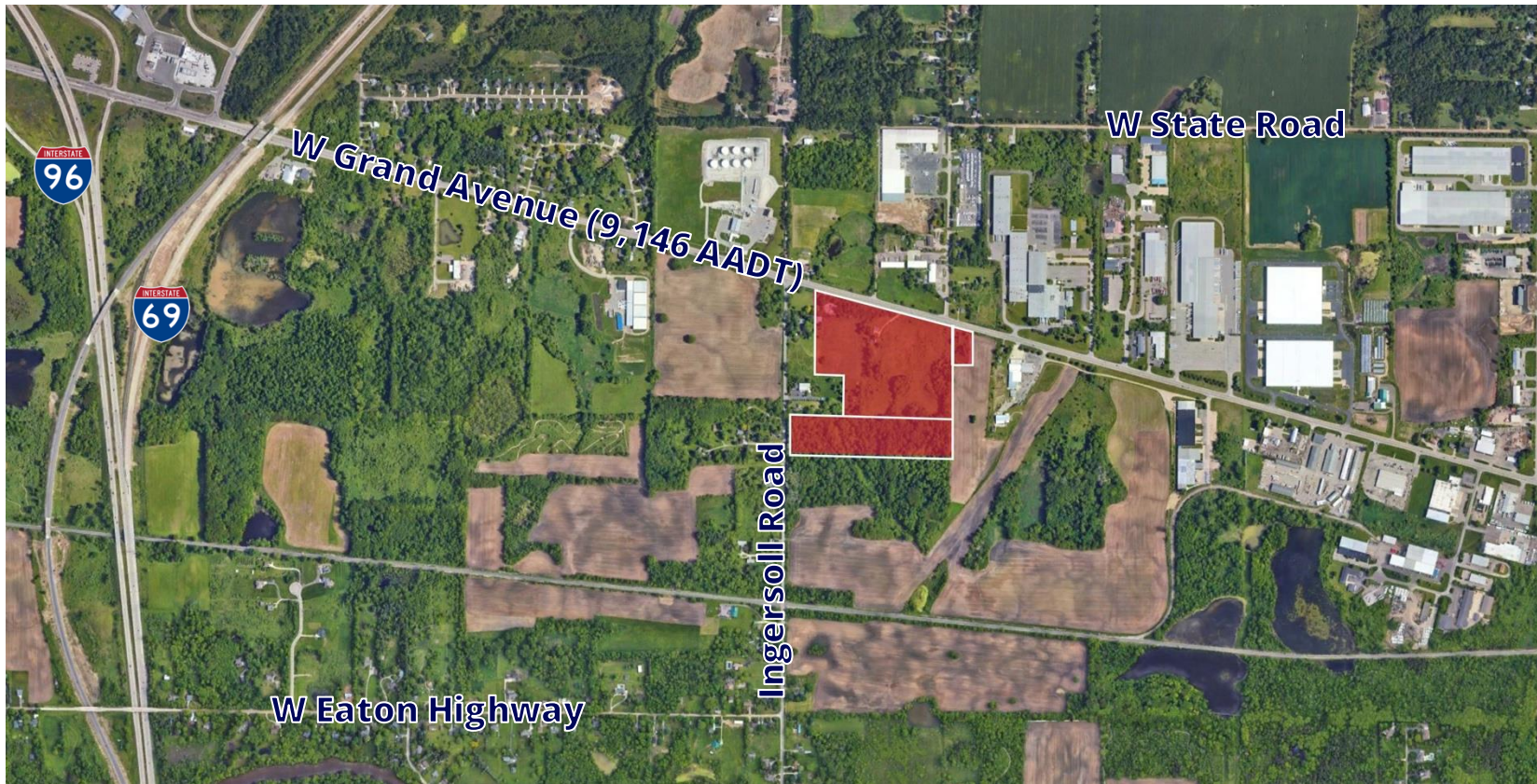


FOR SALE



5977 & 6131 W Grand River Avenue & Ingersoll Road, Lansing, MI

±44.36 Acres Vacant Industrial Land for Development



Shawn O'Brien, CCIM
Senior Vice President
517 303 5554
shawn.obrien@colliers.com



Julie O'Brien
Senior Vice President
517 230 8944
julie.obrien@colliers.com



Colliers Lansing
2501 Coolidge Rd
Suite 300
East Lansing, MI 48823
colliers.com/lansing





FOR SALE

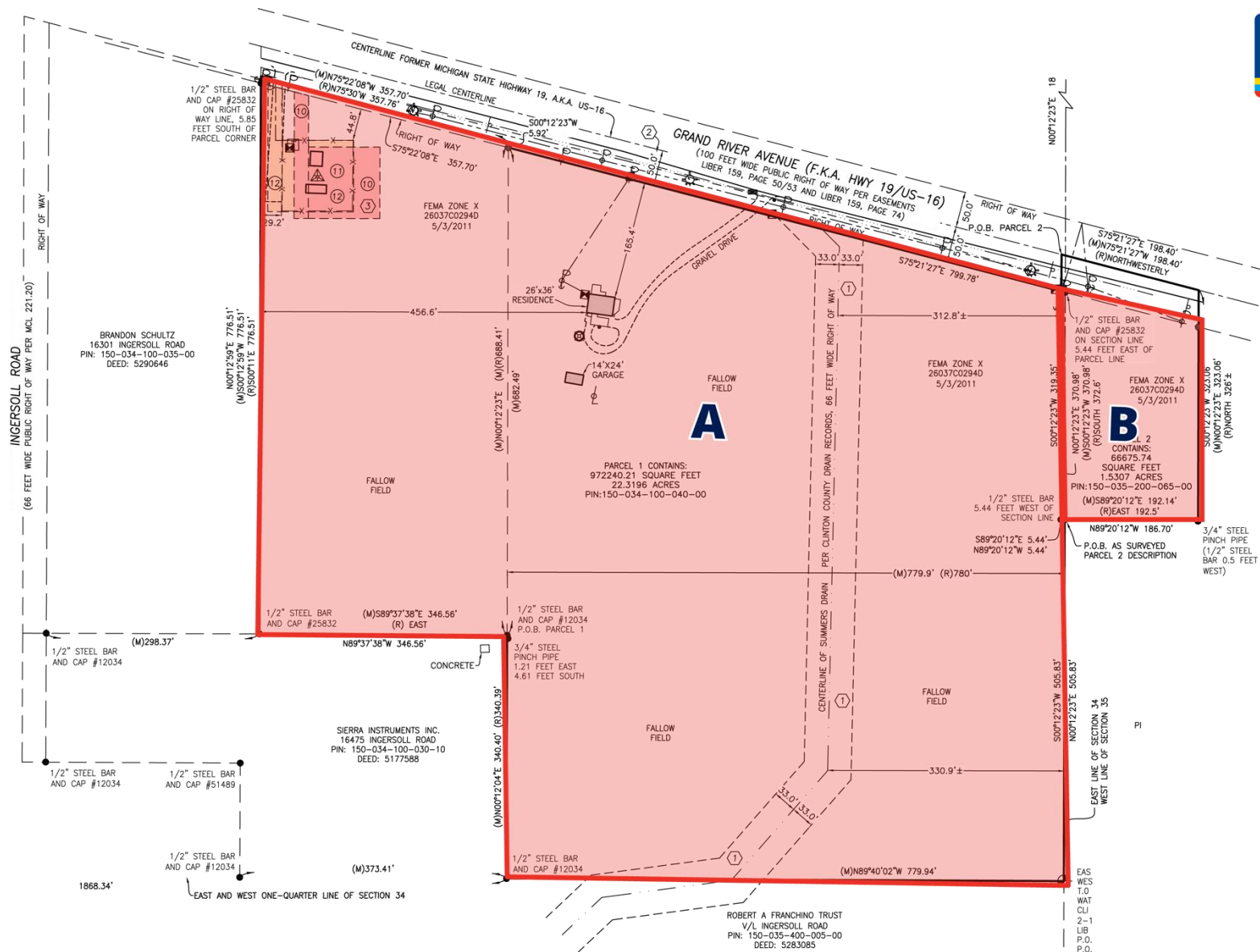
Prime Industrial Development Opportunity

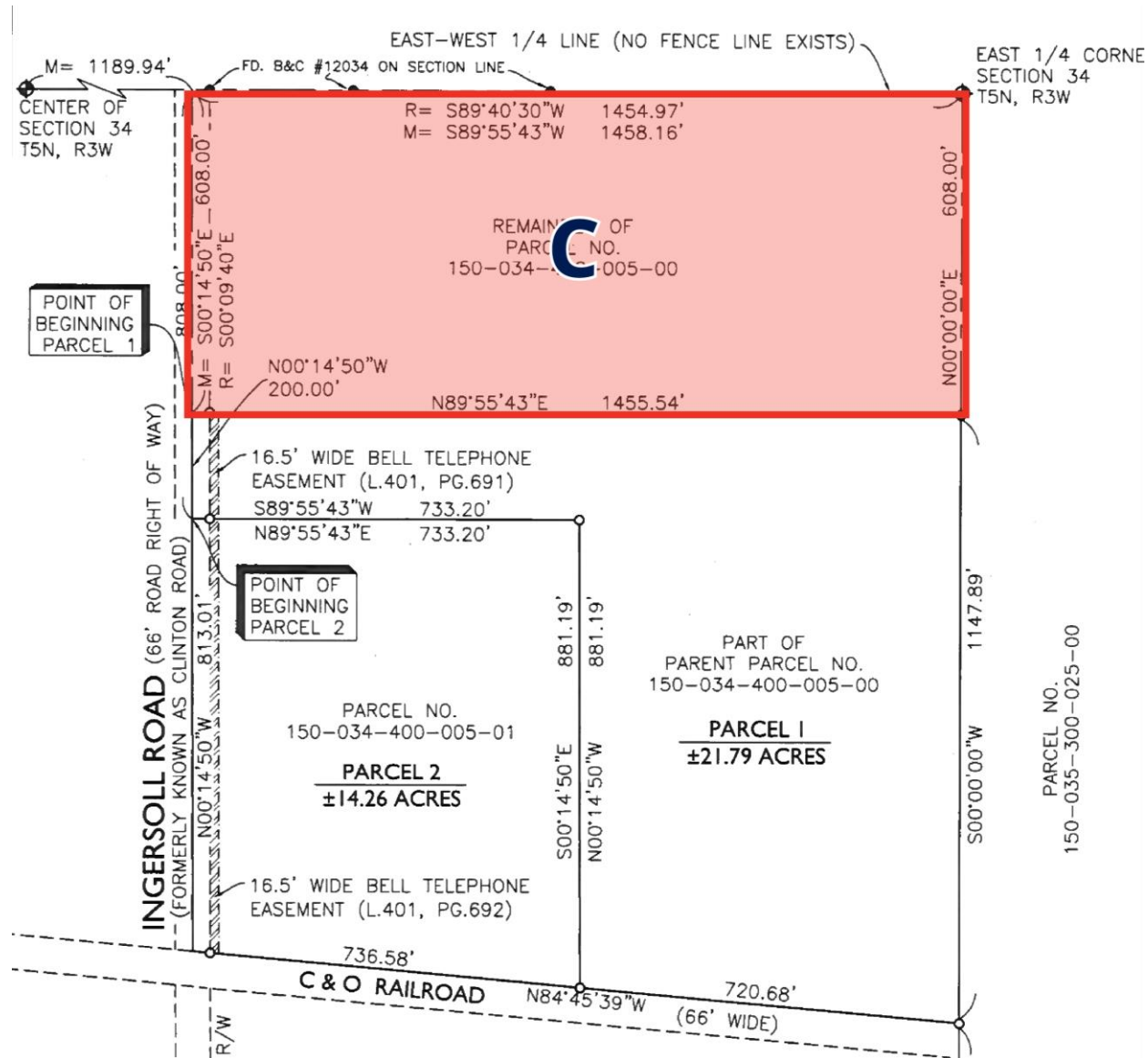
PROPERTY HIGHLIGHTS

Sale Price \$1,800,000

- Combined 44.36 Acres Vacant Land
 - 5977 W Grand River Ave: 1.550 Acres
 - 6131 W Grand River Ave: 22.49 Acres
 - Ingersoll Road: 20.32 Acres
- Public Water Is Available at the Site
- Sewer Is Approximately 500' to the East
 - May Require Additional Infrastructure Depending Upon Proposed Extension
- Zoned: Light Industrial
- Municipality: Watertown Township, Clinton County
- Frontage: 1,347' Along W Grand River Ave
- Combined Assessed Value: \$379,550
- Combined Taxes: Winter 2024 - \$7,416
Summer 2024 - \$2,036

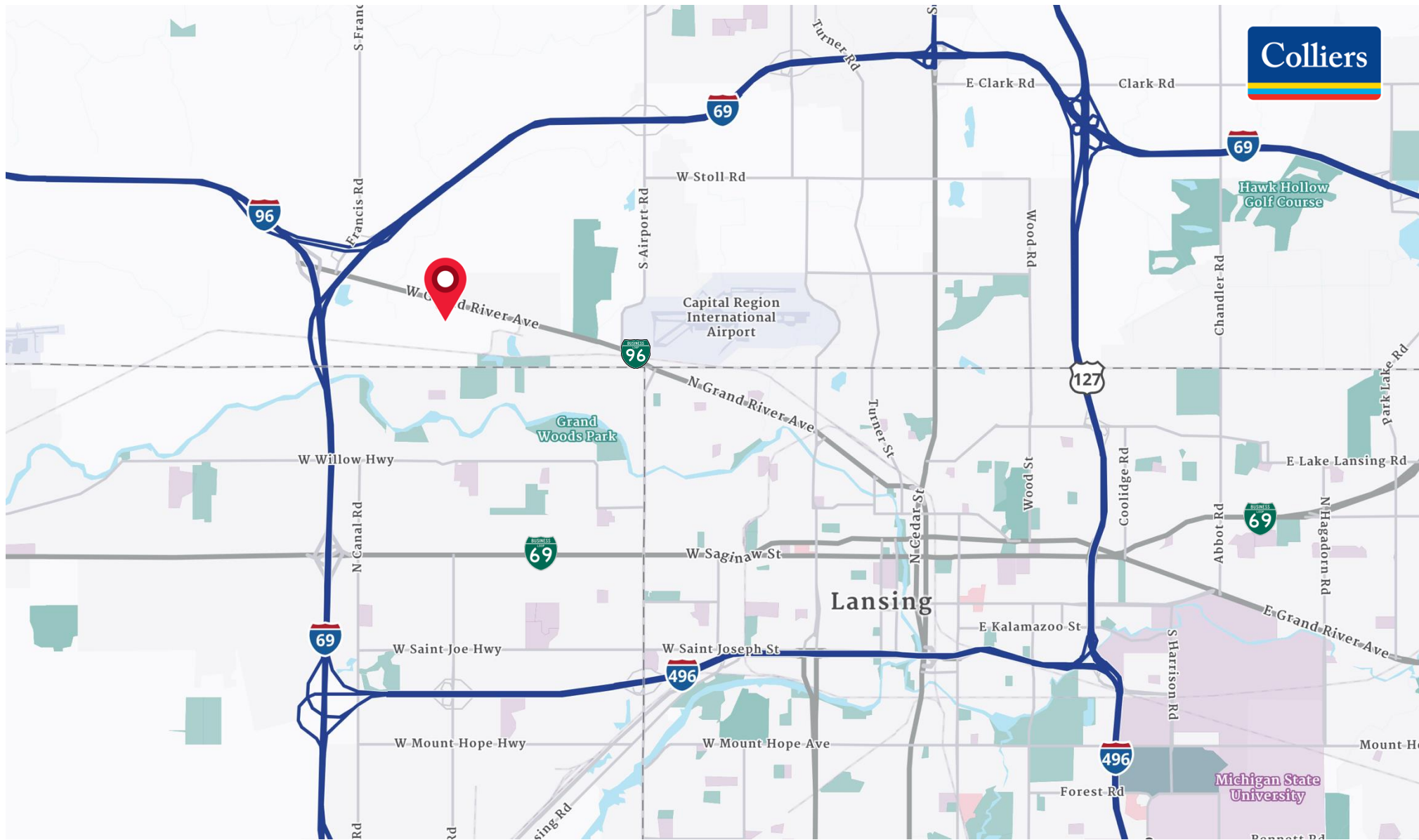






Survey Parcel C

±44.36 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

±44.36 Acres Vacant Land

- 1.3 Miles SE of I-96 W Grand River Avenue Interchange
- 1.6 Miles SE of I-69 W Grand River Avenue Interchange
- 2.2 Miles NW of Capital Region International Airport
- 43 Miles West of Flint
- 56 Miles East of Grand Rapids

DEMOGRAPHICS

±44.36 Acres Vacant Land

Colliers

Household & Population Characteristics



Current Total Population

3 Miles: 19,305
5 Miles: 65,697
10 Miles: 250,646



Current Total Households

3 Miles: 8,734
5 Miles: 29,114
10 Miles: 109,894



Median Home Value

3 Miles: \$268,184
5 Miles: \$237,614
10 Miles: \$212,111



Owner Occupied Housing Units

3 Miles: 61.0%
5 Miles: 69.0%
10 Miles: 58.3%



Median Age

3 Miles: 41.1
5 Miles: 40.6
10 Miles: 33.9

Income & Household Summary



Average Household Income

3 Miles: \$96,123
5 Miles: \$97,580
10 Miles: \$85,939



Per Capita Income

3 Miles: \$43,694
5 Miles: \$43,191
10 Miles: \$36,492

Business



Total Businesses

3 Miles: 761
5 Miles: 2,204
10 Miles: 9,627



Total Employees

3 Miles: 10,997
5 Miles: 43,744
10 Miles: 178,068

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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