

FOR SALE | 63.57 AC | DEVELOPMENT LAND



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NAI Mid-Michigan in compliance with all applicable fair housing and equal opportunity laws.



M-100/E St Joe Hwy

Development site for sale in Grand Ledge/Oneida Township

Property Highlights

- 63.57 acres of development land
- NEC of M-100/Hartel/ E. St Joe Highway
- Future land use commercial
- Utilities nearby
- 7 miles from GM Plant and industrial district near 96/69 interchange
- Grand Ledge/Oneida Township

Offering Summary

Sale Price:	\$3,500,000
Lot Size:	63.57 Acres



Property Description

NAI Mid-Michigan is pleased to present 63.57 acres of premier development land at the northeast corner of M-100, Hartel Road, and E. St Joe Highway in Grand Ledge (Oneida Township). Positioned at a high-visibility hard corner with significant frontage, the site offers exceptional access and exposure in one of Greater Lansing's growing west-side corridors.

Designated for future commercial land use, the property is well suited to a wide range of development — retail, multifamily, mixed-use, or service commercial — giving investors and developers the flexibility to bring their highest and best use to a rapidly expanding market. Municipal utilities are available in the immediate area, and the site sits just minutes from the I-96/I-69 interchange, providing fast regional connectivity throughout mid-Michigan.

The location benefits from proximity to major employment, situated roughly 7 miles from General Motors' Lansing Delta Township Assembly Plant and the surrounding industrial district. The surrounding trade area is strong and growing, with approximately 29,700 residents and an average household income of nearly \$109,000 within a five-mile radius — a demographic base that supports both commercial and residential demand.

Offered at \$3,500,000, this is a rare opportunity to acquire a large, well-positioned development parcel in a high-growth submarket. **Recent price reduction.**



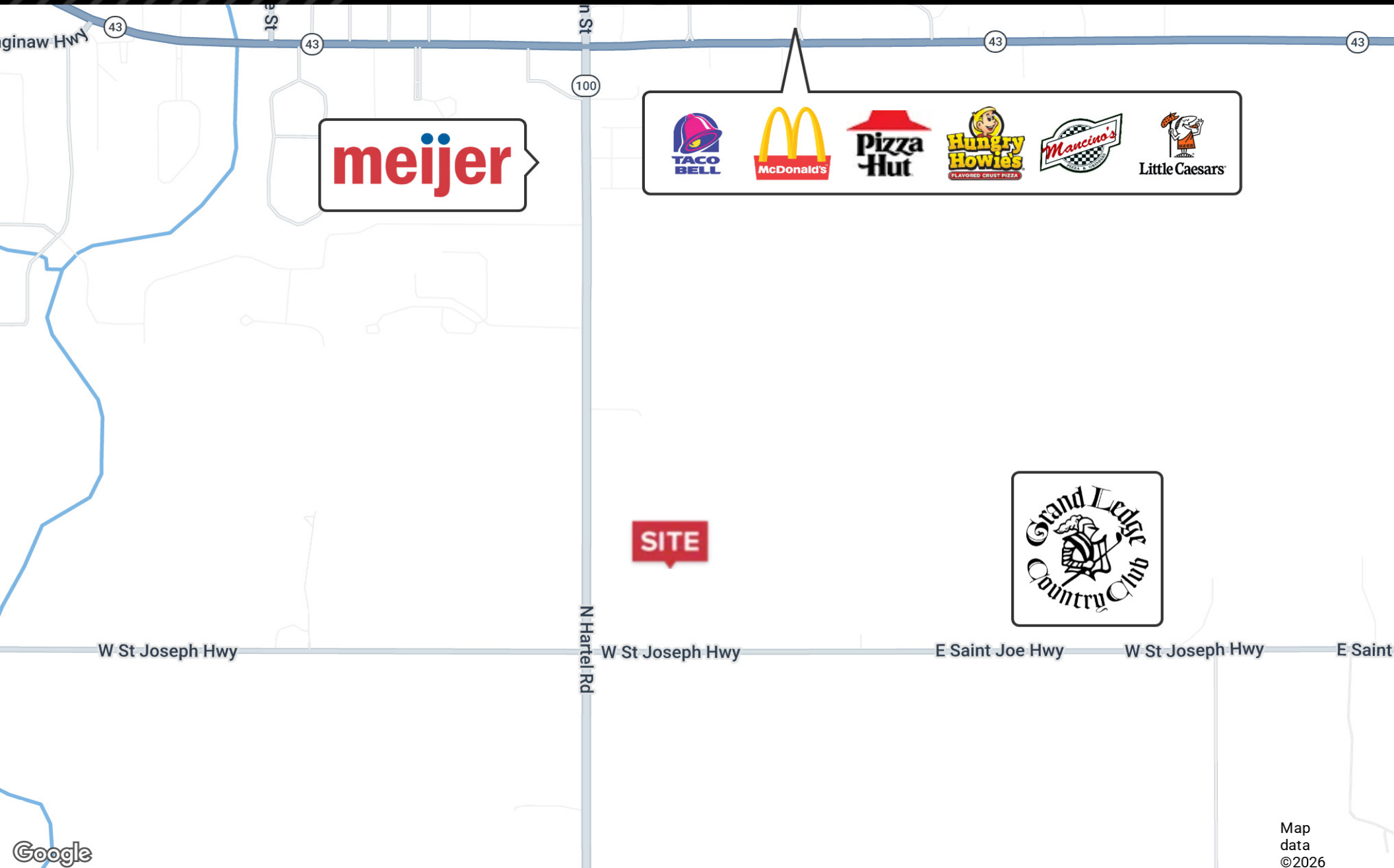
Property Highlights

- 63.57 acres of prime development land at a signalized hard corner — NEC of M-100, Hartel Rd & E. St Joe Hwy
- Flexible future land use: designated commercial, suited to retail, multifamily, or mixed-use development
- High-visibility frontage on M-100
- Minutes from the I-96/I-69 interchange — fast regional access in every direction
- 7 miles from GM's Lansing Delta Township Assembly Plant and surrounding industrial district
- Strong, growing trade area: ~29,700 residents and \$109K avg. household income within 5 miles
- Located in Grand Ledge / Oneida Township, one of Greater Lansing's fastest-growing west-side corridors

ADDITIONAL PHOTOS | \$3,500,000



RETAIL MAP | \$3,500,000



AERIAL MAP | \$3,500,000

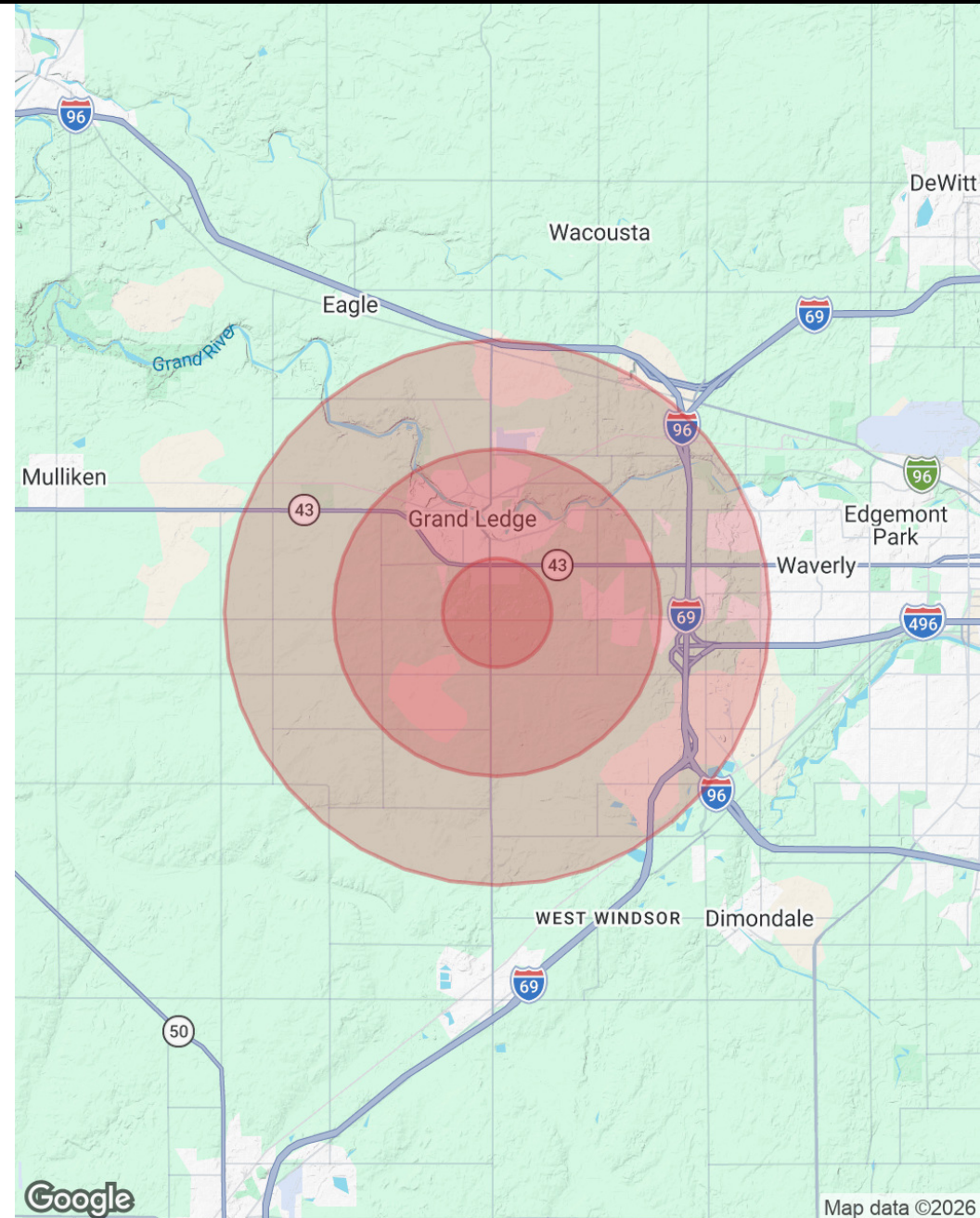


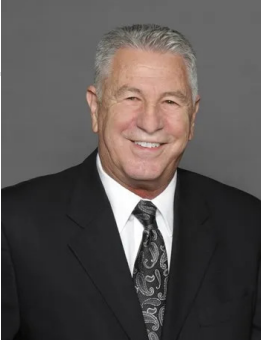
DEMOGRAPHICS | \$3,500,000

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	1,868	14,803	29,727
AVERAGE AGE	49	42	43
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	821	6,082	12,842
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$117,143	\$114,521	\$108,975
AVERAGE HOUSE VALUE	\$282,796	\$272,899	\$266,932

2020 American Community Survey (ACS)





Gino Baldino

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Professional Background

Prior to commercial real estate sales and leasing Gino owned a variety of businesses including restaurants convenience stores and pizza shops.

Education

Michigan State University East Lansing MI

Memberships

- MAR: Michigan Association of REALTORS
- NAR: National Association of REALTORS
- CBOR: Commercial Board of REALTORS

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