



**Asking Price:**

**\$38,000**

Per Acre

**CONTACT US**



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FOR SALE

# 8126 & 8216 W Willow Highway Grand Ledge, MI

**±35 – ±73 Acres Vacant Land**

## Property Highlights

- Located Just West of I-96/I-69 and Willow Highway in Delta Township
- Potentially Expandable to 114 Combined Acres
- Currently Zoned A2 Agricultural. Master Planned for Residential, Which Could Include a Combination of Single and Multiple Family
- Frontage on Willow Highway and Extends North to the Grand River.
- Currently Private Wells and Septic Service the Parcels

UP TO ±73 ACRES VACANT LAND FOR SALE



# Available Parcels

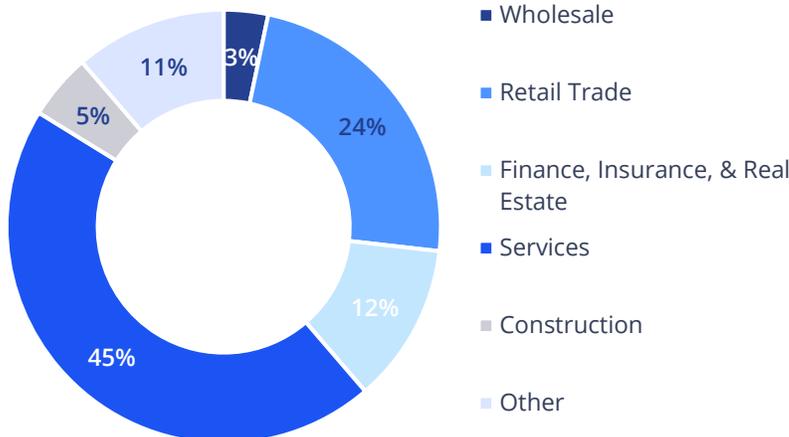


Address	Parcel #	Size	Sale Price Per Acre	2025 State Equalized Value	2024 Winter & Summer Taxes
8126 Willow Highway  + Improved Residence, Pole Barn and Shed	040-004-400-002-00	±35 Acres	\$38,000  Additional \$350,000	\$259,000	\$8,437.63
8216 Willow Highway  Does Not Include Residence and ±2 Acres	040-004-300-045-00	±38 Acres	\$38,000	\$208,400	\$4,676.25

# Delta Township Demographics

- Delta Township is a thriving suburban community and a key commercial hub in mid-Michigan.
- The area is a prime location for industrial, office and retail development.
- Home to one of General Motors' most significant manufacturing facilities, which employs thousands and serves as a major economic driver for the region.
- Major employers in the area include Amazon, Meijer, ADM, Etna Supply, Walmart Supercenter, Snap Fitness, Midwest Employers Casualty, State Farm Insurance, Sinto America, Lowe's Home Improvement, Franchino Mold & Engineering, Flagstar Bank, Kroger, Michigan Agricultural Commodities, Mac Kenzie Co, Inspired Green and Chain-Sys.
- Area offers ample industrial zoned land, making it an attractive option for businesses looking to expand or relocate.
- Saginaw Highway corridor serves as a regional retail destination, featuring national and local retailers, restaurants, and service providers.
- Office developments supports a mix of corporate, medical and professional services, befitting from a skilled workforce, competitive lease rates, and proximity to government agencies in nearby Lansing.
- Delta Township continues to invest in infrastructure, transportation and community amenities, With a strong labor market, available development opportunities, and a pro-business environment, the Township remains a compelling choice for investors looking to capitalize on Mid-Michigan's continued economic growth.

## Business Summary



Source: Colliers, ESRI

### Economic Indicators



Population  
**32,870**



Median Household Income  
**\$76,741**



Number of Businesses  
**1,374**



Number of Employees  
**26,513**



Higher Education  
**58%**



Unemployment Rate  
**3.3%**

UP TO ±73 ACRES VACANT LAND FOR SALE



# Aerial Map



<b>Lansing</b> 10.3 Miles	<b>Ann Arbor</b> 75.5 Miles
<b>Battle Creek</b> 48.6 Miles	<b>Detroit</b> 100 Miles
<b>Flint</b> 61.8 Miles	<b>Cadillac</b> 140 Miles
<b>Grand Rapids</b> 62.8 Miles	<b>Chicago</b> 217 Miles
<b>Kalamazoo</b> 73.4 Miles	

# Demographics

CURRENT YEAR SUMMARY	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Total Population	26,357	58,405	243,017
Total Households	12,264	26,423	105,115
Average Household Size	2.1	2.2	35.6
Owner Occupied	62.5%	68.4%	\$59.8%
Median Age	42.4	41.6	2.2
Population Age 25+	13.0%	12.3%	19.9%
2000 – 2025 Population: Annual Growth Rate (CAGR)	14.0%	5.9%	2.9%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	26,132	58,151	242,869
Households	12,330	26,733	107,261
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	48.3%	48.6%	49.2%
Female Population / % Female	51.7%	51.4%	50.8%
INCOME & HOUSEHOLDS SUMMARY			
2025 Median Household Income	\$79,438	\$76,804	\$64,601
Average Household Income	\$96,775	\$94,860	\$85,917
Per Capita Income	\$44,730	\$42,948	\$37,209
SUMMARY BUSINESS DATA			
Total Businesses	1,027	2,399	9,358
Total Employees	21,374	42,317	172,235
Unemployment Rate	3.5%	4.2%	5.9%
Daytime Population	32,367	69,376	288,049

#### 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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*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.*