


## DEVELOP THIS LOT

Through this program, the Calhoun County Land Bank Authority partners with interested buyers in the purchase and development process to transform vacant land; for housing, commercial, industrial, or mixed use projects.

### 1. INITIAL STEPS

- Contact our realtor, Melissa Kennedy, at 269-441-8183, to see and select a property
- Negotiate a price, sign a Purchase Agreement, and provide the earnest money deposit
- Complete the program application
- Meet with the CCLBA to discuss your project
- Agree to a Due Diligence Addendum



### 2. DUE DILIGENCE COMPONENTS

- Identify your team
- Seek input from the local jurisdiction and its Zoning & Planning department
- Create a Preliminary Development Plan
- Request a review/approval of your plan from the local municipality
- Determine which permits will be required
- Demonstrate proof of funding
- Identify and meet any other project specific steps as required

### 3. COMPLETING DUE DILIGENCE

- Applicant will have a minimum of 60 days from the agreed upon addendum to complete the due diligence.
- For large or complicated projects, a Development Review Committee (DRC) may be required to provide input on, or assist with, the review process. The DRC may consist of representatives from the CCLBA, the local unit of government, the economic development agency, and when appropriate, other specialist(s).

### 4. CLOSING THE DEAL

- After completion of due diligence steps, the project is ready to close. Applicant is responsible for all closing and title costs, and the CCLBA will manage the title process.
- The Purchase Agreement and any required documents will be finalized, and the closing will take place.

For more information or to view properties and get a program application <http://calhounlandbank.org>, or call our office at (269) 781-



\$2,000

Buildable Lot in Albion. This lot is available through the Calhoun County Land Bank’s Develop This Lot program. This program helps interested buyers in the purchase and development process to transform vacant land for housing, commercial, industrial or mixed use projects. Buyer responsible for checking with local municipalities for building requirements. All info is believed [...]

- 0 baths
- Lot
- Land
- Active



## Basics

**Category:** Land

**Type:** Lot

**Status:** Active

**Bathrooms:** 0 baths

**Lot size:** 0.13 sq ft

**Lot Size Acres:** 0.13 acres

**County:** Calhoun



### Call us now

Phone: (231)730-8781  
 Email: tuckerbennerteam@gmail.com  
 Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Amenities & Features

**Lot Features:** Buildable

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## Fees & Taxes

**Tax Year:** 2022

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## School Information

**High School District:** Marshall

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## Miscellaneous

**CrossStreet:** Austin Ave & N Broadwell

**Listing Terms:** Cash



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