#### PRIME MULTI-FAMILY DEVELOPMENT OPPORTUNITY IN GROWING BATH TOWNSHIP

On Drumheller Road off Webster Road, Just Minutes From I-69



**FOR SALE** 10.74 ACRES

#### **CHRISTOPHER MILLER, SIOR**

Senior Vice President | Industrial & Investment Advisor Direct: 517 319-9244 christopher.miller@martincommercial.com



1111 Michigan Avenue, Ste 300 East Lansing, MI 48823 517.351.2200 martincommercial.com



## High-Visibility Location with Exceptional Accessibility

Positioned at a high-traffic intersection within one of the Lansing region's most active development corridors, this 10.74-acre multi-family site on Drumheller Road offers outstanding potential for new residential construction. Located near the Webster Road/I-69 interchange, the property provides excellent regional access to Downtown Lansing, East Lansing, and surrounding communities.

Ideally situated adjacent to the Bath Township Police and Fire Departments and just down the road from Somerset Park Apartments, a 384-unit community, the site benefits from a proven residential market and established neighborhood infrastructure.

Zoned High-Density Development (HDD), the property supports up to 200± apartment units, offering developers the opportunity to create a high-impact project in a rapidly growing area with strong housing demand.

SALE PRICE:

\$2,000,000

CASH OR NEW MORTGAGE

#### PROPERTY INFORMATION



SITE: 10.74 Acres



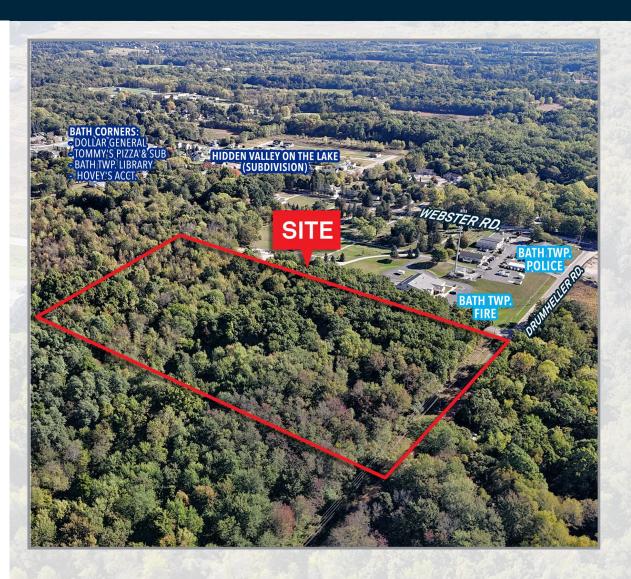
SITE: <1 mile to I-69/ Webster Rd., Bath Exit



**ZONED:** High-Density Development Site



LOCATION Family Friendly & Close To Lansing



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### **Martin**

#### LOCAL AREA MAP



#### **AREA INFO**

0.8 Miles to I-69/Webster Rd. Exit

3.9 Miles to U.S.-127/ I-69 Interchange

6.0 Miles

to Downtown East Lansing/MSU

6.5 Miles to Meijer and Costco

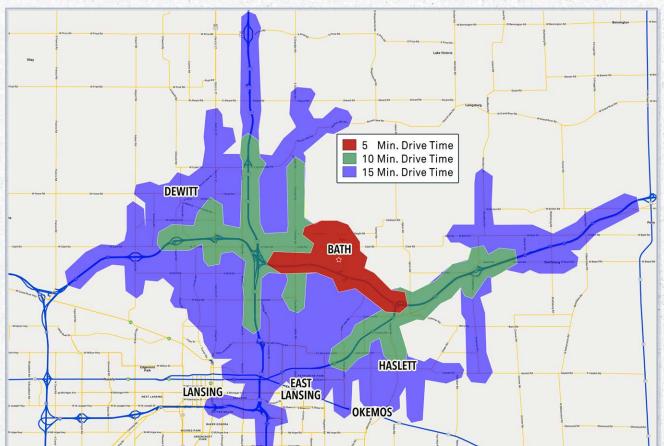
<10 Minutes

to Eastwood Towne Center

<10 Minutes to Four Golf Courses



#### **DRIVE TIME MAP**





# TRAFFIC COUNTS Webster Road 4,613 V.P.D. I-69 41,913 V.P.D.

#### **DEMOGRAPHICS**

Proximity	1-Mile	3-Mile	5-Mile
Population	3,397	13,242	57,546
Households	1,619	5,823	25,971
Average Household Income	\$67,253	\$78,579	\$77,362

#### BATH CHARTER TWP. TAX DATA

Parcel Number	010-020-100-035-02
Assessed Value/SEV	\$48,800
Taxable Value	\$48,800
2024 Taxes	\$2,710