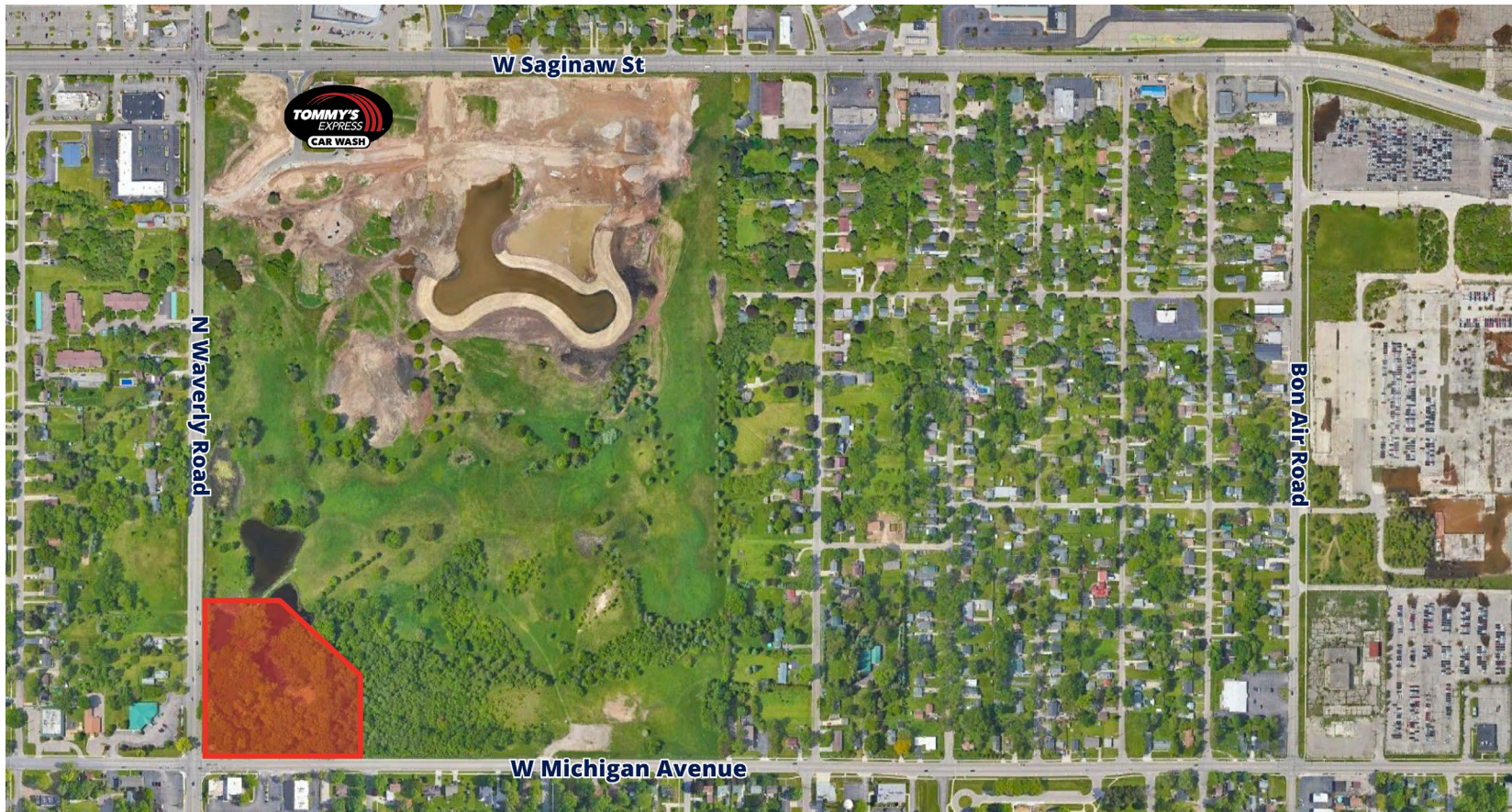


FOR SALE



NE Corner of Waverly & Michigan

3.05 Acres Vacant Land, Lansing Township, MI



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FOR SALE

3.05 Acres Vacant Land

PROPERTY HIGHLIGHTS

- Prime Development Opportunity on the NE Corner of N Waverly Road and W Michigan Avenue
 - Proposed West Park Development Area
- Great Potential for 2 – 4 Story Building, Medical Offices or Medical Campus
- 2.5 Miles from Downtown Lansing
- 5.2 Miles to I-69 and 1.3 Miles to I-496
- Close Proximity to Heavily Traveled Retail Corridor of West Saginaw Highway
- Located on a High-Volume Traffic Area
 - W Saginaw Highway: 25,209 AADT
 - N Waverly Road: 17,178 AADT
 - W Michigan Avenue: 5,958 AADT



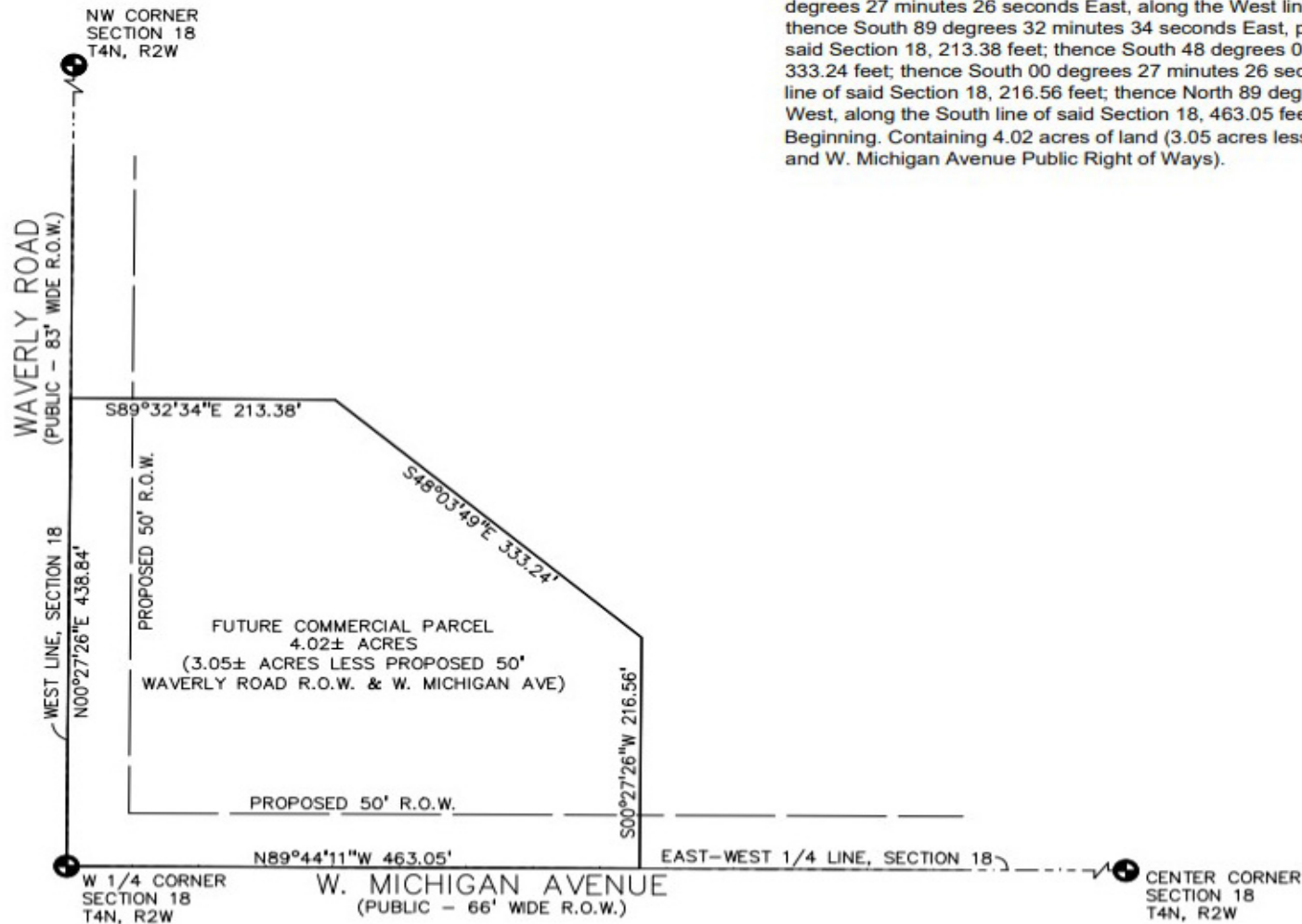
3.05 Acres Vacant Land

3.05 Acres – Vacant Land

Colliers

Future Commercial Parcel Description

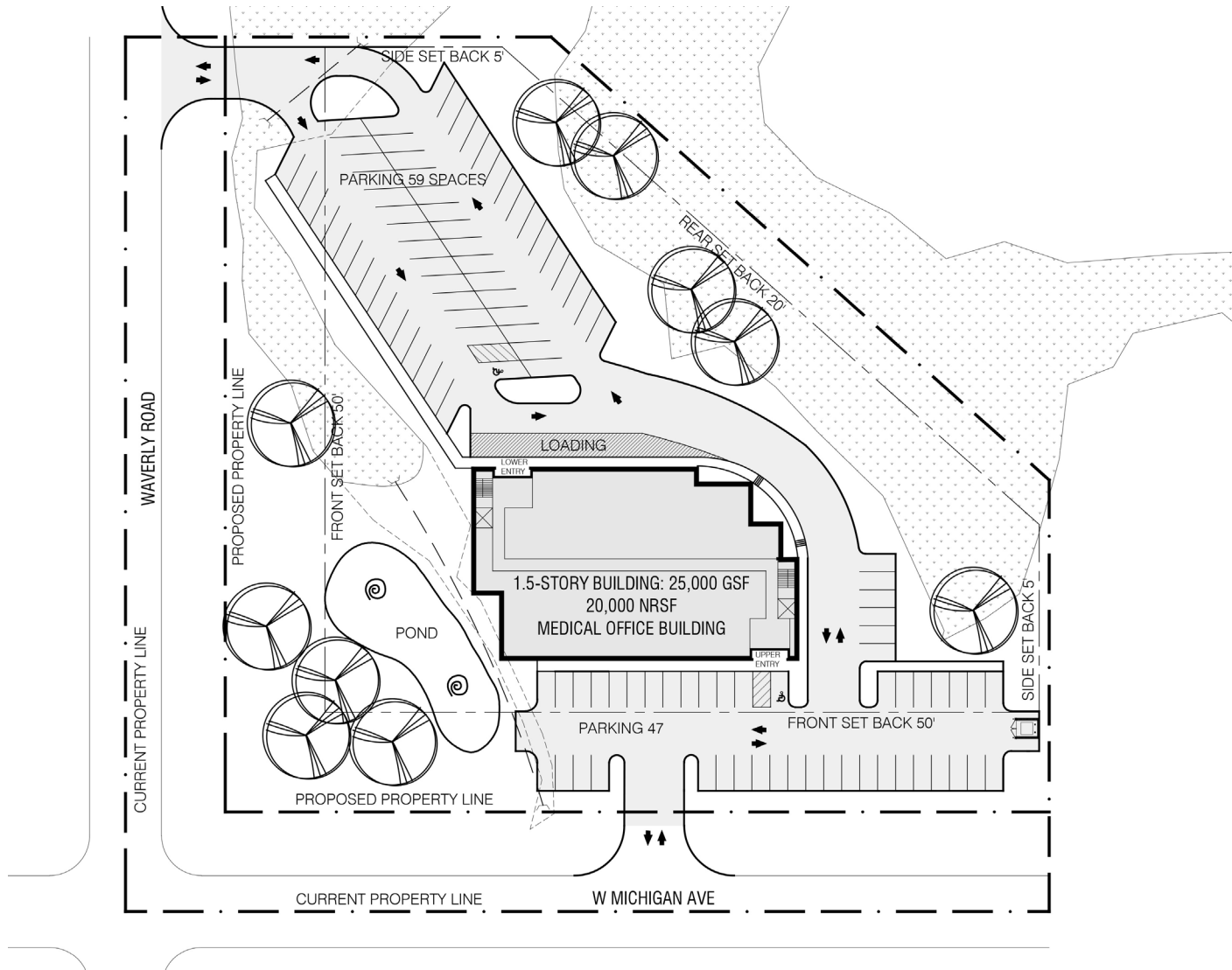
A parcel of land in the Northwest fractional 1/4 of Section 18, Town 04 North, Range 02 West, Charter Township of Lansing, Ingham County, Michigan, more particularly described as: Beginning at the West 1/4 corner of said Section 18; thence North 00 degrees 27 minutes 26 seconds East, along the West line of said Section 18, 438.84 feet; thence South 89 degrees 32 minutes 34 seconds East, perpendicular to the West line of said Section 18, 213.38 feet; thence South 48 degrees 03 minutes 49 seconds East, 333.24 feet; thence South 00 degrees 27 minutes 26 seconds West, parallel with the West line of said Section 18, 216.56 feet; thence North 89 degrees 44 minutes 11 seconds West, along the South line of said Section 18, 463.05 feet returning to the Point of Beginning. Containing 4.02 acres of land (3.05 acres less proposed 50-foot Waverly Road and W. Michigan Avenue Public Right of Ways).



SURVEY

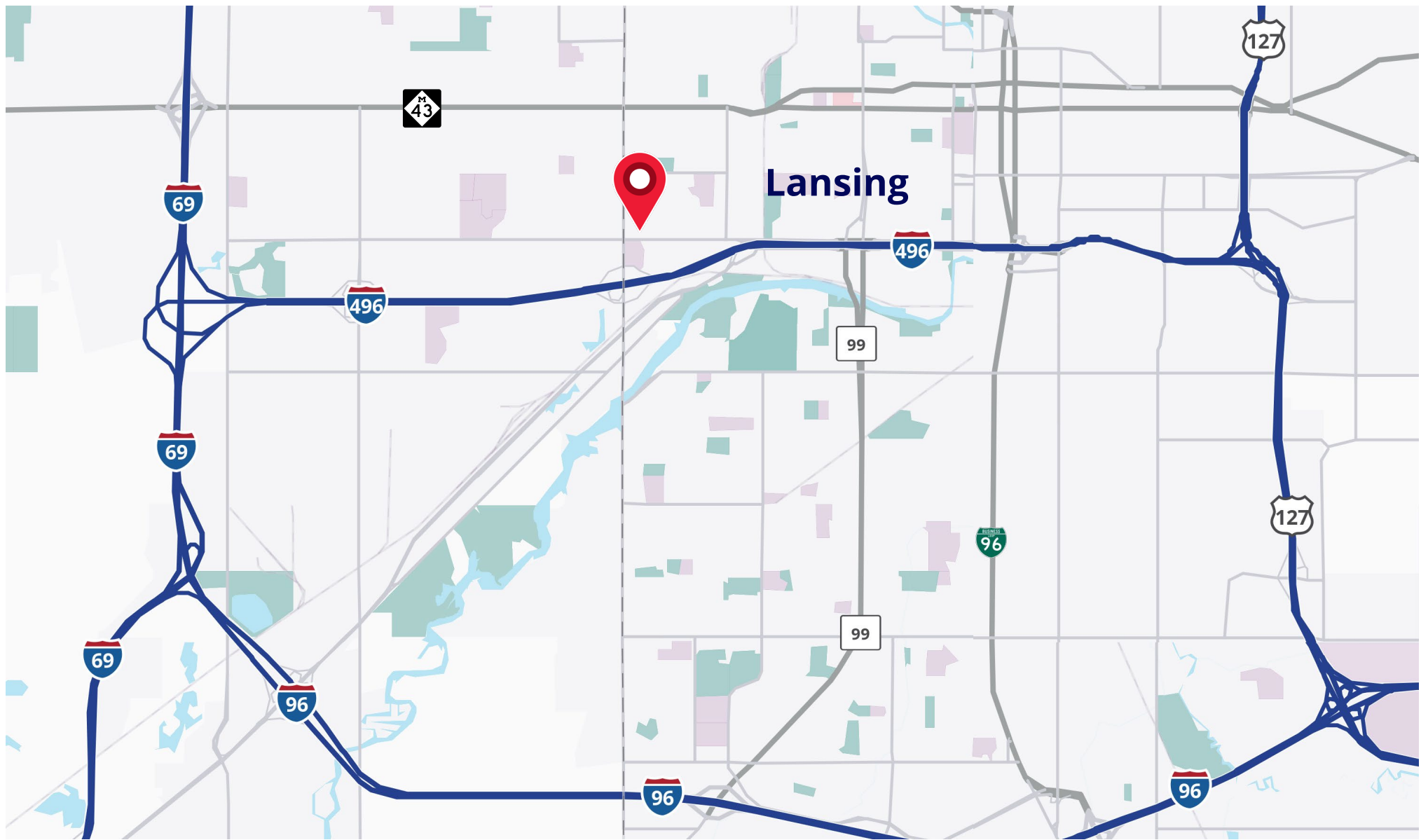
3.05 Acres Vacant Land

3.05 Acres – Vacant Land



PROPOSED SITE PLAN

3.05 Acres Vacant Land



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 and/or lease.

LOCATION MAP

3.05 Acres Vacant Land

DEMOGRAPHICS

3.05 Acres Vacant Land



Household & Population Characteristics



\$67,044
Median
Household
Income



\$226,273
Median Home
Value



63%
Owner Occupied
Housing Units



\$91,544
Average
Household
Income



155,500
Total Family
Households

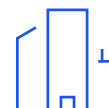


375,414
Current Total
Population



\$38,200
Per Capita
Income

Businesses



13,824
Total
Businesses



230,350
Total
Employees

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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