



DEVELOPMENT LAND

401 SOUTH US-131, THREE RIVERS, MICHIGAN

Property Highlights

- ◆ 1.17 Acre Site Available
- ◆ Contiguous with Walgreen's
- ◆ Conveniently Located On US-131
- ◆ High Visibility
- ◆ Zoned B-2: General Business
- ◆ Public Utilities Available At Site

Rick DeKam, CCIM

Phone: 269.323.0717
Mobile: 269.207.5430
Email: rick@midwestrealty.com

Andrew Gyorkos

Phone: 269.323.0717
Mobile: 269.760.5201
Email: andrew@midwestrealty.com

2314 Helen Avenue
Portage, MI 49024

Offered At:

\$395,000

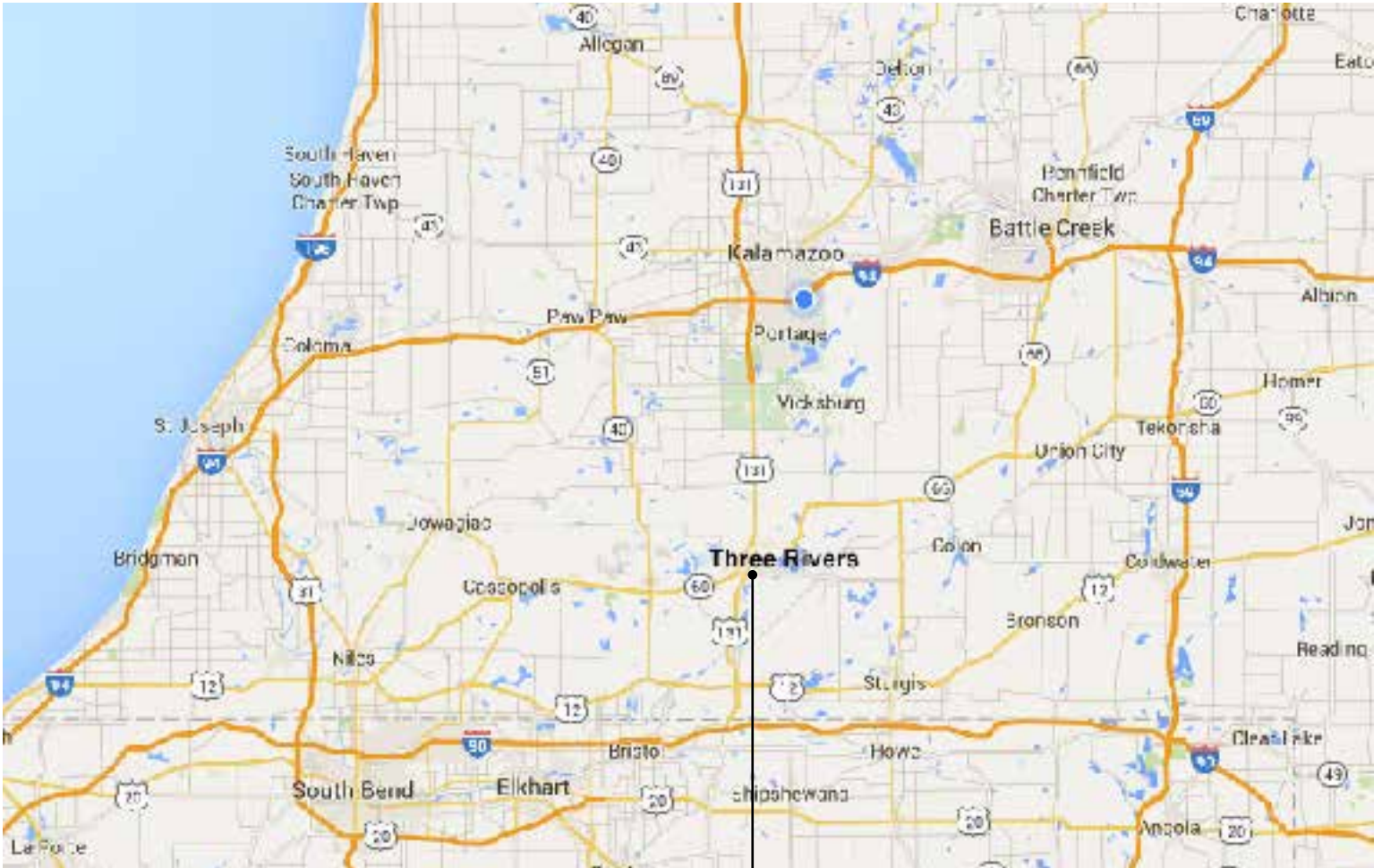
The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



SALIENT FACTS

PROPERTY DESCRIPTION	The property consists of a 1.17 acre site, located in City of Three Rivers with 210 feet of frontage on US-131. This parcel is contiguous with Walgreen's and Diamond Creek Country Store. Shared ingress/egress easement provides access to both US-131 and Millard Street.	
DEMOGRAPHICS	The estimated population within a three-mile radius of the site is 11,499 with 4,500 households. The population in St. Joseph County is 61,295 (2010 Census). Major employers include: American Axle & Manufacturing, Armstrong, Aquatic Bathware, Metal Technologies, Kadant Johnson Corporation, and International Paper.	
PRICE	The property is available for sale at \$395,000.	
SIZE	1.17 acres including shared off-site access to US-131 and Millard Street.	
PARCEL ID	051-530-020-50 2016 SEV: \$140,800	
UTILITIES	Electric service is provided through American Electric Power. Gas is provided through Semco. Public water (8" main) runs along eastern edge of US-131, stubbed to the northwest corner of the property. Public sanitary (8" PVC) is stubbed to the northeast corner of the property.	
ZONING	City of Three Rivers B-2: General Business.	
TRAFFIC	US-131 2014: 16,200 ADT (MDOT)	
AREA DRAWS	The subject is "shadow anchored" by Meijer, Walmart, Home Depot, Menards, Dunhams, Peebles, and Three Rivers Health.	
OTHER	Property is subject to access and maintenance agreement that is available upon request.	
LISTING AGENTS	Contact Midwest Realty Group for more details on this property.	
	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

MAP VIEW



SUBJECT MARKET

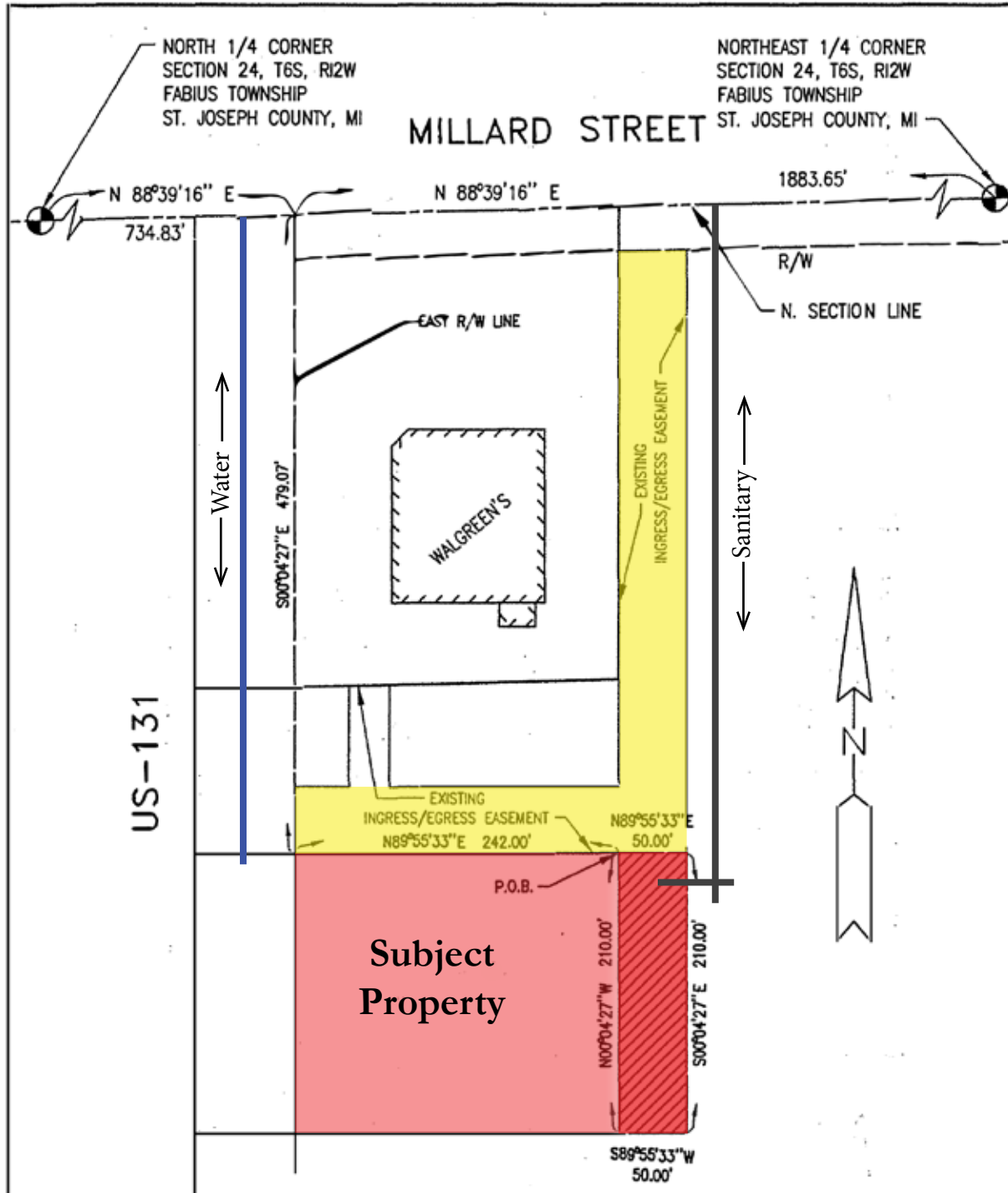


SUBJECT PROPERTY

AERIAL MAP



SITE PLAN



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30-28 B-2 GENERAL BUSINESS DISTRICT.

- (A) Purpose. The purpose of the B-2 General Business District is to provide for the establishment of commercial and service activities which draw from and serve customers from the entire community or region and are located in areas which are well served by collector or arterial street facilities outside the Central Business District.
- (B) Permitted Uses. The following are permitted uses in a B-2 District:
- (1) All permitted uses allowed in a B-1 District
 - (2) Retail gasoline and retail gasoline with convenience store
 - (3) Any generally recognized retail business which supplies commodities on the premises within a completely enclosed building, such as but not limited to: foods, drugs, liquor, furniture, clothing, dry goods, gifts, antiques, pets and pet needs, auto accessories, notions or hardware.
 - (4) Eating and drinking establishments including but not limited to: restaurants, taverns, cafes, drive-thru and drive-ins.
 - (5) Amusement places (such as dance halls or roller rinks)
 - (6) Commercial recreational uses such as bowling alleys, pool or billiard parlor or club, indoor archery, indoor tennis clubs, health clubs and other similar indoor commercial recreation establishments.
 - (7) Copy service and instant offset printing service
 - (8) Department and discount stores
 - (9) Dry cleaning plants
 - (10) Electrical appliance stores including incidental repair and assembly, but not fabricating or manufacturing
 - (11) Employment agencies
 - (12) Garden supply stores, when completely enclosed
 - (13) Governmental and public utility buildings
 - (14) Private clubs or lodges
 - (15) Public utilities
 - (16) Theaters, not of the outdoor drive-in type
 - (17) Travel bureaus, transportation ticket offices
 - (18) Variety stores, 5 and 10 cent stores, and stores of similar nature
 - (19) Other uses similar to the uses listed above based on Planning Commission approval.
- (C) Permitted Accessory Uses. The following are permitted accessory uses in a B-2 District:
- (1) All permitted accessory uses allowed in a B-1 District.
- (D) Conditional Uses. The following conditional uses are permitted in the B-2 district subject to site plan review as provided in Section 30-36 of this Chapter and the following additional requirements.
- (1) All conditional uses, subject to the same conditions, as allowed in the B-1 District.
 - (2) Home improvement centers provided that:
 - (a) The maximum size of an outdoor display area may not be more than 20 percent of the enclosed retail area.
 - (b) The storage and/or display of any materials and/or products shall meet all setback requirements of a structure.
 - (c) Any outdoor storage and/or display of materials and/or products shall be located immediately adjacent to the building and be enclosed by either glass or decorative fencing material.
 - (d) The storage of any soil, fertilizer, or other loose, unpackaged materials shall be contained so as to prevent any effects on adjacent uses.
 - (3) Trade Schools provided that:
 - (a) The use for which training is rendered is permitted in the District.
 - (4) Outdoor sales pace for exclusive sale of new or used automobiles, trucks, motor homes or house trailers provided that:
 - (a) All lighting shall be shielded from adjacent residential districts.
 - (b) Ingress and egress to the outdoor sales area shall be at least 60 feet from the intersection of any two streets.
 - (c) The area of the site to be used for outdoor sales, display or storage shall not exceed

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- seventy percent of the total site.
- (d) No major repair or major refinishing shall be done on the lot.
 - (e) Used automotive dealers shall be:
 - i. At least one (1) acre in size and a permanent structure containing not less than seven hundred (700) square feet of interior floor space to be used as a business or sales office.
 - ii. Hard surfaced and provided parking spaces for inventory which is not less than ten (10) feet by twenty (20) feet for each used car.
 - iii. A minimum of ten (10) used cars must be kept on the lot at all times while the dealership is in business.
- (5) Hotels and motels provided that:
- (a) It can be demonstrated that ingress and egress does not conflict with adjacent business uses.
 - (b) Each unit shall contain not less than 250 square feet of floor area.
 - (c) No unit may be used as a permanent residence.
- (6) Commercially used outdoor recreational space for children's amusement parks, miniature golf courses.
- (7) Automobile carwash provided that:
- (a) All buildings shall have a front yard setback of not less than 50 feet.
 - (b) Vacuuming and drying areas may be located outside the building but shall not be in the front yard and shall not be closer than 25 feet from any residential district.
 - (c) All cars required to wait for access to the facilities shall be provided with stacking space off the street right-of-way and shall only be located within the side and rear yards. Two vehicle stacking spaces shall be provided for each wash stall. Each vehicle stacking space shall be eight feet wide by eighteen feet long, and all vehicle stacking spaces shall be located so as not to encumber traffic circulation within the site.
 - (d) Ingress and egress points shall be located at least 60 feet from the intersection of any two streets.
 - (e) All parking and waiting areas shall be hard surfaced and dust free.
 - (f) All lighting shall be shielded and directed away from adjacent residential districts.
 - (g) Provision, which must be approved by the Zoning Administrator or his/her designee, shall be made by the applicant for the collection and disposal of wash water run-off from motor vehicles between the front of the car wash building and the exit driveway so as to prevent icing on the approach and the apron.
- (8) Automotive repair - minor such as muffler shops, shock absorber replacement shops, brake shops, lube shops, tire stores, undercoating shops, provided that:
- (a) Access to such use shall be directed to a major or collector street.
 - (b) Access to and from such use shall not be cause for traffic to utilize residential streets.
 - (c) Outdoor storage of parts or materials shall be prohibited unless stored in proper containers or in a completely enclosed building but excluding prefabricated storage sheds. There shall be no outside parking and/or storage of any partially dismantled or inoperative vehicles.
 - (d) Areas for required off-street parking required for customers' use shall not be utilized for parking of vehicles awaiting repair or service.
 - (e) All vehicle servicing or repair shall be conducted within a building.
 - (f) Suitable containers shall be provided and utilized for the disposal of used parts, and such containers shall be screened from public view.
- (9) Small engine repair and equipment repair such as lawn mower repair and servicing, subject to the following conditions:
- (a) Access to such use shall be directly to a major or collector street.

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- (b) Access to and from such use shall not be cause for traffic to utilize residential streets.
- (c) Outdoor storage of parts or materials shall be prohibited unless such storage is within a fenced and obscured area which meets all setback requirements.
- (d) Areas for required off-street parking required for customer use shall not be utilized for the storage of equipment awaiting repair.
- (e) All vehicle servicing or repair shall be conducted within a building.
- (f) Suitable containers shall be provided and utilized for the disposal of used parts and such containers shall be screened from public view.
- (10) Veterinary Hospitals or Clinics provided that:
 - (a) All activities are conducted within a totally enclosed building.
 - (b) That the building be climate controlled.
 - (c) That all buildings control noise levels through the installation of soundproofing treatments like acoustic sound panels, ceiling tiles, and VET baffles that are designed to absorb animal noise within the hospital or clinic.
 - (d) That boarding of animals may only be an accessory use to the main use of a hospital or clinic.
- (11) Transient Merchants
- (12) Tattoo Studio
- (E) Special Exception Uses. The following special exception uses may be allowed in the B-2 District subject to review and approval in accordance with the provisions of Section 30-34 of this Chapter.
 - (1) All special exception uses allowed in B-1 Districts.
- (F) Lot Area, Setback and Height Requirements. All buildings and uses within the B-2 General Business District shall be subject to the requirements of the Schedule of Regulations in Section 30-20 of this Chapter unless otherwise specified.



Demographic and Income Profile

401 S US-131, Three Rivers, Michigan, 49093
Ring: 3 mile radius

Prepared by Esri
Latitude: 41.93818
Longitude: -85.65146

Summary	Census 2010		2015		2020	
Population	11,499		11,724		11,966	
Households	4,500		4,595		4,688	
Families	2,967		2,994		3,033	
Average Household Size	2.52		2.51		2.51	
Owner Occupied Housing Units	3,000		3,006		3,073	
Renter Occupied Housing Units	1,500		1,589		1,615	
Median Age	35.1		35.7		36.6	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	0.41%		0.15%		0.75%	
Households	0.40%		0.21%		0.77%	
Families	0.26%		0.06%		0.69%	
Owner HHs	0.44%		0.19%		0.70%	
Median Household Income	3.17%		2.79%		2.66%	
Households by Income	2015				2020	
	Number		Percent		Number	Percent
<\$15,000	745		16.2%		714	15.2%
\$15,000 - \$24,999	681		14.8%		529	11.3%
\$25,000 - \$34,999	470		10.2%		386	8.2%
\$35,000 - \$49,999	799		17.4%		787	16.8%
\$50,000 - \$74,999	971		21.1%		1,114	23.8%
\$75,000 - \$99,999	489		10.6%		598	12.8%
\$100,000 - \$149,999	324		7.1%		420	9.0%
\$150,000 - \$199,999	65		1.4%		81	1.7%
\$200,000+	50		1.1%		60	1.3%
Median Household Income			\$41,214		\$48,176	
Average Household Income			\$51,082		\$57,783	
Per Capita Income			\$19,838		\$22,424	
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	884	7.7%	869	7.4%	856	7.2%
5 - 9	910	7.9%	855	7.3%	860	7.2%
10 - 14	819	7.1%	877	7.5%	877	7.3%
15 - 19	791	6.9%	742	6.3%	846	7.1%
20 - 24	772	6.7%	775	6.6%	707	5.9%
25 - 34	1,561	13.6%	1,633	13.9%	1,587	13.3%
35 - 44	1,418	12.3%	1,443	12.3%	1,523	12.7%
45 - 54	1,564	13.6%	1,499	12.8%	1,410	11.8%
55 - 64	1,234	10.7%	1,367	11.7%	1,475	12.3%
65 - 74	779	6.8%	956	8.2%	1,061	8.9%
75 - 84	508	4.4%	463	3.9%	539	4.5%
85+	257	2.2%	245	2.1%	225	1.9%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,784	85.1%	9,878	84.3%	9,953	83.2%
Black Alone	985	8.6%	1,008	8.6%	1,032	8.6%
American Indian Alone	68	0.6%	66	0.6%	67	0.6%
Asian Alone	105	0.9%	121	1.0%	135	1.1%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	174	1.5%	206	1.8%	258	2.2%
Two or More Races	384	3.3%	445	3.8%	522	4.4%
Hispanic Origin (Any Race)	487	4.2%	583	5.0%	702	5.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

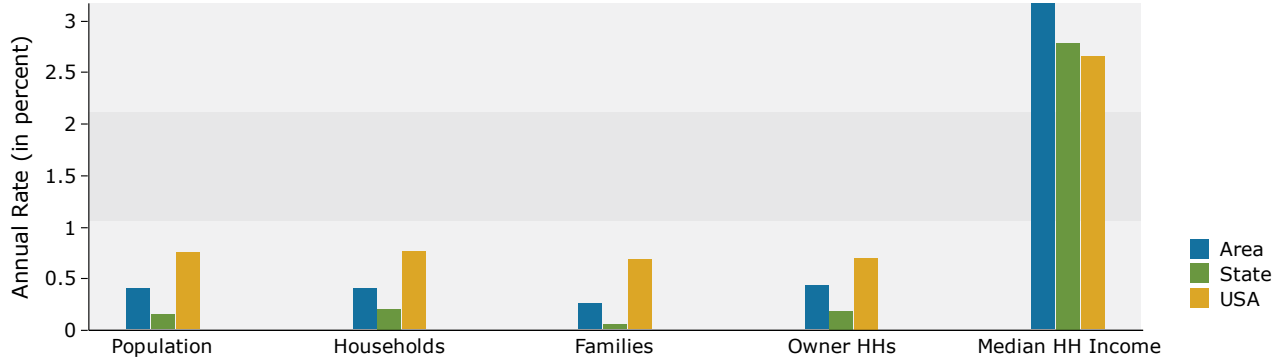


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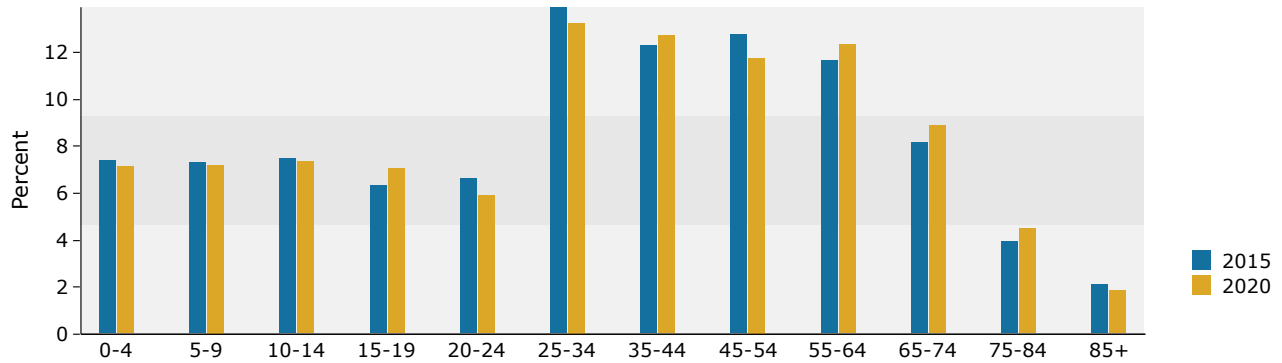
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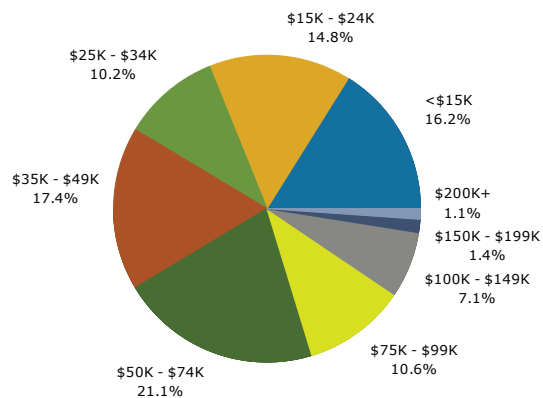
Trends 2015-2020



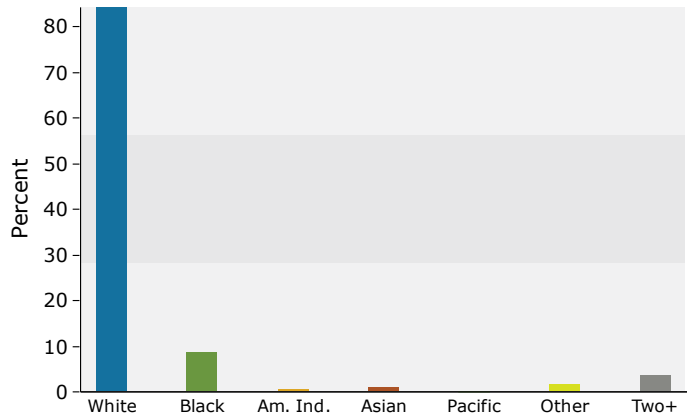
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 5.0%