



MOORSBRIDGE DEVELOPMENT LAND

MOORSBRIDGE ROAD, PORTAGE, MI

*Last Development
Site on Moorsbridge Road*

- ◆ Development Lot For Sale
- ◆ One Acre Site Available
- ◆ Located in the Woodbridge PUD
- ◆ Kalamazoo's Premier Mixed-Use Community
- ◆ Conveniently Located Near US-131

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8175 Creekside Drive
Suite 210
Portage, Michigan 49024

For Sale At:
\$290,000.00

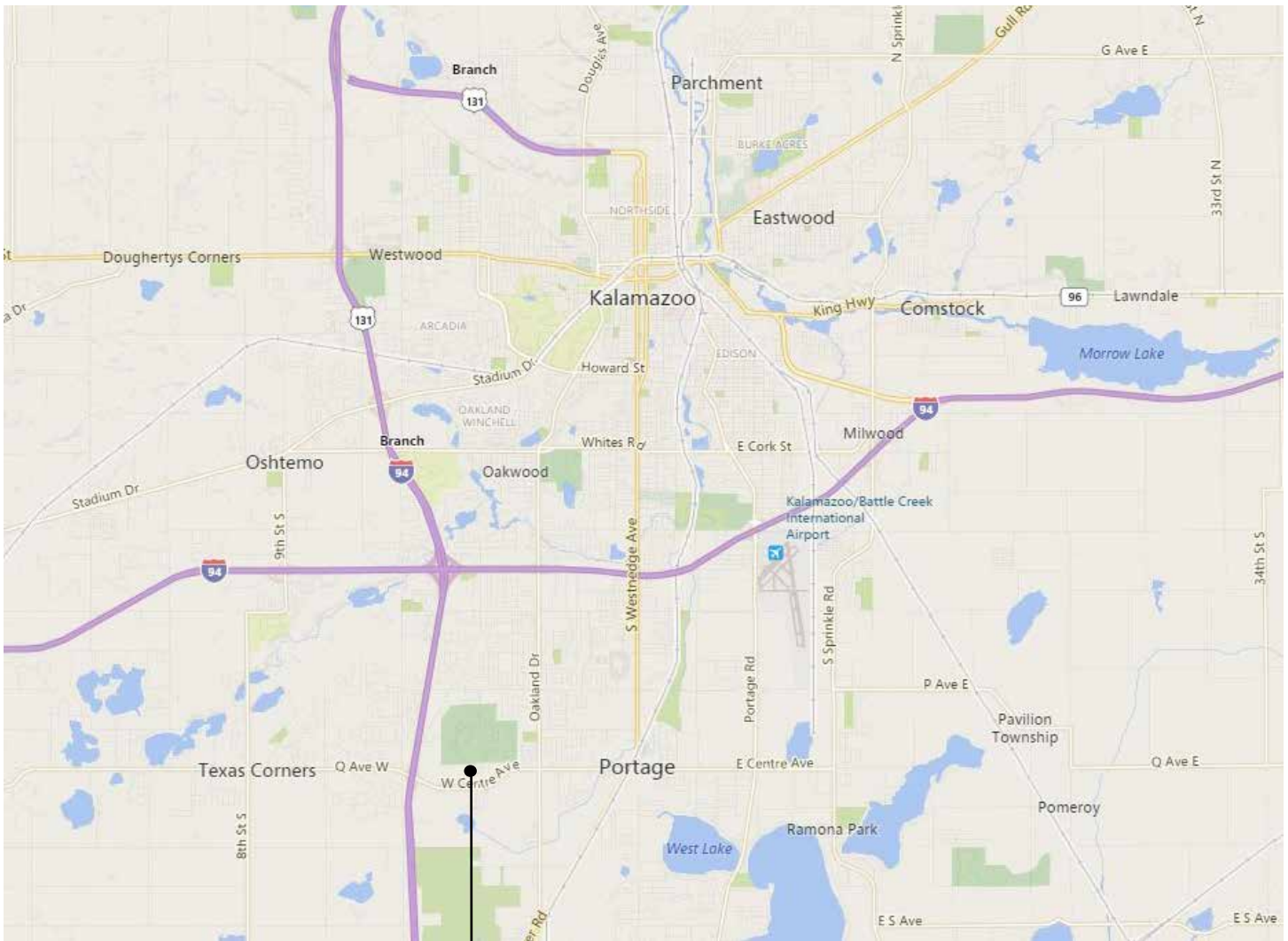
The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



SALIENT FACTS

PROPERTY DESCRIPTION	Located within the Moorsbridge development, a prestigious planned unit development within Kalamazoo County. This site offers the ideal location for any company seeking a quality office setting. Other tenants in the immediate area are Kreis/Enderle, Raymond James, Great Lakes Plastic Surgery, Fifth Third Bank, Bronson, Borgess, Harding's Market, PNC Bank, The Moors Golf Course, Mercantile Bank, and many others.	
LAND CONDITIONS	Flat and level at the road; wooded.	
PRICE	\$290,000.00	
LOT SIZE	Approximately 1.0 Acre (To be divided from larger 2.51-acre parcel).	
PARENT PARCEL	000-19-07-0L (City of Portage)	
SITE ZONING	City of Portage OD: Planned Development (Office/Service or Medical)	
ACC	The Woodbridge Community has an Architectural Control Committee ("ACC") that controls development plans, construction details, signage, and other site elements. The ACC will require the majority of the trees not impacted by a building or parking lot to be undisturbed and left largely natural.	
UTILITIES	Public water and sewer available to site. Gas and electric at site and provided by Consumers Energy.	
LISTING AGENTS	Agent: Rick DeKam, CCIM Phone: (269) 323-0717 Mobile: (269) 207-5430 Email: rick@midwestrealty.com	Agent: Andrew Gyorkos Phone: (269) 323-0717 Mobile: (269) 760-5201 Email: andrew@midwestrealty.com

AREA MAP

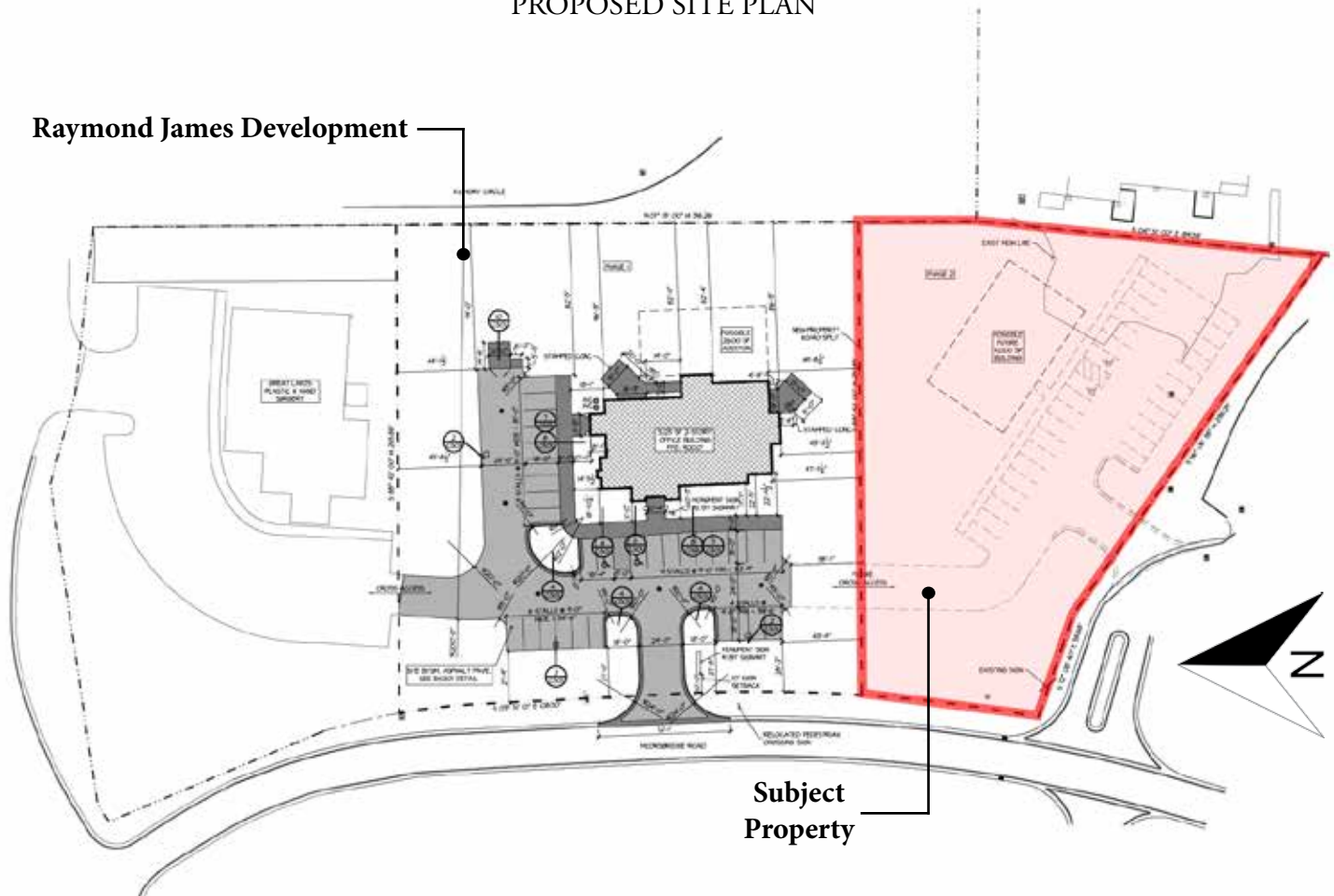


Subject Property

AERIAL PHOTOGRAPH



PROPOSED SITE PLAN



PROPOSED BUILDING ELEVATION
(RAYMOND JAMES FINANCIAL OFFICE - PARENT PARCEL)

