


# 9, THORNE, BATTLE CREEK, MI, 49037


https://tuckerbenner.com

9/9/22, 3:41 PM


FetchGIS

Thorne St




Map Publication:  
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**DEVELOP THIS LOT**

The right time to acquire the Calhoun County Land Bank. Purchasing properties with untapped potential for their own use and development provides an excellent investment opportunity for housing, commercial, industrial, or mixed use projects.

- INITIAL STEPS**
  - Conduct an initial site visit to determine if the property is suitable for development.
  - Review the current zoning and determine if the property is suitable for development.
  - Obtain a preliminary plat from the local municipality.
  - Complete the program application.
  - Place with the CLBA to review your project.
  - Agree to a Development Agreement.
- DUE DILIGENCE COMPONENTS**
  - Identify your needs.
  - Conduct a site-specific environmental and zoning analysis.
  - Create a Preliminary Development Plan.
  - Obtain a preliminary plat from the local municipality.
  - Obtain necessary permits and licenses.
  - Obtain a preliminary plat from the CLBA.
  - Identify and meet any other project specific steps as required.
- COMPLETING DUE DILIGENCE**
  - Agencies will have a minimum of 60 days from the date of map publication to complete due diligence.
  - For large or complex projects a Development Agreement (DEA) may be required to provide legal and/or other needs. The program reserves the right to require the CLBA to complete all due diligence, the necessary development agreements and when appropriate, other specifications.
- CLOSING THE DEAL**
  - After completion of due diligence, the process is ready to close. Applicants are responsible for all closing and title costs. The CLBA will provide the deed documents to the buyer, and the closing will take place.

For more information or to view properties and get a program application, visit our website at <http://calhounlandbank.org>, or call our office at (249) 781-0777.

**\$2,000**

Buildable Lot in Battle Creek. 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 [...]

- 0 baths
- Lot
- Land
- Active



## Basics

**Category:** Land

**Status:** Active

**Lot size:** 0.05 sq ft

**County:** Calhoun

**Type:** Lot

**Bathrooms:** 0 baths

**Lot Size Acres:** 0.05 acres

## Call us now

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



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## Fees & Taxes

**Tax Year:** 2022

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## School Information

**High School District:** Battle Creek

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## Miscellaneous

**CrossStreet:** W Michigan Ave & Jackson

**Listing Terms:** Cash

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