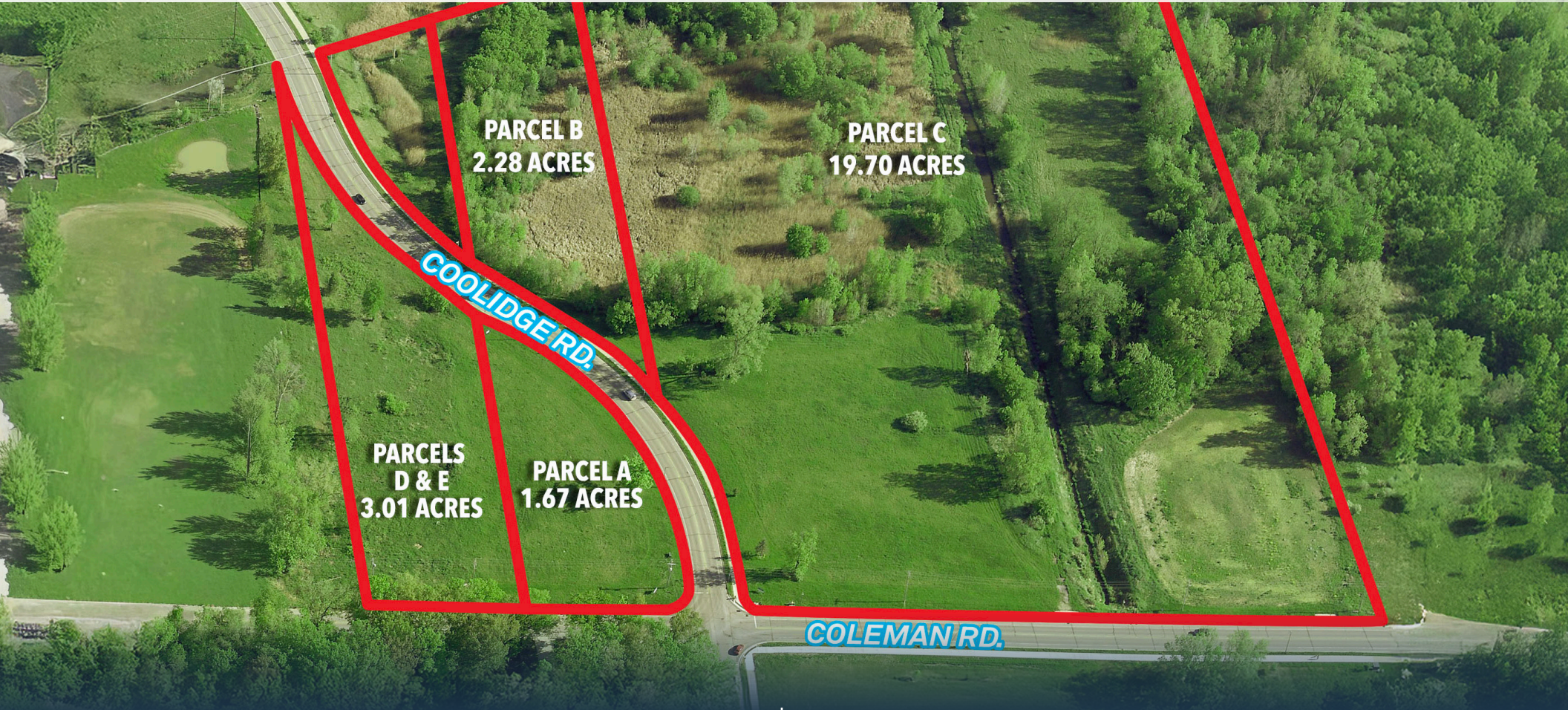


# UP TO 19.7 ACRES OF PRIME LAND AVAILABLE FOR DEVELOPMENT

## COLEMAN CORNERS IN EAST LANSING



**FOR SALE**  
Coolidge and  
Coleman Roads  
East Lansing, MI

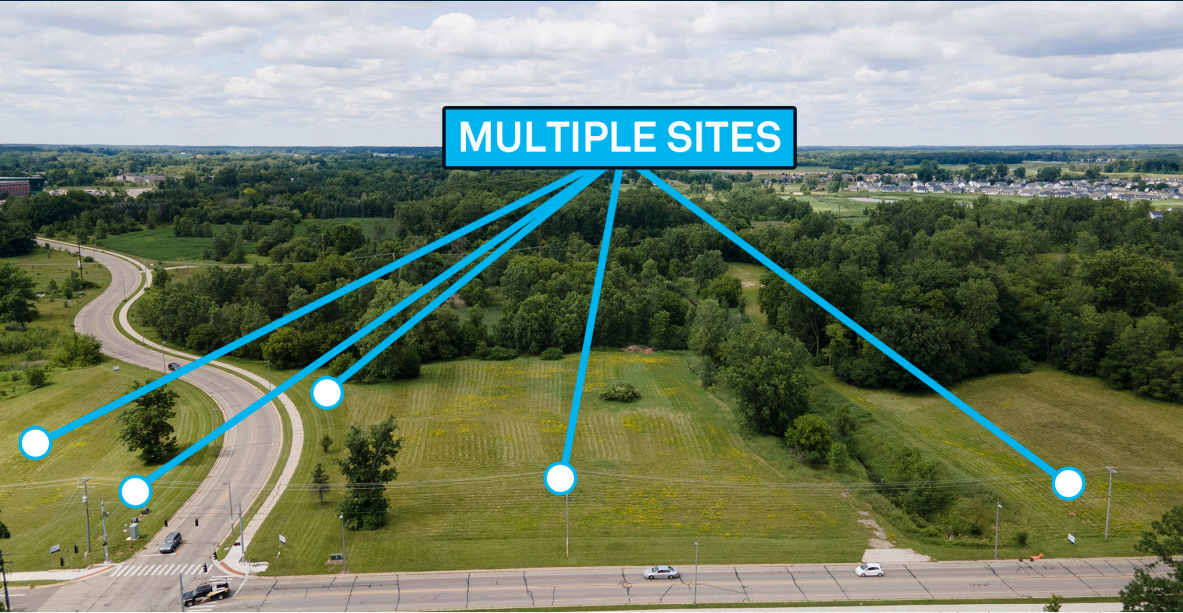
**AVAILABLE:**  
3.01-19.7 ACRES

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**MULTIPLE SITES**

## COMMERCIAL & MIXED-USE DEVELOPMENT OPPORTUNITY | 3.01–19.7 ACRES

Coleman Corners presents a rare opportunity to acquire up to 19.7 acres of prime land in East Lansing's northwest tier, just southeast of the MSU Federal Credit Union campus. With parcels ranging from 3.01 to 19.7 acres, this site is ideally suited for commercial or mixed-use development, supported by a master plan and access to all utilities.

The offering includes five parcels with flexible zoning: Parcels A & B (3.95 acres) are zoned R3 for single-family and two-family residential use; Parcel C (19.7 acres) is zoned Agricultural; and Parcels D & E (3.01 acres) are zoned Business.

Strategically located near the new Coleman Road extension, the site offers easy access to Eastwood Towne Center, hotels, restaurants, and other services. With several thousand residential units within a one-mile radius, this area is primed for growth and development.

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**SALE PRICE:**  
**\$699,000-\$2.3M**  
CASH OR NEW MORTGAGE

**AVAILABLE:**

<b>PARCEL A &amp; B: 3.95 ACRES</b>	<b>\$700,000</b>
<b>PARCEL C: 19.7 ACRES</b>	<b>\$2,300,000</b>
<b>PARCEL D &amp; E: 3.01 ACRES</b>	<b>\$699,000</b>

## PROPERTY FEATURES



**READY:**

For Immediate Development



**CONVENIENT:**

To Hotels, Restaurants and More



**LOCATION:**

Several Thousand Residential Units within One-Mile Radius



**EASY ACCESS:**

To MSUFCU Campus, Eastwood Towne Center



**ZONED:**

Parcel A & B: R3  
Parcel C: Agricultural  
Parcel D & E: Business



**UTILITIES:**

All Available to Site

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## THE PROPERTY



### CITY OF EAST LANSING TAX DATA

	Parcel A (1.67 Acres)	Parcel B (2.28 Acres)	Parcel C (19.7 Acres)	Parcel D (1.88 Acres)	Parcel E (1.13 Acres)
Parcel No.	19-20-50-35-400-100	19-20-50-35-400-105	19-20-50-36-300-010	19-20-50-35-400-090	19-20-50-35-400-095
2025 SEV	\$25,100	\$38,200	\$691,900	\$79,400	\$46,900
2025 Taxable Value	\$21,881	\$32,897	\$156,992	\$31,341	\$35,733
2024 Taxes	\$812±	\$1,220±	\$5,828±	\$1,699±	\$1,937±

# PRIME LAND AVAILABLE FOR DEVELOPMENT

## Coolidge and Coleman Roads, East Lansing, MI



### AREA INFORMATION

**3 Minutes**  
to US-127

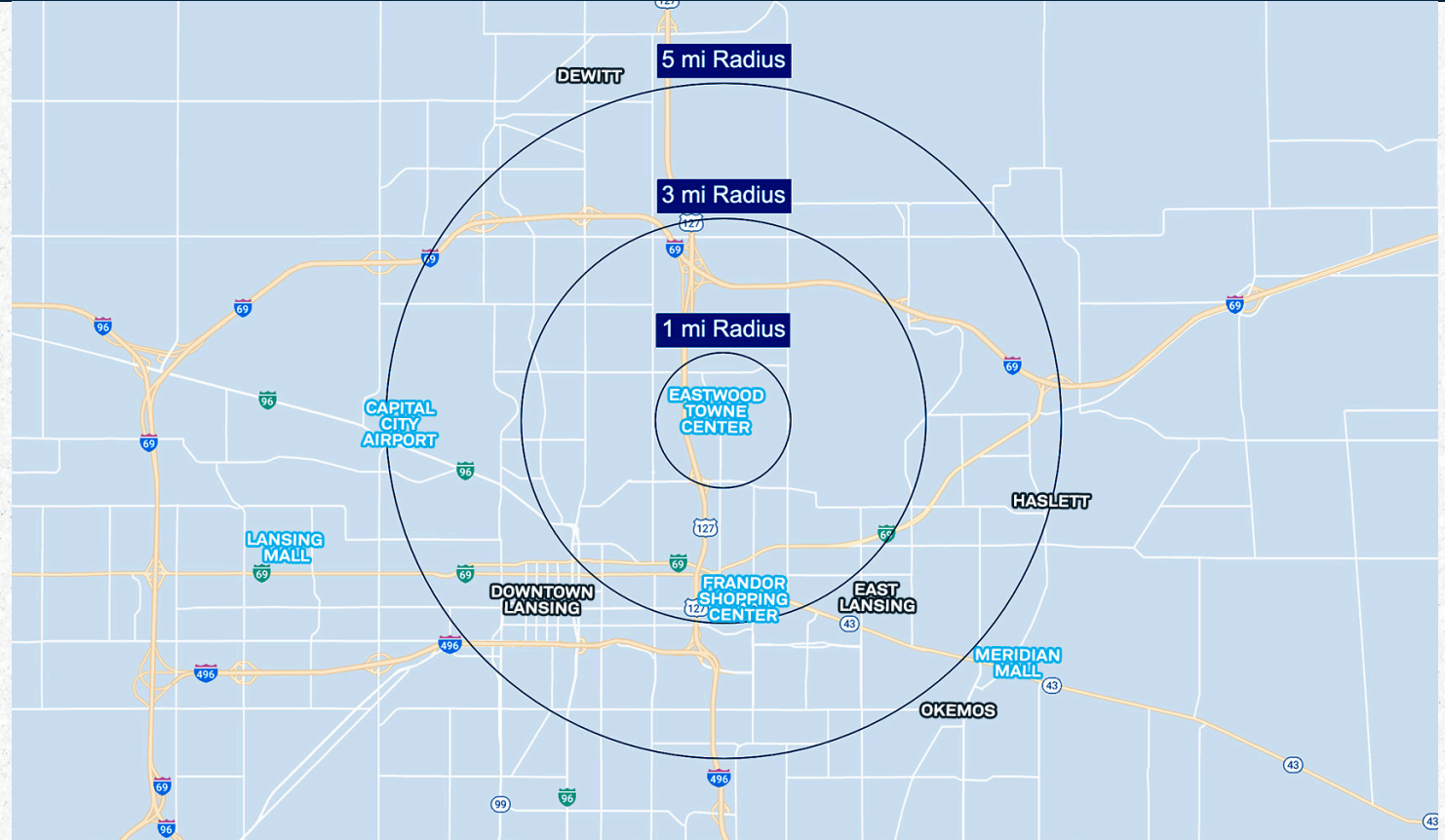
**1.4 Miles**  
to Eastwood Towne Center

**9 Minutes**  
to Michigan State University

**2.6 Miles**  
to Frandor Shopping Center

**4.8 Miles**  
to Downtown Lansing/State Capitol

**Convenient**  
to shopping, restaurants and interstates



### TRAFFIC COUNTS

Coolidge Rd.	12,518
US-127	55,741

### DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	4,887	55,670	139,930
Occupation: White Collar	71.4%	66%	64.8%
Average Household Income	\$54,733	\$75,986	\$71,512

