


935, CAPITAL, BATTLE CREEK, MI, 49017

https://tuckerbenner.com



12/2/2022, 1:43 PM EST



935 Capital Ave NE

Map Publication:
12/02/2022 1:42 PM

10m
40ft


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\$2,000

LANDBANK DEVELOP THIS LOT

The right to develop this Calhoun County Land Bank. Purchasing parcels with unimproved lots for this program and development potential for investors toward land for housing, recreation, educational, or natural use projects.

<p>1. INITIAL STEPS</p> <ul style="list-style-type: none"> • Contact our broker, Melissa Kramlich, at (249) 781-0772 to see and check a property. • Review the parcel ID, Parcel Information, and provide the parcel ID to the county clerk. • Complete the program application. • Meet with the CLBA to discuss your project. • Agree to a Clearing Agreement. 	
<p>2. DUE DILIGENCE COMPONENTS</p> <ul style="list-style-type: none"> • Identify your needs. • Get your zoning and subdivision and zoning map. • Create a Preliminary Development Plan. • Review a conceptual plan of your plan from the local municipality. • Obtain necessary permits, will be required. • Determine price of land. • Identify and meet any other project specific steps as required. 	<p>3. COMPLETING DUE DILIGENCE</p> <ul style="list-style-type: none"> • Applicants will have a minimum of 60 days from the initial plan submission to complete the due diligence. • For large or complicated projects a Development Review Committee (DRC) may be required to provide input on or review the plan. The DRC may consist of representatives from the CLBA, the local city or township, the relevant development agency and when appropriate, other stakeholders.
<p style="text-align: center;">4. CLOSING THE DEAL</p> <ul style="list-style-type: none"> • After completing due diligence, the process is ready to close. Applicants is responsible for all closing and title costs. The CLBA will provide the title 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) 781-0772.

Buildable lot in Pennfield. Buyer responsible for checking with local municipalities for building requirements if you choose to develop. All info is believed to be accurate; it is up to the buyer to verify all info.

- 0 baths
- Lot
- Land
- Active



Basics



Call us now

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



Category: Land
Status: Active
Lot size: 0.1 sq ft
County: Calhoun

Type: Lot
Bathrooms: 0 baths
Lot Size Acres: 0.1 acres

Fees & Taxes

Tax Year: 2023

School Information

High School District: Battle Creek

Miscellaneous

CrossStreet: Edgemont

Listing Terms: Cash



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