

# 10172, US HIGHWAY 12, NEW BUFFALO, MI, 49117

<https://tuckerbenner.com>



Just 90 minutes from Chicago, this 56-acre development opportunity offers outstanding visibility along I-94 with 530+ feet of frontage on US-12. Zoned C1 (commercial) & AG/RES 1 (agricultural/residential) and located in an approved cannabis zone, this property is ideal for investors looking to create a high-traffic commercial hub or a serene residential retreat. The land's [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 1738 sq ft



## Basics

### Call us now



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



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 56.64 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 11

**Bathrooms Half:** 1

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 1738 sq ft

**Year built:** 1984

**Lot Size Acres:** 56.64 acres

**County:** Berrien

## Building Details

**Building Area Total:** 1738 sq ft

**Architectural Style:** Ranch

**Heating:** Forced Air

**Roof:** Composition

**Construction Materials:** Other

**Sewer:** Septic Tank

**Stories:** 2

**Basement:** Full

## Amenities & Features

**Laundry Features:** Main Level

**Utilities:** Phone Available, Natural Gas Available, Electricity Available, Cable Available, Phone Connected, High-Speed Internet

**Waterfront Features:** Stream/Creek

**WaterSource:** Well

**Lot Features:** Wooded, Wetland Area, Ravine

**Cooling:** Central Air

**Flooring:** Laminate, Stone

**Parking Features:** Attached

**Garage Spaces:** 2

**Interior Features:** Ceiling Fan(s)

**Patio And Porch Features:** Enclosed

## Fees & Taxes

**Tax Assessed Value:** \$115,916

**Tax Annual Amount:** \$2,239

**Tax Year:** 2024

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# School Information

**High School District:** New Buffalo

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# Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** 94 & Hoder Rd

**Listing Terms:** Cash, Conventional

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