

FOR SALE



5010 Park Lake Rd, East Lansing, MI

34.60 Acre Development Opportunity



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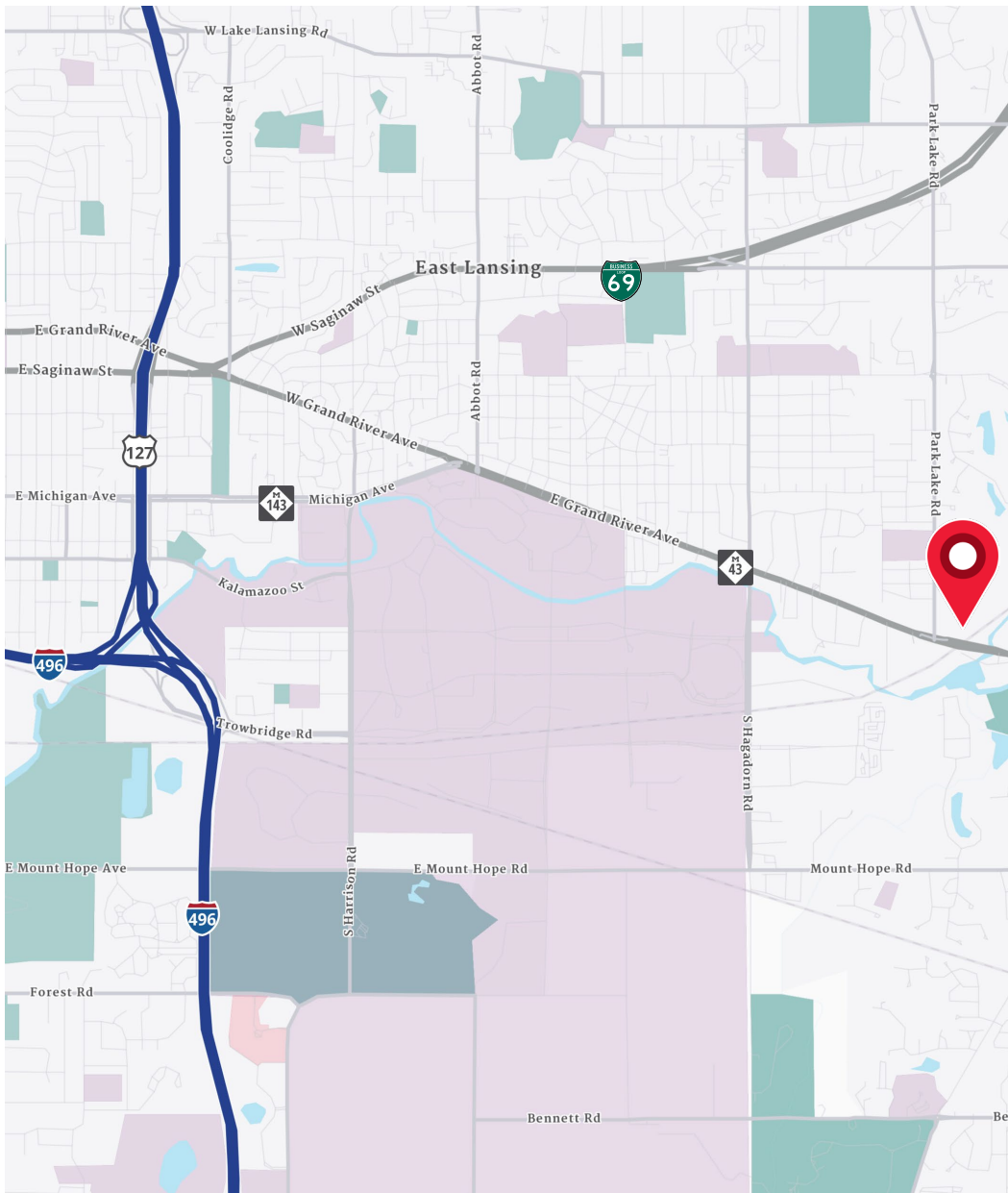


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FOR SALE

34.60 Acre Development Opportunity

Colliers

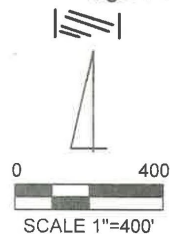
PROPERTY HIGHLIGHTS

- Sale Price: \$1,395,000
- Acreage: Site A: ±33 Acres
Site B: ±1.64 Acres
Total: ±34.6 Acres
(Must be Purchased Together)
- Price/Acre: \$47,500
- Parcel Numbers: 33-02-02-17-476-024
33-02-02-17-476-016
- Taxing Authority: Meridian Township
- Zoning: RA and RAA
- Utilities: Public Water and Sewer
- Taxes 2025: Site A: \$5,406
Site B: \$5,136
- Potential Development Uses: Single or Multi-Family Residential. Possible Mixed Use/Work Force or Affordable Housing
- Situated in a Popular Retail Corridor: Walking Distance to Trader Joe's, Whole Foods, Hobby Lobby, Starbuck's, Denny's and IHop

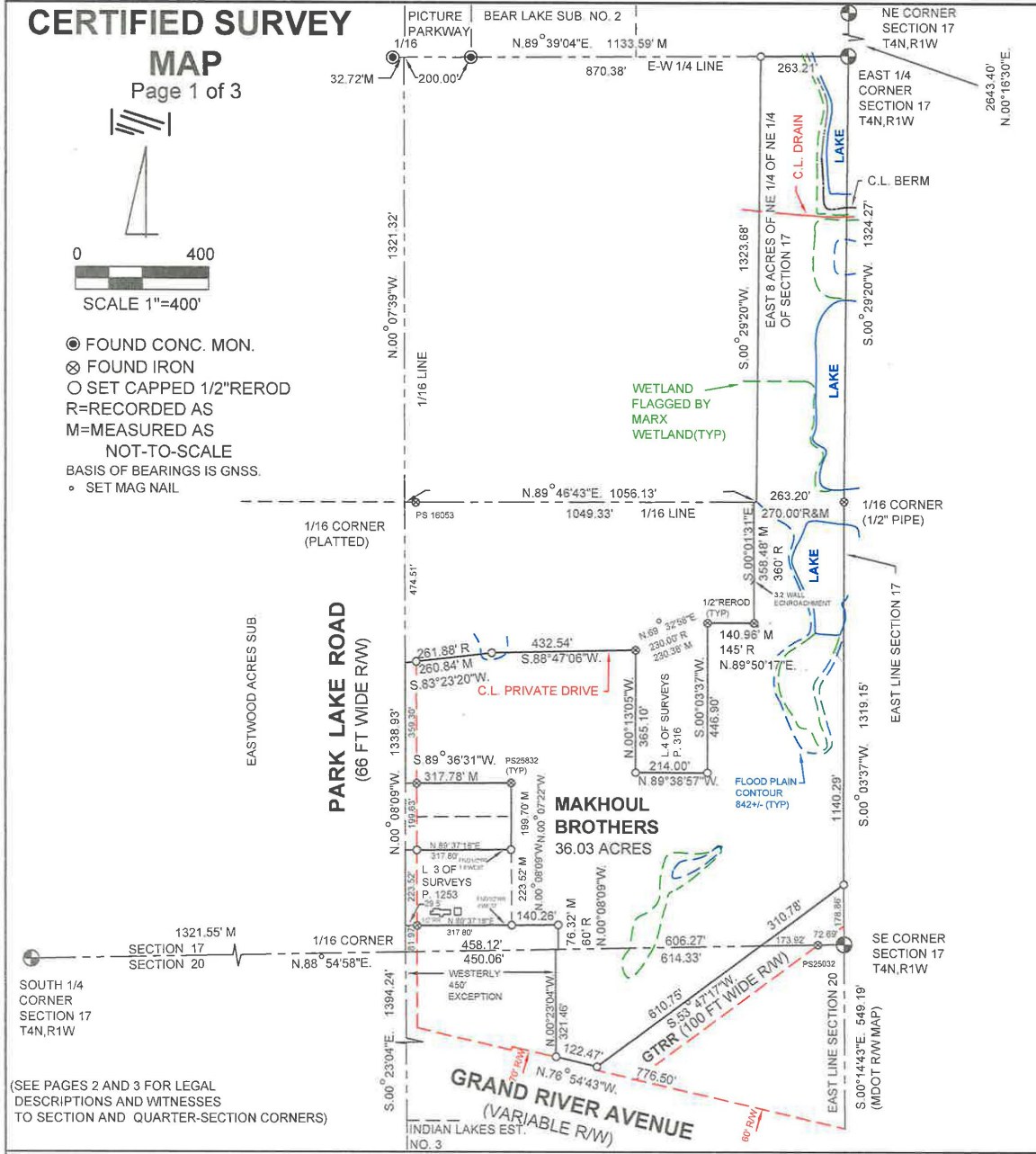
CERTIFIED SURVEY

MAP

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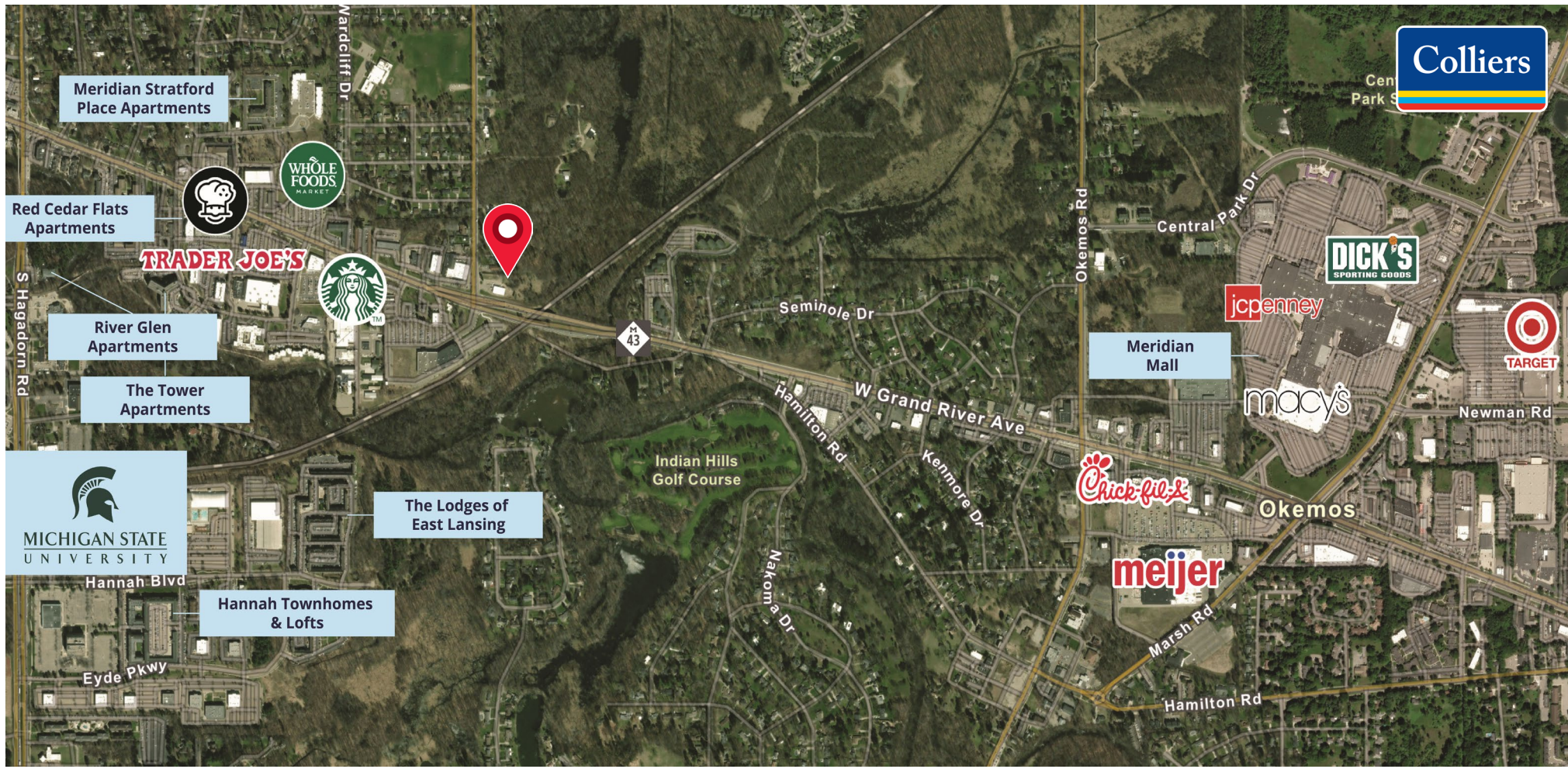


- FOUND CONC. MON.
- ⊗ FOUND IRON
- SET CAPPED 1/2" REROD
- R=RECORDED AS
- M=MEASURED AS
- NOT-TO-SCALE
- BASIS OF BEARINGS IS GNSS.
- SET MAG NAIL



SURVEY AND WETLANDS

34.60 Acre Development Opportunity



Proximity to:

- CATA Bus Stop – 0.1 Miles
- Michigan State University - 1.0 Miles
- M 43 - 1.4 Miles
- Meridian Mall – 1.8 Miles
- Costco – 2.3 Miles
- US 127 - 4.9 Miles

RETAIL AERIAL MAP

34.60 Acre Development Opportunity

DEMOGRAPHICS

34.60 Acre Development Opportunity



CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	11,893	75,782	134,260
Total Households	4,000	27,553	54,118
Total Family Households	1,386	12,126	24,833
Average Household Size	2.06	2.13	2.15
Median Age	22.8	24.3	28.0
Population Age 25+	4,181	35,020	73,637
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	0.07%	0.02%	0.03%
Households	0.57%	0.48%	0.51%
Families	0.30%	0.22%	0.21%
Median Household Income	2.60%	2.00%	2.11%
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	49.1%	49.4%	49.6%
Female Population / % Female	50.9%	50.6%	50.4%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2024 Median Household Income	\$45,538	\$65,202	\$64,439
Average Household Income	\$79,444	\$102,483	\$98,801
Per Capita Income	\$27,277	\$37,820	\$40,282
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	444	2,672	5,187
Total Daytime Population	11,666	79,488	147,522
Daytime Population: Workers	4,807	42,502	85,208
Daytime Population: Residents	6,859	36,986	62,314

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.

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.



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