

FOR SALE

2.2 ACRE DEVELOPMENT SITE

880 & 918 W South Airport Rd Traverse City, MI 49686



Dan Stibel
(231) 633-0432
dan@realestatetc.com
402 East Front Street
Traverse City, MI 49686



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OVERVIEW

2.2 ACRE DEVELOPMENT SITE

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Sale Price

\$1,450,000

OFFERING SUMMARY

Lot Size:	2.2 Acres
Price / Acre:	\$659,091
Year Built:	1969
Zoning:	C-G GENERAL
Traffic Count 2024:	18,000

LOCATION OVERVIEW

Great visibility on main thoroughfare near the airport and Costco.

PROPERTY HIGHLIGHTS

- Value is in the land
- 2.2 acres included in (2) parcels
- (2) Addresses - 918 W S. Airport + 880 S. Airport
- CG - Commercial zoning allows for retail, banking, restaurant, mixed-use, gas station, hotel, office, service or car dealerships
- Currently has 9,200 Sf automotive building and 2,400 SF pole barn on property

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DETAILS

2.2 ACRE DEVELOPMENT SITE

880 & 918 W South Airport Rd

LOCATION INFORMATION

Street Address	880 & 918 W South Airport Rd
City, State, Zip	Traverse City, MI 49686
County	Grand Traverse

BUILDING INFORMATION

Building Sizes (Combined)	11,451 SF
Number of Lots	2
Best Use	Redevelopment
Current Buildings	9,000 SF Automotive Building 2,400 SF Pole Barn Storage 2 Abandoned Houses

PROPERTY INFORMATION

Property Type	Development
Zoning	C-G GENERAL
Lot Size	2.2 Acres
APN #	28-05-013-012-00 & 28-05-013-017-00
Lot Frontage	181.5 ft
Lot Depth	412.5 ft
Corner Property	No
Traffic Count (2024)	18,000 AADT
Traffic Count Street	W South Airport (East of Subject)
Waterfront	No
MLS #	1936908

UTILITIES & AMENITIES

HVAC	Natural Gas, Forced Air, Space Heater
Water	City
Sewer	Municipal

LOT #	ADDRESS	APN	SIZE	ZONING
3	880 W South Airport Rd	28-05-013-012-00	1.9 Acres	C-G General
2	918 W. South Airport	28-05-013-017-00	0.3 Acres	C-G General

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PHOTOS

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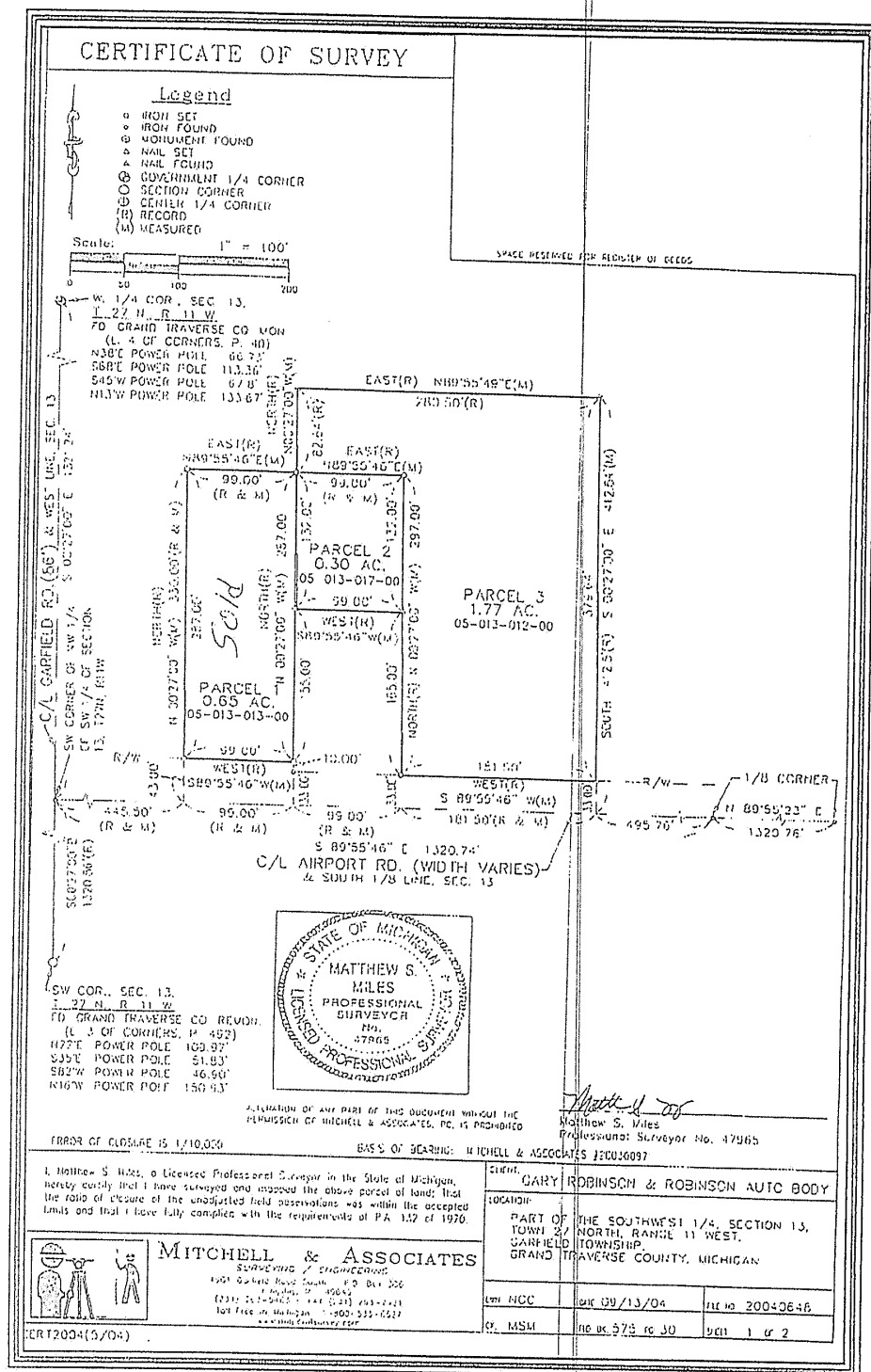
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SURVEY

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Listing includes "Parcel 2
and Parcel 3" on Survey



70361

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AERIAL LOTS

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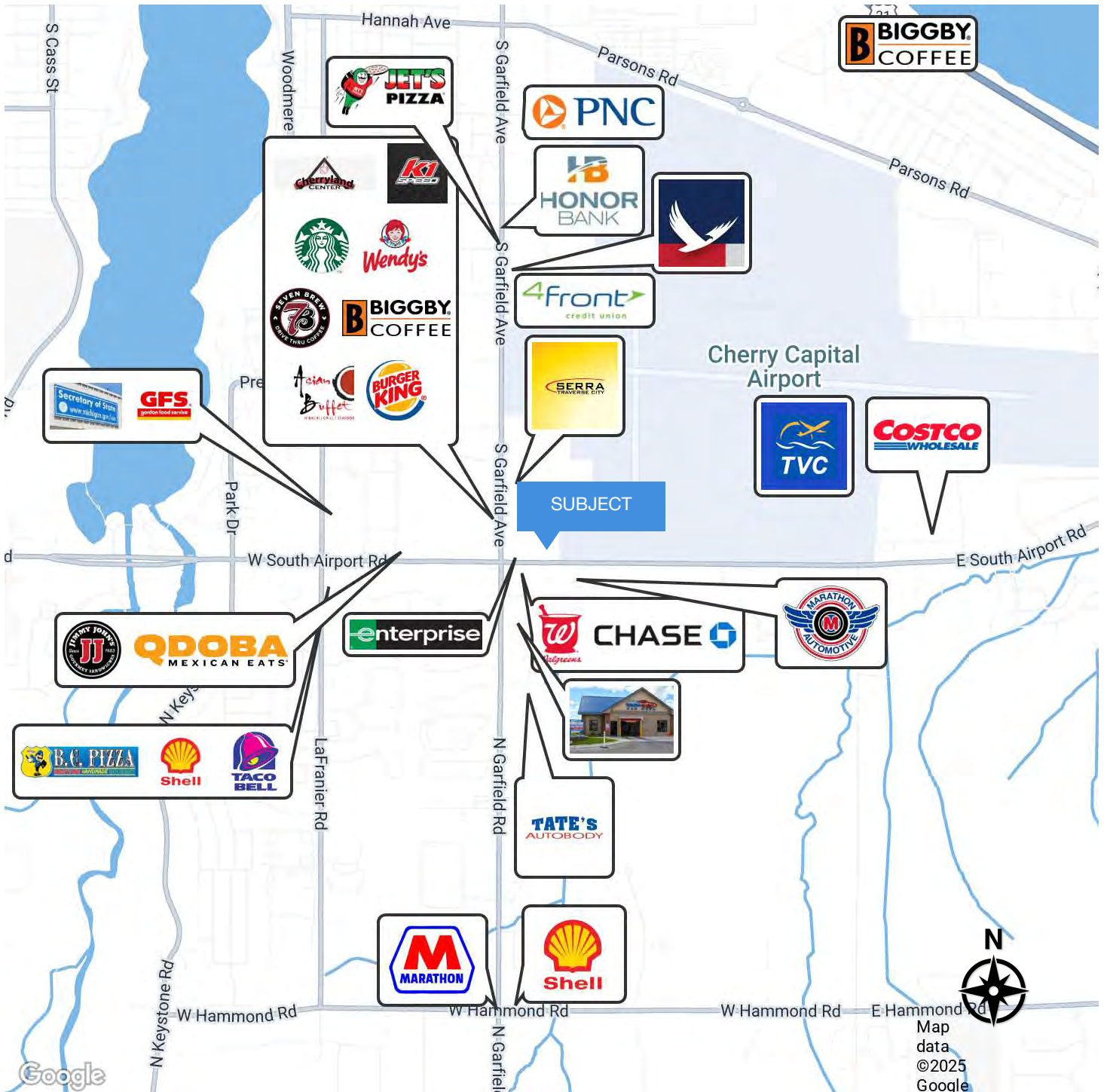
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RETAIL MAP

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AREA MAP

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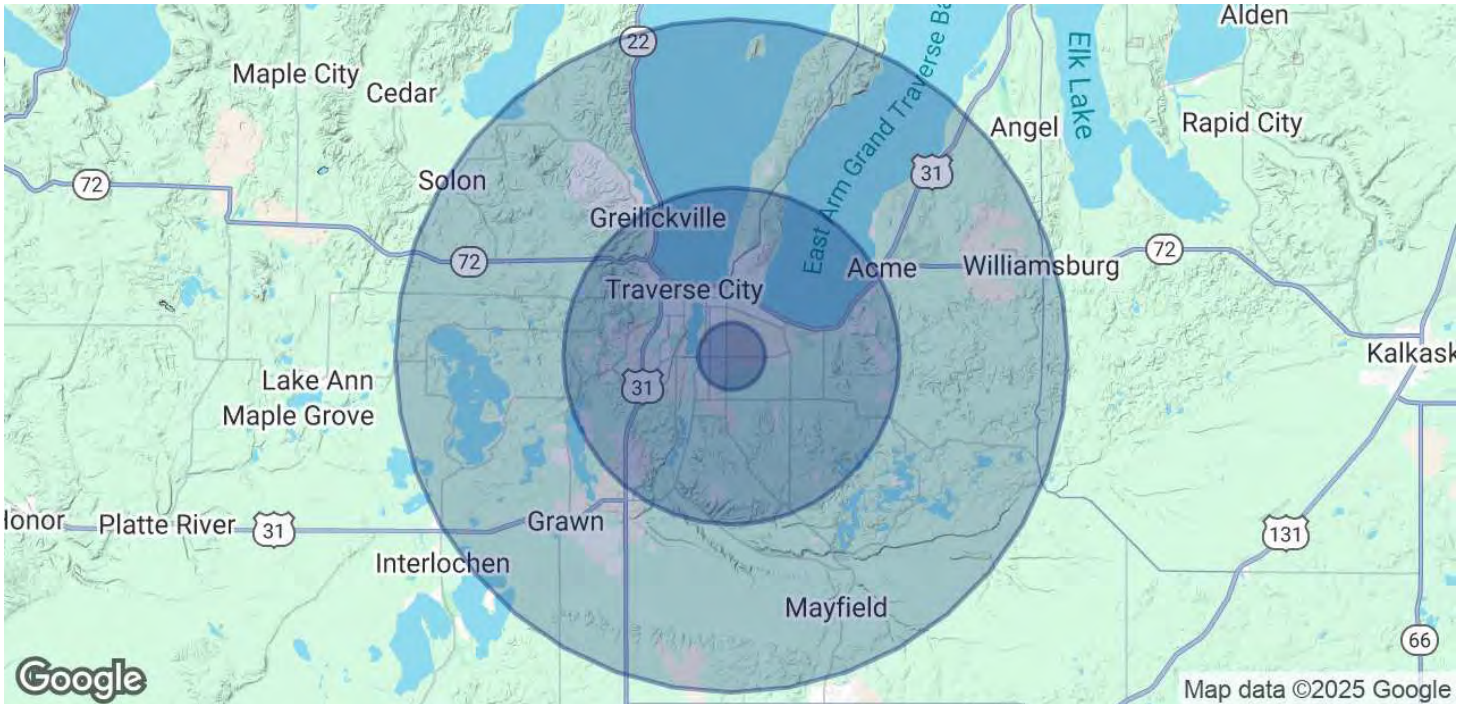


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DEMOGRAPHICS

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,806	50,604	87,875
Average Age	44	45	44
Average Age (Male)	41	43	43
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,863	22,738	37,652
# of Persons per HH	2	2.2	2.3
Average HH Income	\$52,709	\$85,975	\$89,946
Average House Value	\$193,611	\$406,925	\$415,698

Demographics data derived from AlphaMap

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CONTACT INFORMATION

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