



LAND for Sale

Location: 6075 E. G Avenue
Side of Street: North
City: Kalamazoo, MI
Cross Streets: Sprinkle Road & 27th Street
County: Kalamazoo

Acres:	230.00	Improvements:	
Zoning:	R/OS	Dimensions:	Irregular

UTILITIES

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

ADJACENT LAND

North:	Residential	East:	Agricultural
South:	Commercial	West:	Residential

PRICING INFORMATION

Asking Price:	\$2,500,000.00	TD:	
Per Acre:	\$10,869.57	Parcel #:	390332300010/1426010
Per SqFt :	\$0.25	Assessor Number:	N/A
Terms:	Cash/Conv	Taxes:	0

TRAFFIC INFORMATION

Yr: 2006	Count: 5,881	E G Avenue, West of Sprinkle Roa
Yr: 2004	Count: 23,552	E G Avenue at N 27th Street
Yr: 2006	Count: 7,574	E G Avenue, East of Gull Road
Yr:	Count:	

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	4,030	\$51,362
3 Mile Radius	26,677	\$49,261
5 Mile Radius	58,256	\$43,853

Comments: Very unique opportunity for an existing proven 27 hole golf course to carry property until redevelopment opportunity. Many, many possibilities with strong retail corridor nearby, hospital just down Gull Road. Gull Lake School District.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jeff Chrystal, (269) 569-8619, jchrystal@signatureassociates.com