



22.419 AC

ACRES

\$1,850,000

SALE PRICE

Kevin Query

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FOR SALE

Vacant Land

manitou
COMMERCIAL REAL ESTATE

Manitou Commercial Real Estate, LLC | 4020 Copper Ridge Dr Ste 129 | Traverse City, MI | www.manitoucre.com

Traverse City - Vacant Land

1795 Cass Rd - Traverse City, MI



Property Overview

THE OPPORTUNITY

A prime 22.419-acre development parcel at 1795 Cass Rd in Garfield Township, with dual frontage and multiple ingress/egress points on both Cass Rd and Hartman Rd. The site offers nearby municipal water and sewer, public road access, and a Traverse City Schools address. Currently zoned Agricultural with strong long-term flexibility, the parcel is well-positioned in a growing corridor.

PROPERTY HIGHLIGHTS

- 22.419 acres - prime development parcel
- Dual frontage on Cass Rd and Hartman Rd
- Multiple ingress/egress points
- Municipal water and sewer available nearby
- Currently zoned Agricultural
- Garfield Township - Traverse City Schools



PROPERTY SPECS

SALE PRICE

\$1,850,000

ZONING

Agricultural

TOWNSHIP

Garfield

ROAD

Public

ACRES

22.419

COUNTY

Grand Traverse

UTILITIES

Municipal W/S (adjacent)

PARCEL

05-027-016-00





