

FOR SALE

12986

New Holland Street

HOLLAND | MI 49424

Vacant Land For Sale

27.94 Acres of property zoned industrial with 1,600 feet of road frontage on US-31 and 617 feet of road frontage on New Holland St. Public utilities are available, making this an excellent development property. 3 homes and associated buildings on the property are included As Is Where Is Value is in the property. Owner will divide and will carry contract to reputable buyer.



New Holland St



27.94 Acres

colliers.com/westmichigan

VIEW ONLINE

New Holland St



128th Ave



Holland Ave

Driveway &
Utilities Easement



Ransom St

Tom Postma
DIR +1 616 355 3145
MOB +1 616 283 2411
tom.postma@colliers.com

Colliers International
44 E 8th Street | Suite 500
Holland, MI 49423
P: +1 616 394 4500



SALE INFORMATION

Sale Price	\$977,900
Sale Price/Acre	\$35,000
Possession	At Close
Terms	Cash/Conventional
Assessed Value (2019)	\$501,500
Taxable Value (2019)	\$408,780
Real Estate Taxes (2018)	\$20,216.42
Taxing Authority	Holland Township
	198 Tax Abatement Trust



SALE PRICE

\$977,900.00

LAND SPECIFICATIONS

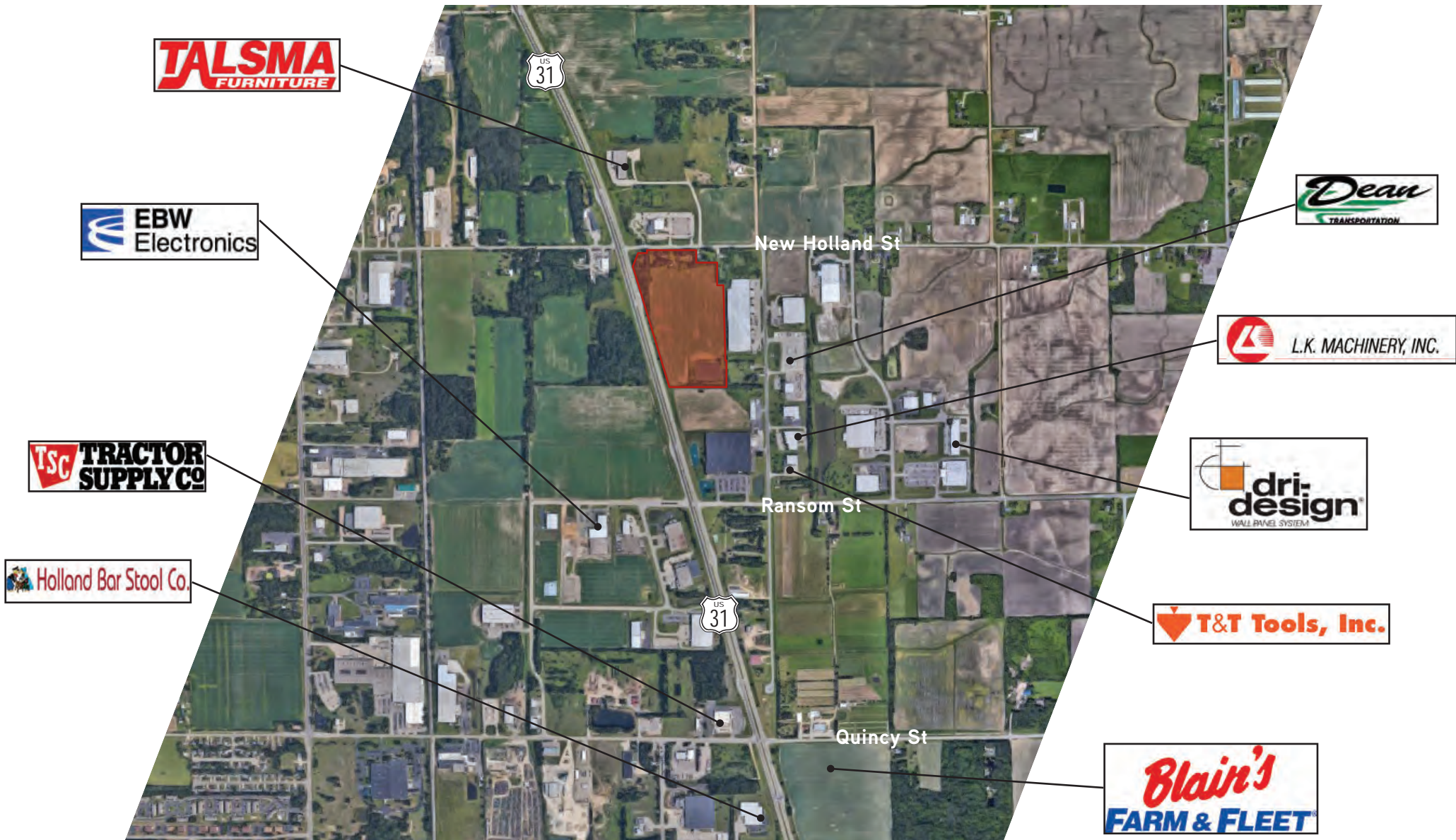
Parcel Number	70-16-05-200-025, -001 & -004
Acreage Lot Size	27.94 acres
Frontage (US-31)	1,600'
Frontage (New Holland St)	617'
Railroad Siding	No
Zoning	Industrial, I-1; 198 Tax Abatement District
Taxing Authority	Holland Township
Gas	Semco
Electric	Holland Board of Public Works (HBPW)
Water/Sewer	Holland Township
Billboard	Yes



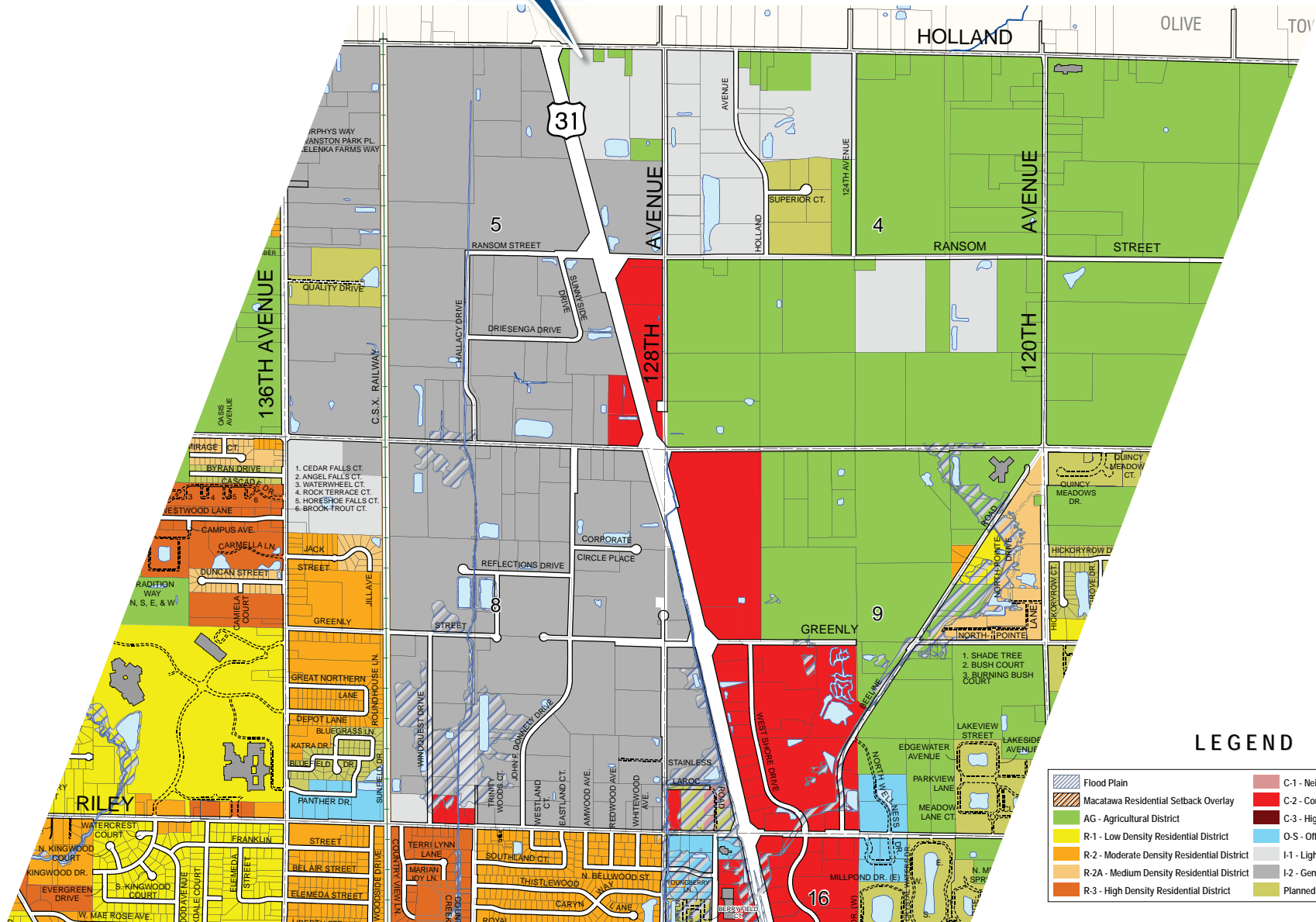
Location Maps

- Distance to Muskegon: 15 miles
- Grand Haven: 4.4 miles
- Holland: 26.8 miles
- Muskegon: 29.9 miles



















SITE



LEGEND

	Flood Plain		C-1 - Neighborhood Commercial District
	Macatawa Residential Setback Overlay		C-2 - Community Commercial District
	AG - Agricultural District		C-3 - Highway Commercial District
	R-1 - Low Density Residential District		O-S - Office and Service District
	R-2 - Moderate Density Residential District		I-1 - Light Industrial District
	R-2A - Medium Density Residential District		I-2 - General Industrial District
	R-3 - High Density Residential District		Planned Unit Development

ARTICLE 6. - INDUSTRIAL DISTRICTS

Sec. 6.1 - Intent and purpose.

This article outlines the industrial zoning districts and contains basic information pertaining to the land use regulation and spatial requirements for buildings and lots of record.

- A. *Light industrial district (I-1).* The I-1 district is primarily 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.
- B. *General industrial district (I-2).* The I-2 district is primarily 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. 6.2 - Schedule of uses.

Land and/or buildings in the industrial districts shall only be used in accordance with Table 6.2.

- A. *Permitted use (P).* This use is authorized by-right, subject to all other applicable provisions of the zoning ordinance.
- B. *Special land use (S).* This use is subject to review and permitting in accordance with article 15.
- C. *Not permitted.* A blank cell indicates that a use is not permitted.
- D. *Other requirements.* See referenced section for additional requirements.

Table 6.2 Schedule of Uses: Industrial Districts

Use	I-1	I-2	Other
Agribusiness	P	P	
Amateur radio and over-the-air reception devices	P/S	P/S	<u>9.3</u>
Aviation	S		
Brewery, winery, distillery	P	P	

Contractors facility	S	S	
Food processing	P	P	
Food truck	P	P	<u>9.11</u>
Funeral home	S	S	
Governmental facility	P	P	
Liquefied petroleum gas (LPG) sales	P	P	
Manufacturing, processing and packaging, heavy		P	
Manufacturing, processing and packaging, light	P	P	
Marina and boat storage	P	P	
Mini-warehouse/self-storage	S	S	<u>9.17</u>
Offices and services, temporary office	P	P	<u>9.18</u>
Outdoor storage (related to a principal use)	S	S	<u>9.22</u>
Public utility facility	P	P	<u>9.22</u>
Recreation facility, commercial, indoor	S	S	<u>9.24</u>
Salvage and impound operation		P	
School, specialized/training	P	P	
School, driving and truck instruction	P	P	
Solar energy collector, building-mounted	P	P	<u>9.26</u>
Solar energy collector, ground-mounted	S	S	<u>9.26</u>

Solar energy, commercial solar energy system	S	S	<u>9.26</u>
Vehicle repair	S		
Vehicle wash	P	P	
Warehousing, wholesale, and distribution	P	P	
Waste management facility		P	
Wind energy- anemometer	P	P	<u>9.28</u>
Wind energy- SSMWET, STMWET	S	S	<u>9.28</u>
Wireless communications	S	S	<u>9.29</u>
Wireless communications, collocation	P	P	<u>9.29</u>

Requirement	I-1	I-2	
Min. Front Setback (ft.)	50	75	
Min. Side Setback (ft.)	Abutting Agricultural and Residential Districts	50	100
	All other cases	20	30
Min. Rear Setback (ft.)	Abutting Agricultural and Residential Districts	50	100
	All other cases	25	50
Maximum Building Coverage	40%	40%	
Max. Height (ft.)	45	45	
Rooftop equipment setback from edge of roof (unless screened)	10	10	

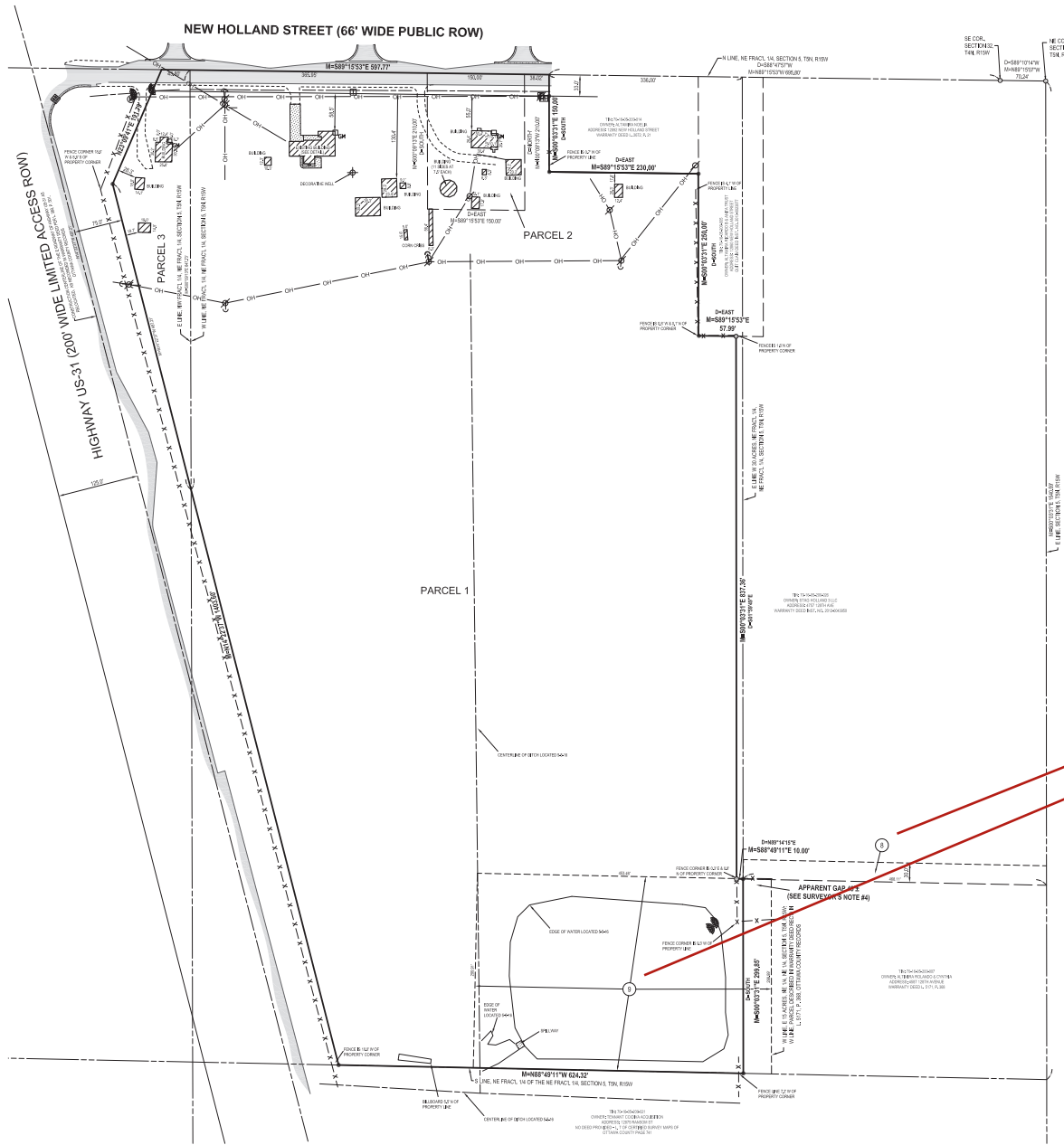
Sec. 6.3 - Spatial requirements.

All lots of record shall meet the minimum area and width requirements of Table 6.3A. New lots of record shall not be created, except in conformance with these requirements. All placement of buildings shall conform to the minimum spatial and dimensional requirements listed in Table 6.3B.

Table 6.3A Lot Requirements: Industrial Districts

Requirement	I-1	I-2
Min. Area	40,000 s.f.	2 acres
Min. Width (ft.)	150	200

Table 6.3B Principal and Accessory Building Requirements: Industrial Districts



TITLE INFORMATION

The Title Description and Schedule B items herein are from Lighthouse Title Commitment No. CCU16-03223656, dated March 15, 2016.

TITLE DESCRIPTION

Parcel 1: The Northeast 1/4 of the Northeast 1/4 except; commencing at the Northeast Section corner, thence South 82 degrees 10 minutes 14 seconds West 70.24 feet, thence South 88 degrees 47 minutes 57 seconds West 695.8 feet, thence South 150 feet, thence East 230 feet, thence South 250 feet, thence East 57.99 feet, thence South 01 degree 59 minutes 40 seconds East 837.36 feet, thence North 89 degrees 14 minutes 15 seconds East 10 feet, thence South to South line of Northeast 1/4 of Northeast 1/4, East to Section line, thence North 01 degree 59 minutes 40 seconds West 1540.29 feet to beginning. Also except commencing 336 feet West of Northeast corner of West 30 acres, thence West 150 feet, thence South 210 feet, thence East 150 feet, thence North 210 feet to beginning, Section 5, Town 5 North, Range 15 West.

Parcel 2: Part of the West 30 acres of Northeast fractional 1/4 lying East of New US-31 commencing 336 feet West of Northeast corner, thence West 150 feet, South 210 feet, East 150 feet, North 210 feet to beginning, Section 5, Town 5 North, Range 15 West.

Parcel 3: All that part of the Northwest 1/4 of the Northeast fractional 1/4 of Section 5, Town 5 North, Range 15 West, lying East of the highway known as New US-31.

SCHEDULE B - SECTION II NOTES

- ① Driveway and Utilities easement created by instrument recorded in Liber 3348, Page 050, Ottawa County Records. **(THE EASEMENT DESCRIBED IN THIS DOCUMENT IS SHOWN ON THIS SURVEY.)**
- ② Storm Water Detention easement created by instrument recorded in Liber 3348, Page 055, Ottawa County Records. **(THE EASEMENT DESCRIBED IN THIS DOCUMENT IS SHOWN ON THIS SURVEY.)**

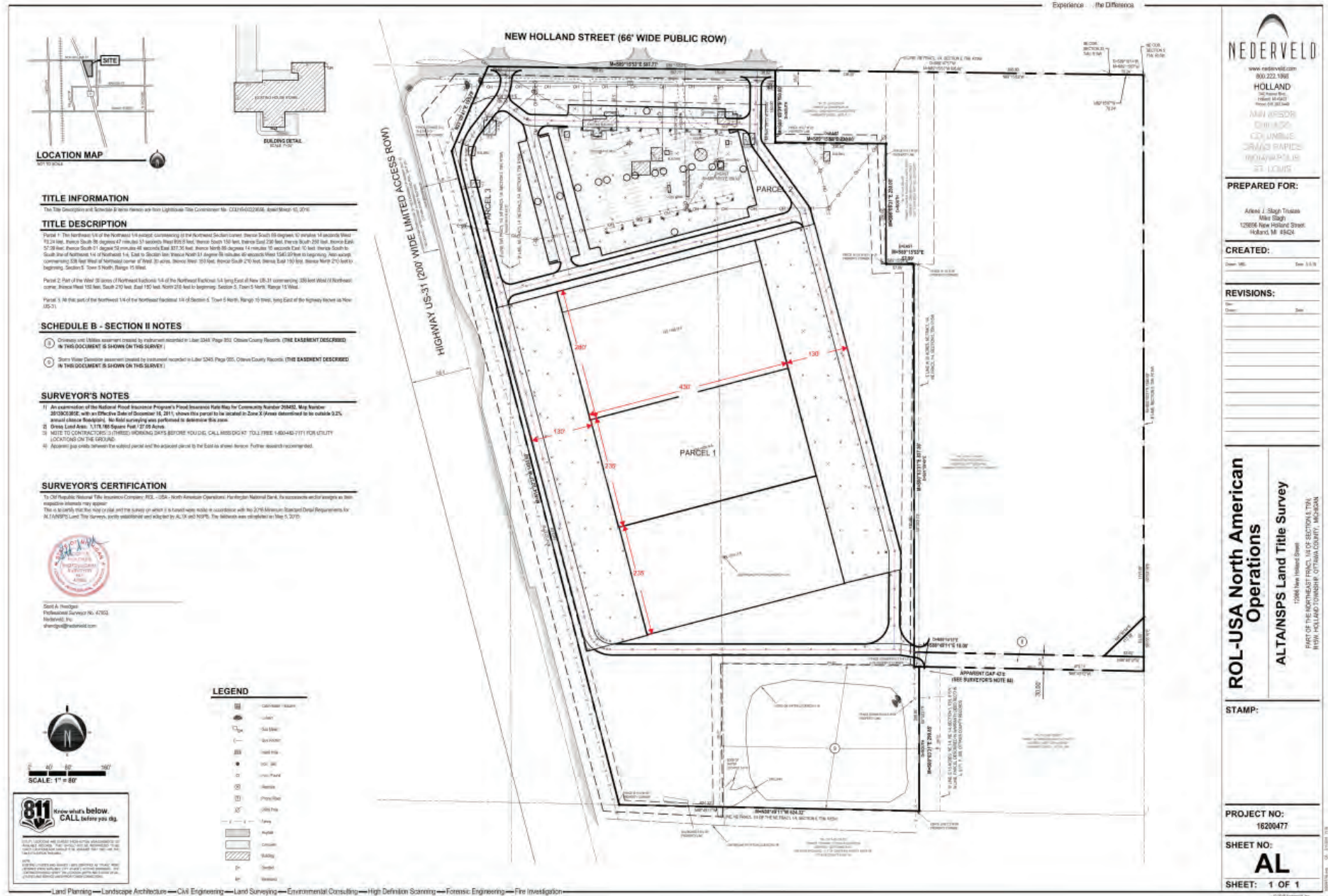
SURVEYOR'S NOTES

- 1) An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260492, Map Number 26139D0305E, with an Effective Date of December 16, 2011, shows this parcel to be located in Zone X (Areas determined to be outside 0.2% annual chance floodplain). No field surveying was performed to determine this zone.
- 2) Gross Land Area: 1,178,168 Square Feet / 27.05 Acres
- 3) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG. CALL MISS DIG AT TOLL FREE: 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 4) Apparent gap exists between the subject parcel and the adjacent parcel to the East as shown hereon. Further research recommended.

SURVEYOR'S CERTIFICATION

To Our Republic National Title Insurance Company, ROL - USA - North American Operations; Huntington National Bank, its successors and/or assigns as their respective interests may appear:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fieldwork was completed on May 5, 2015.

Example Site Buildout



NEDERVELD
www.nederveld.com
800.222.1968
HOLLAND
12986 New Holland Street
Holland, MI 49424

PREPARED FOR:
Altan J. Slagh Truett
Mike Slagh
12986 New Holland Street
Holland, MI 49424

CREATED:
Date: 08/11/2016 Date: 8/11/16

REVISIONS:

ROL-USA North American Operations
ALTANSPS Land Title Survey
12986 New Holland Street
HOLLAND, MI 49424
PART OF THE NORTHWEST QUARTER, SE 1/4 OF SECTION 17N, T16N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO: 16200477
SHEET NO: AL
SHEET: 1 OF 1

© 2016 Nederveld, Inc.

Existing & Proposed Water and Sewer



FOR SALE | 12986 New Holland Street // Holland // MI

colliers.com/westmichigan

VIEW ONLINE 



Tom Postma
DIR +1 616 355 3145
MOB +1 616 283 2411
tom.postma@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

Colliers International
44 E 8th Street | Suite 510
Holland, MI 49423
P: +1 616 394 4500

