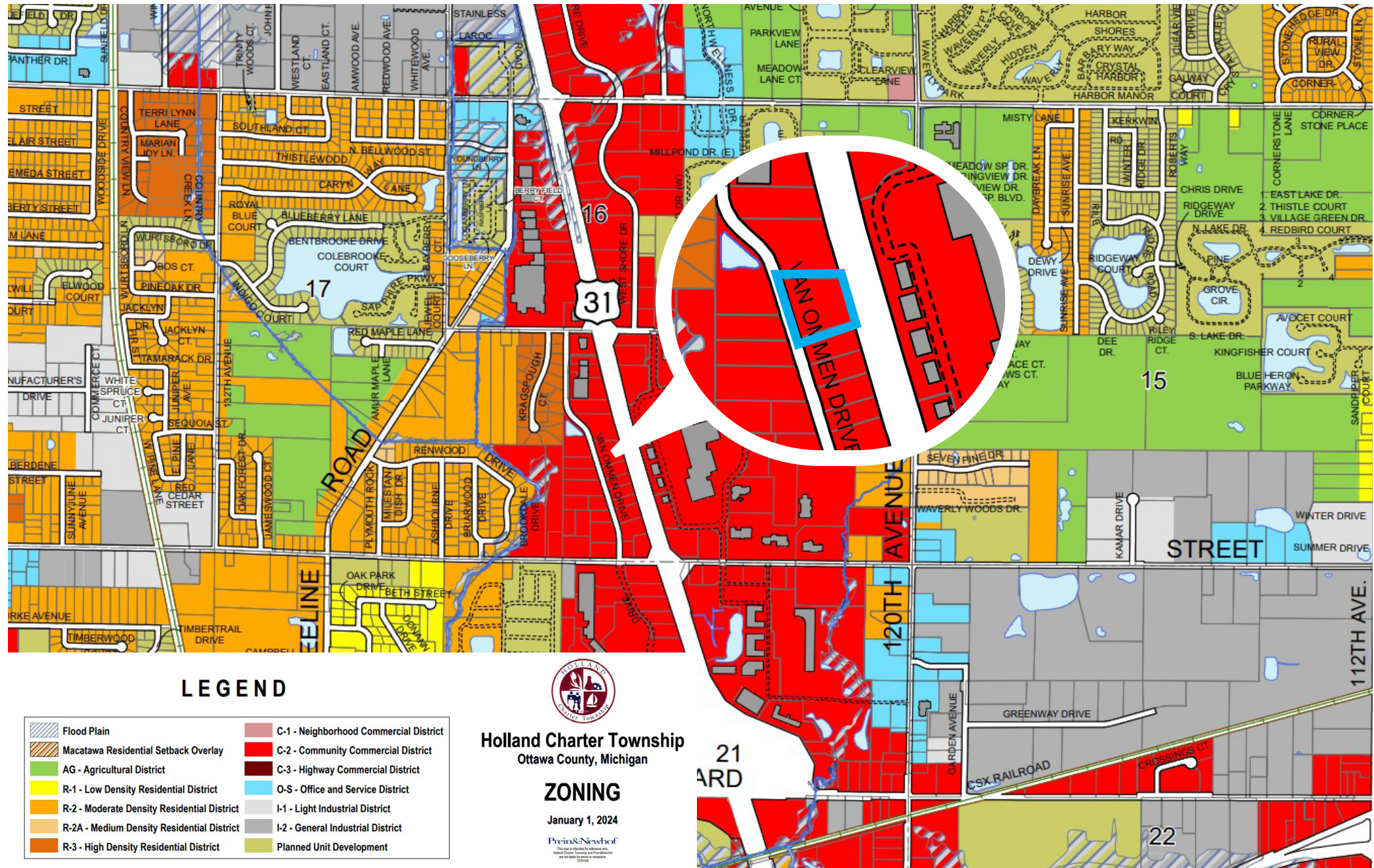
ZONING INFORMATION

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	<u>9.3</u>
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	<u>9.11</u>
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			<u>9.17</u>
Offices and services	P	P	P	P	
Offices and services, temporary office	P	P	P	P	<u>9.18</u>
Offices and services with a drive through facility		P	P	P	
Outdoor display, sales, not including vehicle and equipment sales		S	S		<u>9.19</u>
Outdoor display, sales, temporary	P	P	P	P	<u>9.20</u>
Parking facility, public or commercial		S	S		
Place of worship		P	P	S	
Public utility facility	S	S	S	S	<u>9.23</u>
Recreation facility, commercial, indoor		S	S		<u>9.24</u>
Recreation facility, commercial, outdoor		S	S		<u>9.24</u>
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	<u>9.14</u>
Service station		S	P		
Sexually oriented business			S		<u>9.25</u>
Solar energy collector, building-mounted	P	P	P	P	<u>9.26</u>
Solar energy collector, ground-mounted	S	S	S	S	<u>9.26</u>
Special events	P	P	P	P	<u>9.27</u>
Theater		S	S		
Vehicle repair		S	S		
Vehicle wash		S	S		
Vehicle, recreational equipment, manufactured homes, heavy equipment sales and rental		S	S		<u>9.19</u>
Warehousing		S	S		
Wind energy — Anemometer	P	P	P	P	<u>9.28</u>
Wind energy — SSMWET, STMWET	S	S	S	S	<u>9.28</u>
Winery, small; distillery, small; micro-brewery; tavern	S	P	P	S	
Wireless communications	S	S	S	S	<u>9.29</u>
Wireless communications, collocation	P	P	P	P	<u>9.29</u>

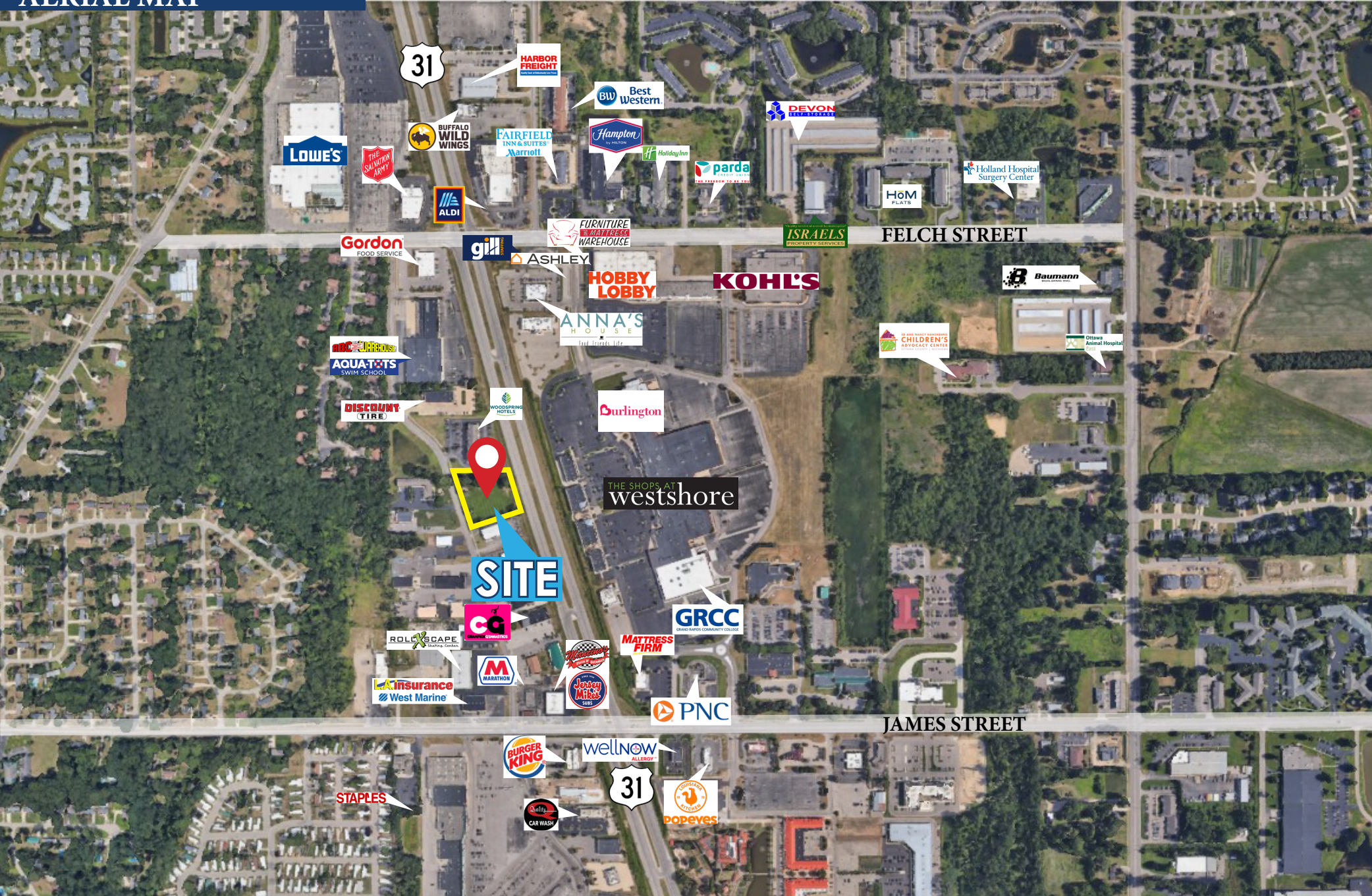
ZONING INFORMATION



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AERIAL MAP



YOUR PREMIER BROKER IN WEST MICHIGAN



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Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.