



Colliers

Willow Highway

Asking Price:

\$38,000

Per Acre

CONTACT US



Shawn O'Brien, CCIM

Senior Vice President

517 303 5554

shawn.obrien@colliers.com



Jeff Ridenour

Associate Vice President

517 204 7902

jeff.ridenour@colliers.com

Colliers Lansing

2501 Coolidge Rd, Suite 300

East Lansing, MI 48823

colliers.com/lansing



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.
- Public Water, Sewer, Storm System Capacity Available to the Site from Delta Township Within 12 Months

UP TO ±73 ACRES VACANT LAND FOR SALE

Colliers

Available Parcels

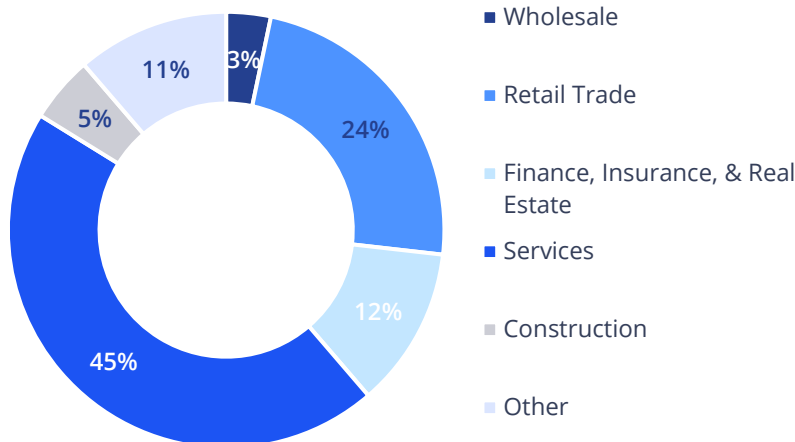


Address	Parcel #	Size	Sale Price Per Acre	2025 State Equalized Value	2024 Winter & Summer Taxes
8126 Willow Highway + Improved Residence, Pole Barn and Shed	040-004-400-002-00	±35 Acres	\$38,000 Additional \$350,000	\$259,000	\$8,437.63
8216 Willow Highway Does Not Include Residence and ±2 Acres	040-004-300-045-00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

Colliers

Aerial Map



Lansing 10.3 Miles

Battle Creek 48.6 Miles

Flint 61.8 Miles

Grand Rapids 62.8 Miles

Kalamazoo 73.4 Miles

Ann Arbor 75.5 Miles

Detroit 100 Miles

Cadillac 140 Miles

Chicago 217 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.



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



Jeff Ridenour
Associate Vice President
517 662 3551
jeff.ridenour@colliers.com

*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.*