

VACANT LAND For Sale

Douglas Avenue
Holland, MI 49424



W Lakewood Blvd

144th Ave

Douglas Avenue

Butternut Drive

N River Ave

Site: 9.3
Acres

Downtown
Holland



COLLIERS INTERNATIONAL
333 Bridge Street NW, Suite 1200
Grand Rapids, MI 49504
+1 616 774 3500
www.colliers.com/westmichigan

TOM POSTMA
DIR 616 355 3145
MOB 616 283 2411
tom.postma@colliers.com

MATT WICKSTRA
DIR 616 355 3151
MOB 616 866 1377
matt.wickstra@colliers.com

Douglas Avenue, Holland, MI



9.3 +/- Acres of General Commercial Land for sale. This is a great location on Douglas Avenue with lots of drive by traffic. Possible multi-family or industrial use. Water and sewer available.

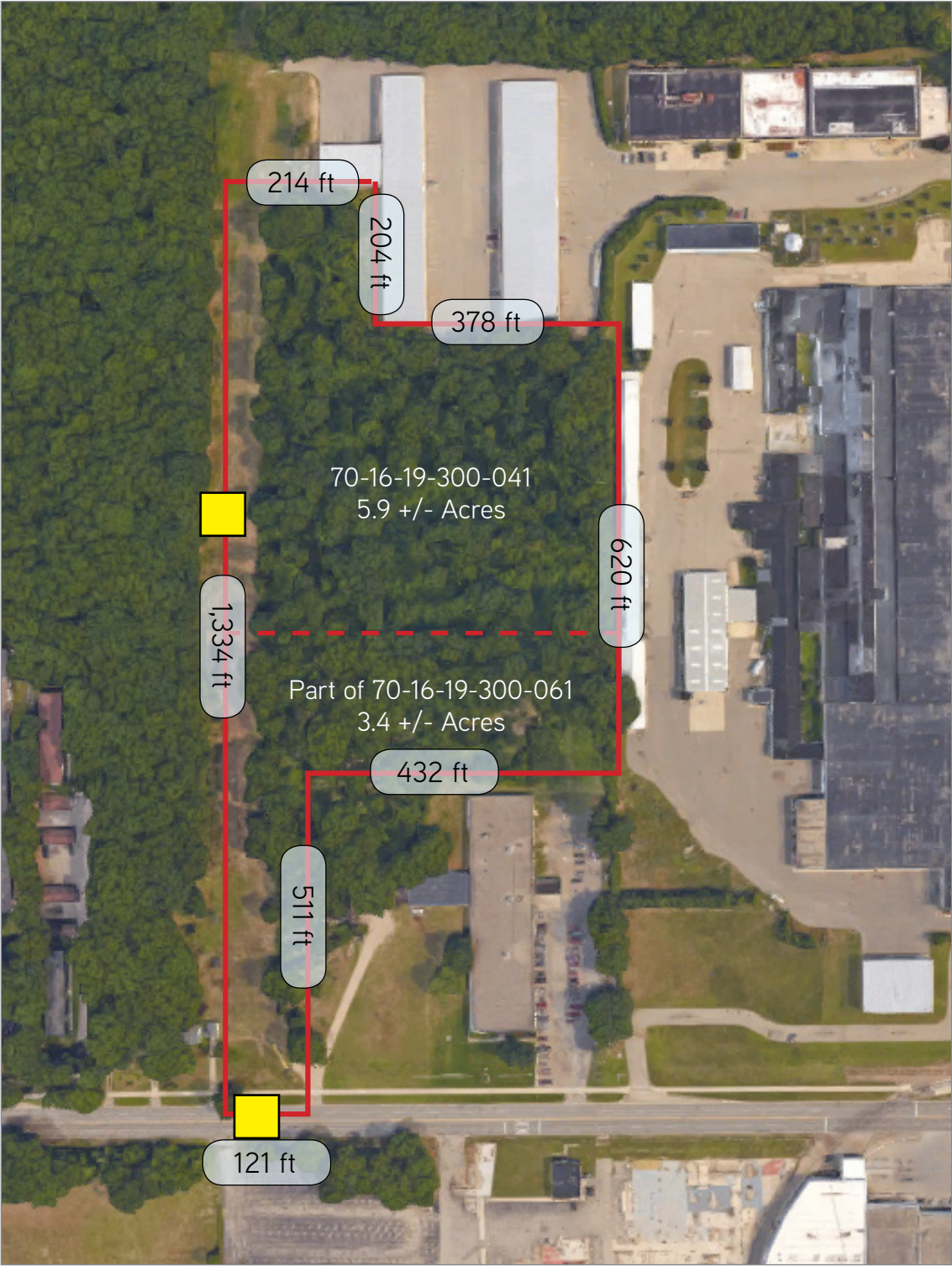
Sale Information

Sale Price:	\$474,300
Sale Price/Acre:	\$51,000/Acre
Taxing Authority:	Holland Township
Water & Sewer:	Holland BPW
Gas:	Semco
Electric:	Holland BPW

School District: West Ottawa Schools

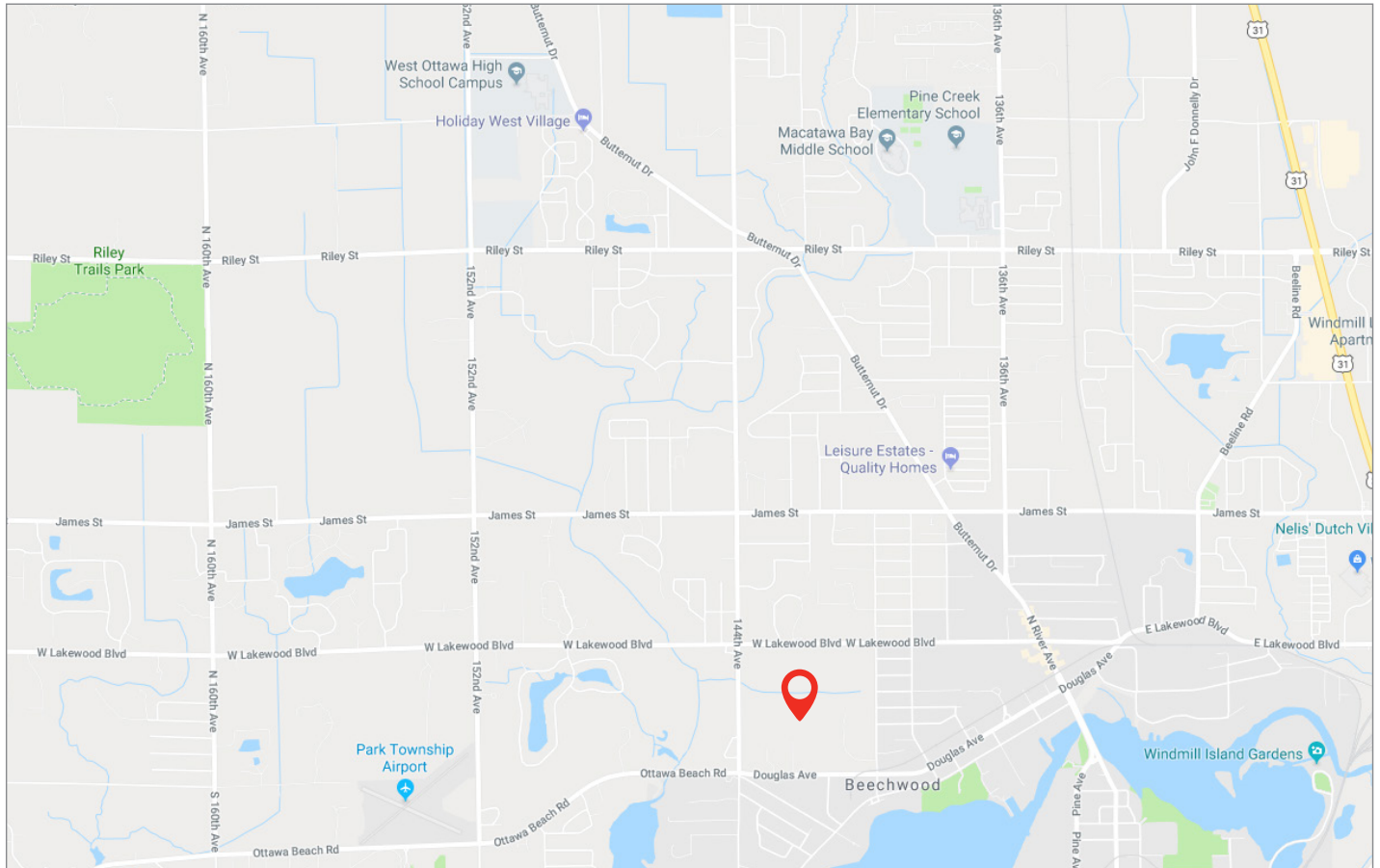
Amenities

- > Zoned C-2
- > Master Plan for Industrial
- > May be possible for Multi-Family use
- > Daily Traffic Counts (2017): 22,716



 Water/Sewer spots approximately available

Douglas Avenue, Holland, MI



Aerial Map

Neighboring Properties Include:

JR Automation Technologies, Johnson Controls, and residential

School District

West Ottawa Schools

Holland Charter Township Demographics (2010)



35,636
Population



32.0
Median Age

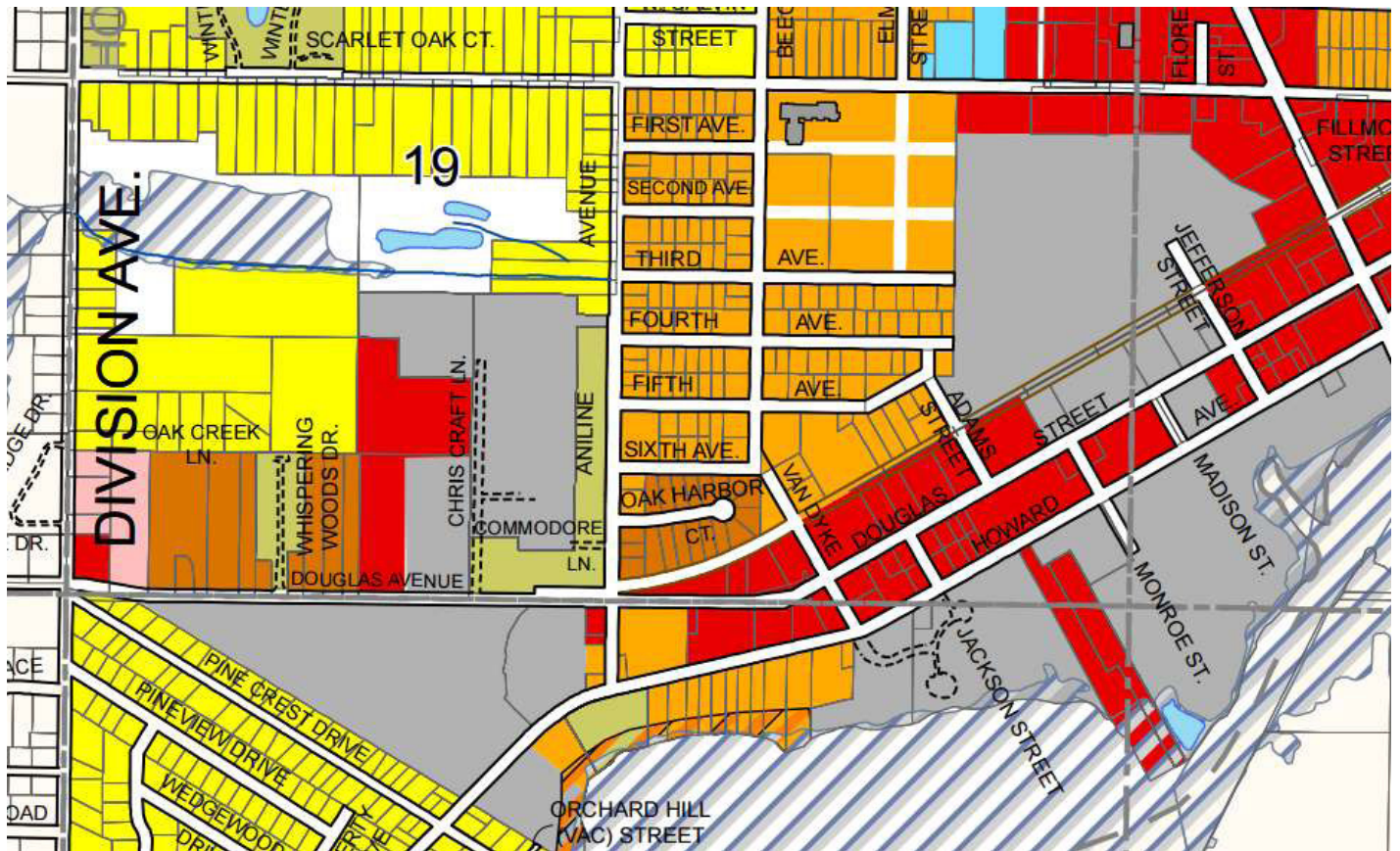


12,385
Households















Data sources: American FactFinder (factfinder.census.gov) / Holland Charter Township website (accessmygov.com)

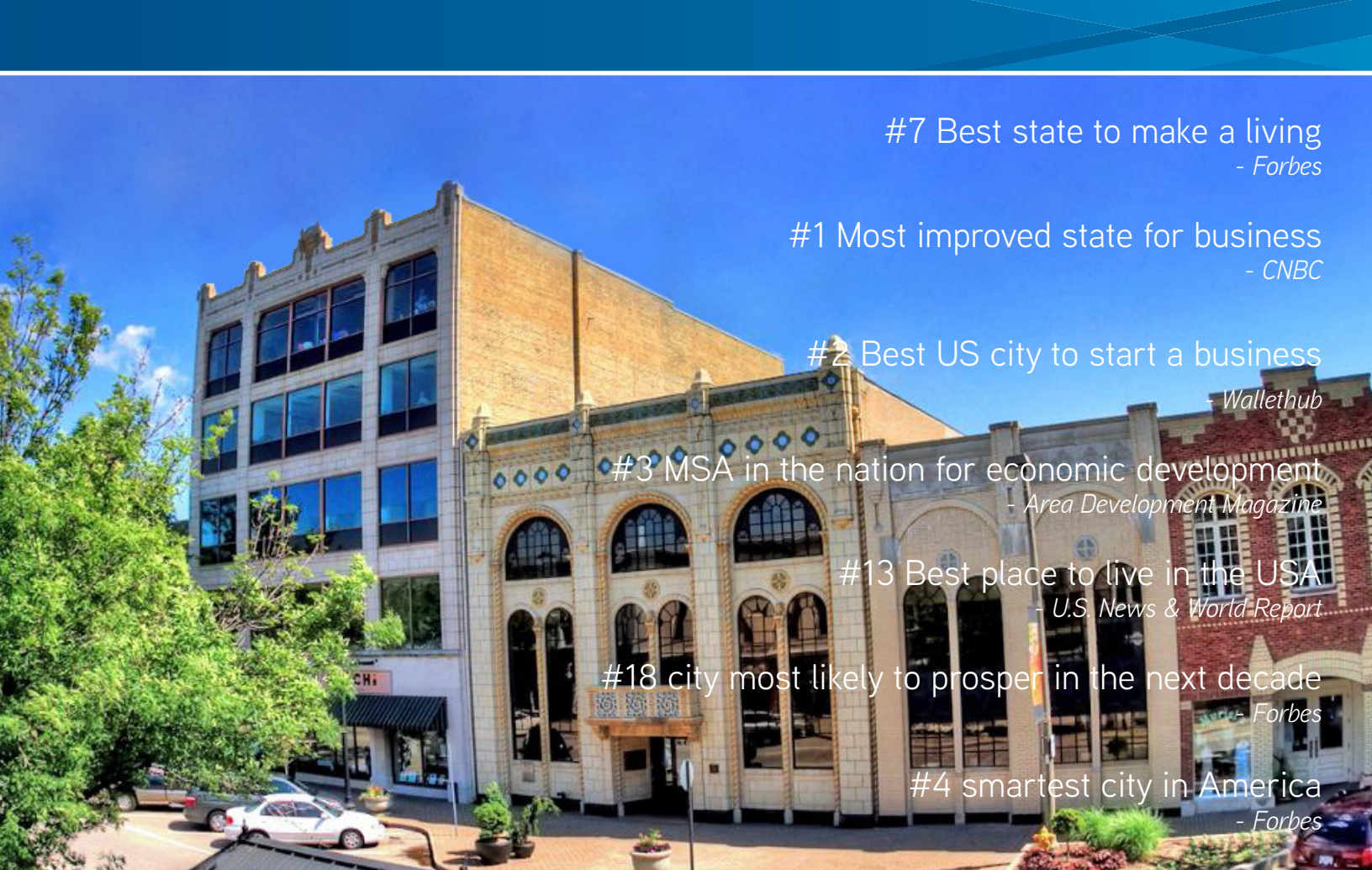
Douglas Avenue, Holland, MI

Zoning Map



LEGEND

	Flood Plain		Neighborhood Commercial
	Macatawa Residential Setback Overlay		General Commercial
	Agriculture		Highway Commercial
	Single Family Residential		Office - Service
	R-2 Residential		Light Industrial
	R-2A Residential		General Industrial
	Multi-Family Residential		Planned Unit Development



#7 Best state to make a living
- Forbes

#1 Most improved state for business
- CNBC

#2 Best US city to start a business
- Wallethub

#3 MSA in the nation for economic development
- Area Development Magazine

#13 Best place to live in the USA
- U.S. News & World Report

#18 city most likely to prosper in the next decade
- Forbes

#4 smartest city in America
- Forbes

West Michigan Overview

West Michigan is home to over 1.5 million people and encompasses the seven counties of Kent, Ottawa, Muskegon, Allegan, Ionia, Barry, and Newaygo. Throughout history, the area has been known primarily for its diverse manufacturing base and highly skilled labor. As the area progresses into the 21st century, health care has emerged as the major economic driver. The region is also known for a burgeoning food and beverage industry, as well as cultural events such as ArtPrize, which every year attracts artists and art fans from all over the world.

Within the past few years, over \$1.25 billion has been invested in real estate in the downtown Grand Rapids area alone. Some of the major corporations in West Michigan include Spectrum Health, Meijer, Mercy Health, Amway, Gentex, and Perrigo. In fact, more than 130 international companies call West Michigan home. The largest institute of higher learning is Grand Valley State University, with more than 25,000 students and 3,000 employees.

The lower-than-average cost of living, close proximity to the scenic shores of Lake Michigan, and abundance of amenities create a vibrant and productive environment. Building on its strong traditions of entrepreneurship, innovation, community involvement, family orientation and a famous work ethic West Michigan is thriving.

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Contact Us

TOM POSTMA

DIR 616 355 3145

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tom.postma@colliers.com

MATT WICKSTRA

DIR 616 355 3151

MOB 616 866 1377

matt.wickstra@colliers.com



COLLIERS INTERNATIONAL

44 East 8th Street, Suite 510

Holland, MI 49423

+1 616 394 4500

www.colliersholland.com