



## LAND for Sale

**Location:** VL E. ML Avenue  
**Side of Street:** Northeast  
**City:** Kalamazoo, MI  
**Cross Streets:** I-94 & 26th  
**County:** Kalamazoo

<b>Acreage:</b>	3.00	<b>Improvements:</b>	
<b>Zoning:</b>	O-1	<b>Dimensions:</b>	Irregular

### UTILITIES

<b>Sanitary Sewer:</b>	No	<b>Gas:</b>	No
<b>Storm Sewer:</b>	No	<b>Outside Storage:</b>	No
<b>Water:</b>	No	<b>Rail Siding:</b>	No

### ADJACENT LAND

<b>North:</b>	Expressway	<b>East:</b>	Residential
<b>South:</b>	Commercial	<b>West:</b>	Expressway

### PRICING INFORMATION

<b>Asking Price:</b>	\$20,000.00	<b>TD:</b>	
<b>Per Acre:</b>	\$6,666.67	<b>Parcel #:</b>	390730260100
<b>Per SqFt :</b>	\$0.15	<b>Assessor Number:</b>	N/A
<b>Terms:</b>	Cash/Conv.	<b>Taxes:</b>	\$322.75 (2014)

### TRAFFIC INFORMATION

<b>Yr:</b> 2014	<b>Count:</b> 5,388	E ML Avenue, West of I-94
<b>Yr:</b> 2014	<b>Count:</b> 47,800	I-94 , at Site
<b>Yr:</b>	<b>Count:</b>	
<b>Yr:</b>	<b>Count:</b>	

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	890	\$39,764
<b>3 Mile Radius</b>	31,111	\$36,075
<b>5 Mile Radius</b>	94,203	\$37,413

**Comments:** Development opportunity for office location. Three acres of gently rolling wooded land with 260' of frontage and visibility from Interstate 94 and ML Avenue. Motivated Seller.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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