

VACANT LAND For Sale

12830 Quincy Street
Holland, MI 49424



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12830 Quincy Street, Holland, MI



4.53 Acres of Vacant Land for sale. Located on the corner of US-31 and Quincy Street, this parcel is a great location with high visibility. Zoned I-2. Check with Holland Township if interested in possibility of rezoning to Commercial.

Sale Information

- > Sale Price: \$445,000
- > Total Acreage: 4.53
- > Sale Price/Acre: \$98,234
- > Dimensions: 470' x 518' x 450' x 384'
- > Taxing Authority: Holland Township
- > PIN: 70-16-08-200-036

Land Amenities

- > Corner of Quincy Street and US-31
- > Traffic counts (2015): 29,600
- > Excellent road visibility
- > Zoned I-2
- > Rezoning to commercial may be possible. Check with Holland Township.

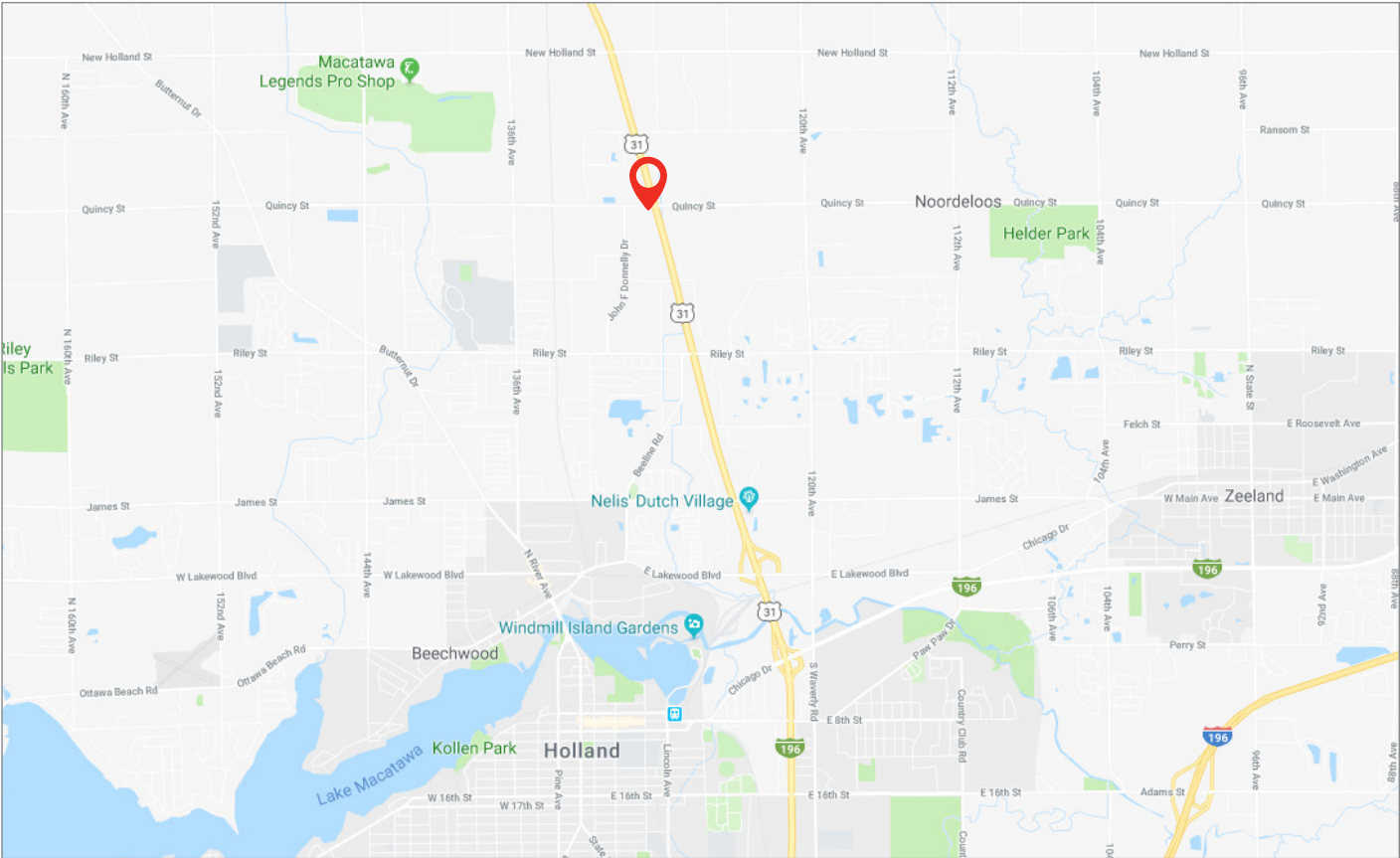
Water/Sewer Aerial Photo



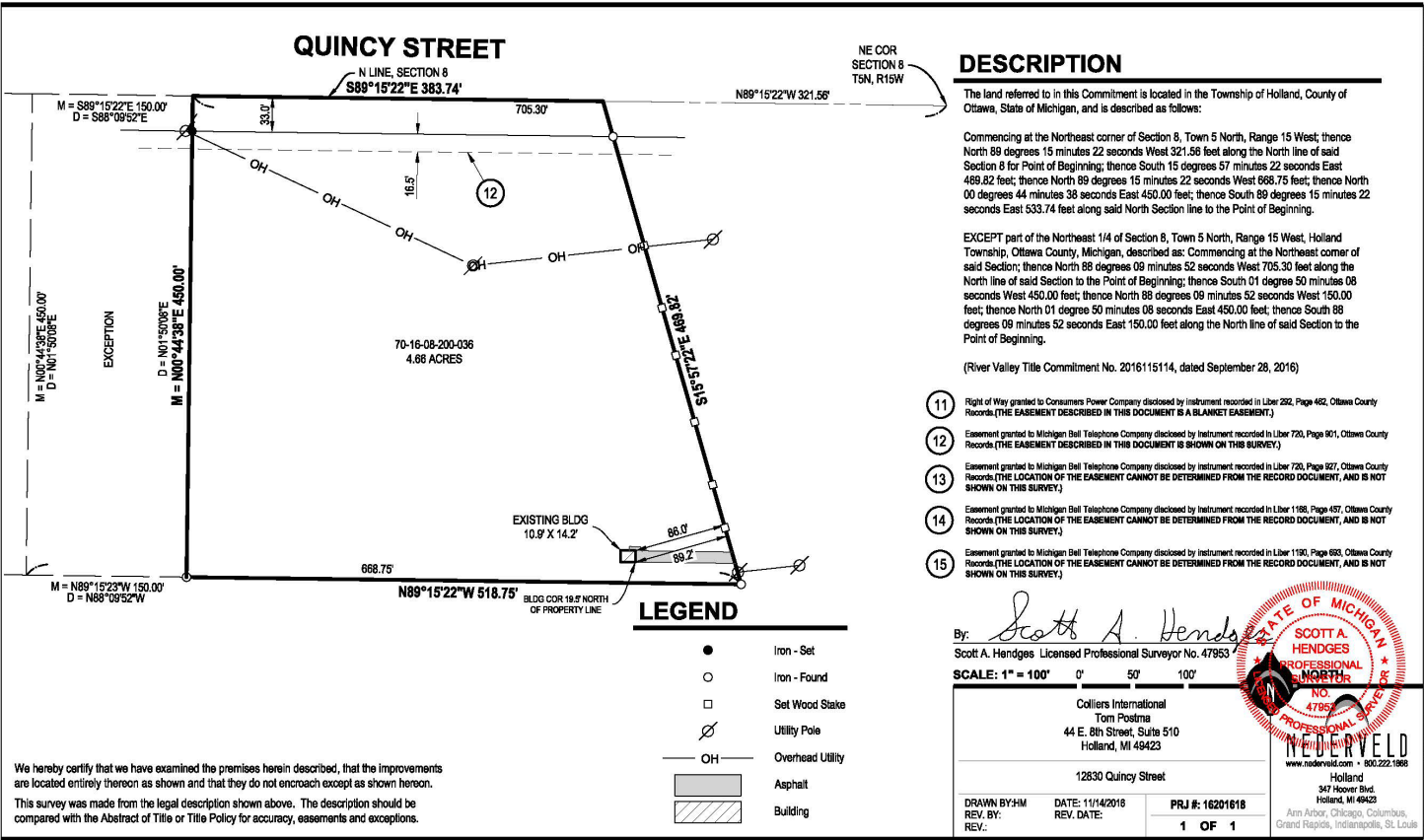
- > Blue line - Water
- > Green Line - Sewer
- > Sanitary Lateral is stubbed in from Quincy. Water would have to be tapped off Quincy.



12830 Quincy Street, Holland, MI



SURVEY



12830 Quincy Street, Holland, MI

ZONING

Sec. 15.1 - Description and purpose. (I-2 GENERAL INDUSTRIAL DISTRICT)

This [I-2] zoning district is intended to provide a location for the manufacture, compounding, assembling or treatment of articles or materials including the processing of raw materials and heavy manufacturing.

Sec. 15.2 - Permitted uses.

Land, buildings or structures in this [I-2] zoning district may be used for the following purposes only:

1. Any use permitted in the I-1 zoning district, subject to the same conditions, restrictions and requirements as provided therein.
 2. Manufacturing, compounding, processing, packaging, treating, assembling and bulk storage of:
 - a. Chemical products such as drugs, soaps, detergents, paints, enamels, wood chemicals, agricultural and allied chemicals;
 - b. Rubber manufacturing or reclaiming, such as tires, tubes and footwear;
 - c. Stone, clay, glass, cement, brick, pottery, abrasives, tile and related products;
 - d. Primary metal industries, including blast furnaces, steel works, foundries, smelting or refining of nonferrous metals or alloys, rolling and extruding; and
 - e. Fabricated metal manufacturing, including ordinance, engines, machinery, electrical equipment, transportation equipment, metal stamping, wire products and structural metal products.
 3. Pulp and paper manufacture.
 4. Rail yards and marshalling yards.
- (Ord. No. 104, 3-12-1982; Ord. No. 117, 3-9-1984)

Sec 14.1 - Description and purpose. (I-1 LIGHT INDUSTRIAL DISTRICT)

This zoning district is intended to provide a location for industrial concerns and activities, and for facilities and operations involved in business, industrial, scientific and technological research, development and related testing and production activities. This zoning district is not intended to provide a location for heavy manufacturing and processing of raw materials. (Ord. No. 431, §1, 5-3-2001)

Sec. 14.2 - Permitted uses.

Land, buildings or structures in this [I-1] zoning district may be used for the following purposes only:

1. Compounding, processing, packaging, treating and assembling from previously prepared materials in the production of:
 - a. Food products, including meat, dairy, fruit, vegetable, seafood, grain, bakery, confectionery, beverage and kindred foods;
 - b. Textile mill products including woven fabric, knit goods, dyeing and finishing, floor coverings, yarn and thread and other textile goods;
 - c. Apparel and other finished products made from fabrics, leather goods, fur, canvas and similar materials;
 - d. Lumber and wood products including millwork, prefabricated structural wood products and containers, not including logging camps;
 - e. Furniture and fixtures;
 - f. Paperboard containers, building paper, building board and bookbinding;
 - g. Printing and publishing;
 - h. Chemical products such as plastics, perfumes and synthetic fibers;
 - i. Instruments for engineering, measuring, optic, medical, lenses, photographic and similar instruments; and
 - j. Jewelry, silverware, toys, athletic, office and tobacco goods, musical instruments, signs and displays, lampshades and similar products.
2. Wholesale establishments including automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals, paper products and furnishings and lumber and building products.
3. Warehouses and cartage businesses.
4. Laboratories including experimental, film and testing.
5. Trade or industrial schools and veterinary hospitals or clinics.
6. Motor freight terminal including garaging and maintenance of equipment; freight forwarding, packing and crating services; and truck repairs and/or truck sales.
7. Central dry cleaning plant.
8. Municipal buildings and public utility buildings.
9. Electricity regulations substation, pressure control substation, and pressure control substation, and pressure control substation for gas, water and sewage.
10. Machine shops.
11. Office facilities when used in conjunction with any of the above manufacturing uses.
12. Research, development, design, testing and production facilities for pilot, prototype, or experimental products, processes and services, and for business, industrial, scientific and technological establishments and operations. (Ord. No. 83, 9-21-1978; Ord. No. 117, 3-9-1984; Ord. No. 431, § 2, 5-3-2001) ion for gas, water and sewage.

Sec. 12.1 - Description and purpose. (C-2 GENERAL COMMERCIAL DISTRICT)

This [C-2] zoning district is intended for a general commercial district containing uses which include the sale of commodities or performance of services for the entire community. (Comp. Ords. 1987, § 15.160)

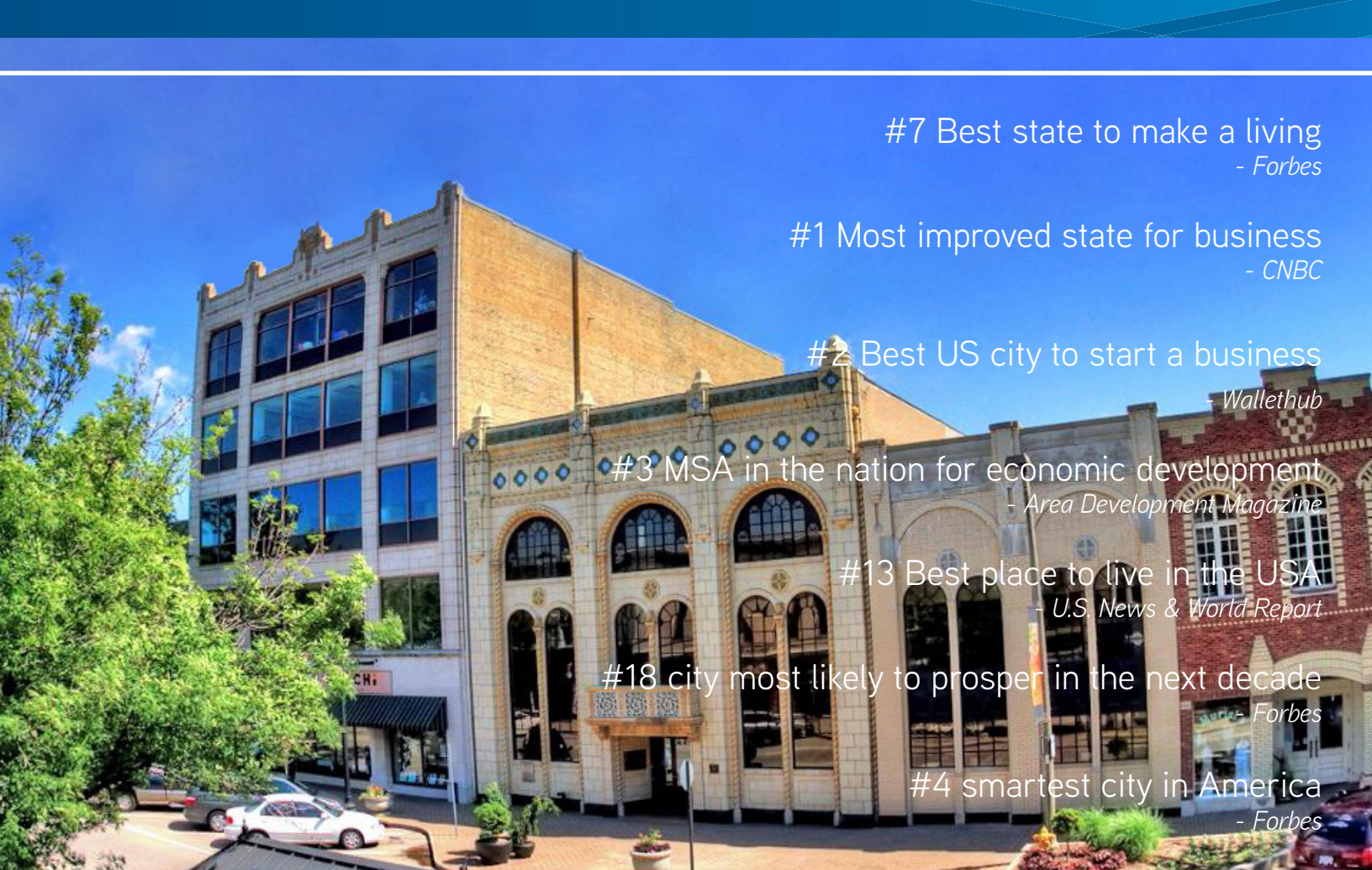
Sec. 12.2 - Permitted uses.

Land, buildings or structures in this [C-2] zoning district may be used for the following purposes only:

1. Any retail business whose principal activity is the sale of merchandise within an enclosed building.
2. Business service establishments, including photocopying and printing, publishing, blueprinting, data processing services, employment services, word processing and court reporting services.
3. Offices, including medical, dental, post office and similar governmental offices.
4. Banks, credit unions and savings and loans with or without drive-through facilities.
5. Personal service establishments, such as tailors, barbers, beauty salons, shoe repair and self-service laundries.
6. Schools and studios, including art, dance, music, business, professional and trade or vocational.
7. Restaurants and clubs which offer food or drink for consumption on the premises, including drive-in restaurants and restaurants with drive-through facilities.
8. Health and physical fitness salons.
9. Repair and service establishments including lawn mower repair and appliance repair shops.
10. Assembly buildings including dance pavilions, auditoriums, churches and private clubs.
11. Radio and television broadcasting studios.
12. Roominghouse and boardinghouse.

State licensed residential facilities and nursing homes are not permitted in this zoning district.

(Ord. No. 86, 3-22-1979; Ord. No. 104, 3-12-1982; Ord. No. 117, 3-9-1984; Ord. No. 218, § 18, 12-21-1989)



#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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