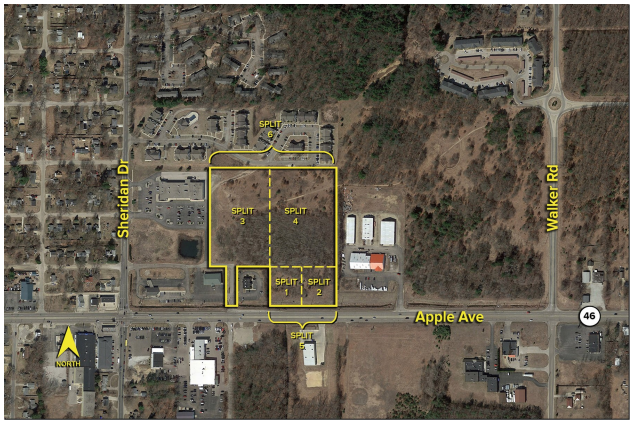


SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale or Lease

Location: E. Apple Avenue
Side of Street: North
City: Muskegon, MI
Cross Streets: Sheridan Drive
County: Muskegon

Acreage:	1.42 - 11.40	**Improvements:**	N/A
Zoning:	PUD	**Dimensions:**	

UTILITIES

Sanitary Sewer:	Yes	**Gas:**	Yes
Storm Sewer:	Yes	**Outside Storage:**	No
Water:	Yes	**Rail Siding:**	No

ADJACENT LAND

North:	Multi-Family	**East:**	Commercial
South:	Retail	**West:**	Office/Retail

PRICING INFORMATION

Asking Price:			
Per Acre:	$50,000.00 - $125,000.00	**Parcel #:**	10-023-300-0006-00
Per SqFt :		**Assessor Number:**	N/A
Terms:		**Taxes:**	

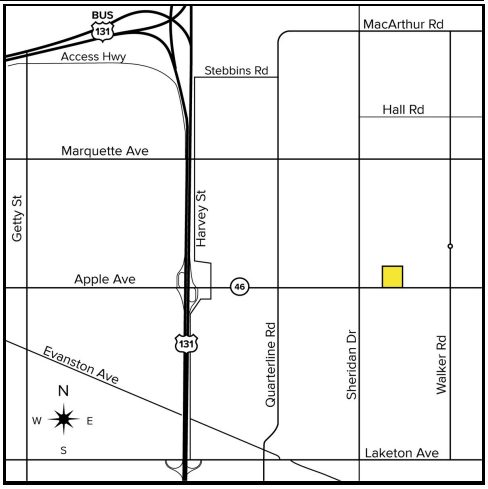
TRAFFIC INFORMATION

Yr: 2025	**Count:** 24,095	Apple Ave. W. of Sheridan Dr.
Yr: 2025	**Count:** 24,791	Apple Ave. E. of Sheridan Dr.
Yr: 2025	**Count:** 4,770	Sheridan Dr. N. of Apple Ave.
Yr: 2025	**Count:** 5,472	Sheridan Dr. S. of Apple Ave.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	6,502	$52,562
3 Mile Radius	39,819	$52,602
5 Mile Radius	88,268	$56,237

Comments: Lots for Sale, Lease or BTS. Exceptional development opportunity at E. Apple Ave and Sheridan Drive in Muskegon Township. Zoned PUD with all utilities on-site. Approximately 16.65 +/- available or can be split to accommodate user. 416' of frontage on Apple Ave. Ideal for a variety of mixed-uses.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com
Joe Rizqallah, (616) 235-6007, jrizqallah@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.