

# Development Opportunity

## Bob McClain Drive, Jackson, MI 49202



Listing ID: 30050668  
Status: Active  
Property Type: Vacant Land For Sale  
Possible Uses: Office, Retail  
Gross Land Area: 3.12 Acres  
Sale Price: \$1,200,000  
Unit Price: \$384,615 Per Acre  
Sale Terms: Cash to Seller

### Overview/Comments

Great location! Take Exit 137 off of Interstate 94 and property is next to a Holiday Inn and down the street from Meijers. Olive Garden, Sam's Club are also in the vicinity.

Property in process of being split from Tax ID #000-08-29-276-003-02.

Restriction: No Hotels allowed.



### More Information Online

<http://www.cpix.net/listing/30050668>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Blackman Charter Township	Zoning:	PC-1 PLANNED COMMERCIAL DISTRICT
Tax ID/APN:	000-08-29-276-003-02	Sale Terms:	Cash to Seller
Possible Uses:	Office, Retail, Self Storage, Other		

### Area & Location

Property Located Between: Old US-127 and Airport Road  
Property Visibility: Excellent  
Largest Nearby Street: Interstate 94

**Legal Description** BEG AT THE N 1/4 OF SEC 29 TH S00°04'04"E 1975.79 FT (REC AS S00°03'29"W 1975.79 FT ) ALG THE N-S 1/4 LN OF SED SEC TH N89°55'56"E 308.99 FT TH S00°04'04"E 217.10 FT TH S19°55'08"E 124.46 FT TH S55°19'59"E 228.73 FT TH S68°53'47"E 79.01 FT TH S79°22'22"E 77.82 FT TH S89°50'57"E 483.55 FT TH N00°07'06"W 3.36 FT FOR POB TH N00°07'06"W 931.48 FT TH N89°42'29"E 156.42 FT TH N00°03'49"E 67.92 FT TH N89°47'37"E 685.99 FT TH N89°48'38"E 643.52 FT TO A PT ON THE E LN OF SEC TH S00°11'33"W 487.32 FT TH S50°58'38"W 782.31 FT TH S87°32'34"W 499.35 FT TH 19.19 FT ALG THE ARC OF A CURVE TO THE R SD CURVE HAVING A CENTRAL AGLE OF 01°58'26" A RADIUS OF 557.00 FT & A CHORD WHICH BEARS S88°31'47"W 19.19 FT TH S89°31'00" W 356.61 FT TO THE POB SEC 29 T2S R1W 29.937 A+/- SPLIT ON 12/21/2010 FROM 000-08-29-276-003-01

### Land Related

Topography: Level

**Zoning Description** Planned Commercial District (PC-1): The intent of this district is to provide flexible land use and design regulations for regional commercial shopping centers through the use of performance criteria. The Planned Commercial District shall be designed to relate to the character of surrounding areas, and whenever possible should be capable of functioning as a self-contained commercial development. This district specifically encourages innovations in shopping center development to enable greater variety in type, design, and siting and to achieve a more efficient use of land in such developments. The Planned Commercial District shall achieve the following objectives: 1. Encourage creative and innovative techniques for shopping center development. 2. Attain more efficient use of land as a result of smaller networks of utilities and streets. 3. Encourage adequate buffers, setbacks, internal traffic circulation, and other amenities as may be needed to protect surrounding properties. a. General Requirements for Planned Commercial Districts: 1. Minimum Area - The minimum area required to qualify for a PC-1 District shall not be less than ten (10) contiguous acres of land. 2. Ownership - The tract of land for a project must be either in one ownership or the subject of an application filed jointly by the owners of all the properties included (the holder of a written option to purchase land shall for purposes of such application be deemed to be an owner of such land). In the case of multiple ownership, the approved plan shall be binding to all owners. If a portion or all of the parcel zoned PC-1 is subsequently conveyed to a third party or is occupied by a third party as a

tenant that successor in title or tenant shall be bound by all of the rules, regulations, and restrictions of the PC District in the same manner that the original applicant was bound by the Zoning Ordinance. Sale of a portion of the parcel or a lease of a portion of the parcel shall not prevent or prohibit development of the portion sold in accordance with the PC rules and regulations, nor shall such sale or lease remove said portion of the parcel from the PC zoning designation. 3. Location of the Planned Commercial District - This District shall be applicable to any area of the Charter Township of Blackman where commercial shopping center development is appropriate and where the applicant can demonstrate that the characteristics of his holdings will meet the objectives of the PC-1 Districts. 4. Permitted Uses - Any use permitted in the General Commercial District. Conditional uses include automobile service stations and government or community owned buildings, but no b. Area, Yard, Height, and Bulk Regulations: 51 While standard zoning practices are appropriate for the regulation of land use in areas or neighborhoods that are already substantially developed, these controls represent a type of pre-regulation and regulatory rigidity which can hinder the creation of more attractive, safe, and efficient commercial shopping centers. Therefore, the intent of this district is to permit enough flexibility in development design so as to allow the development of the most desirable commercial amenities occurring from modern shopping center design techniques, but protecting adjacent residential areas. Where these techniques are deemed appropriate through the rezoning of land for a PC-1 District, use and dimensional specifications elsewhere in this Ordinance are herein replaced by an approved plan becomes the basis for continuing land use controls. c. Site Plan Review and Approval: The PC-1 District requires Site Plan Review and approval in accordance with the provisions specified in Section 5.6.

## Location

Address: Bob McClain Drive, Jackson, MI 49202  
County: Jackson  
MSA: Jackson



## Property Images



Road Access



Property located next to Holiday Inn



View 1



View 2

## Property Contacts

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**James H. Chaconas**

Colliers International  
734-994-3100 [0]  
jim.chaconas@colliers.com





Patel Parcel

Longview Dr

Legend  
● Jackson Road  
— Market

Donney Rd

3.12 Acres

Bob McClain Drive

94

Boardman Rd

Airport Rd

Maynard Ave

500 ft

Google earth  
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