

# MICHIGAN 055, BATTLE CREEK, MI, 49037

<https://tuckerbenner.com>



Calhoun GIS

Map Publication:  
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10m  
40ft

powered by FetchGIS

**Disclaimer:** This map does not represent a survey or legal document and is provided on an "as is" basis. Calhoun County expresses no warranty for the information displayed on this map document.

**\$2,500**

**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.

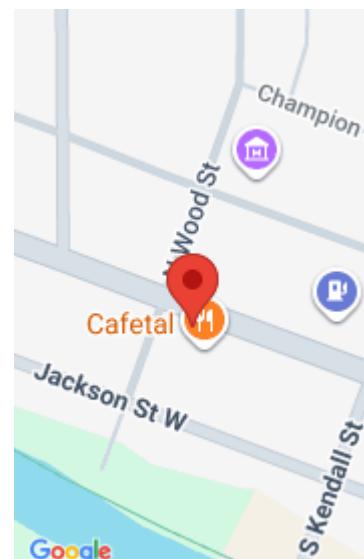
- 1. INITIAL STEPS**
  - Contact our reader, Holmes Kenney, at (269) 961-3300 or email [holmes.kenney@calhounlandbank.org](mailto:holmes.kenney@calhounlandbank.org)
  - Negotiate a purchase agreement, and
  - File with the COBA to reserve your project area in a One-Deed Addition.
- 2. DUE DILIGENCE COMPONENTS**
  - Identify property boundaries
  - Seek input from the local jurisdiction and its Zoning Commission
  - Create a Preliminary Development Plan
  - Identify the local jurisdiction and its Zoning Commission, the local municipality, and the local zoning administrator
  - Identify any permits that will be required
  - Documentize proof of funding
  - Identify any environmental issues and project specific steps as required
- 3. COMPLETING DUE DILIGENCE**
  - After completion of due diligence, the project is ready to close. Appraiser is responsible for all closing and title fees.
  - The Purchase Agreement and any required documents will be finalized, and the closing will take place.
- 4. CLOSING THE DEAL**
  - Meet on site to review the property and sign the final documents.
  - The COBA may consist of representatives from the local jurisdiction, the local zoning administrator, the developer, and the appraiser, and when appropriate, other parties involved in the project.

For more information to view properties and get a program application, visit our website at [calhounlandbank.org](http://calhounlandbank.org), or call our office at (269) 981-0777.



2 commercial lots ready for your business. One is accessible from Michigan Ave the other from South Wood St. Lots can be sold separately. These lots are available through the Calhoun County Land Bank's Develop This Lot program. This program helps interested buyers in the purchase & development process to transform vacant land for housing, [...]

- 0 baths
- Lot
- Land
- Active



## Call us now

Phone: (231)730-8781

Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

## Basics

**Category:** Land

**Type:** Lot

**Status:** Active

**Bathrooms:** 0 baths

**Lot size:** 0.16 sq ft

**Lot Size Acres:** 0.16 acres

**County:** Calhoun

## Fees & Taxes

**Tax Year:** 2022

## School Information

**High School District:** Battle Creek

## Miscellaneous

**CrossStreet:** Wood St & Michigan Ave

**Listing Terms:** Cash

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