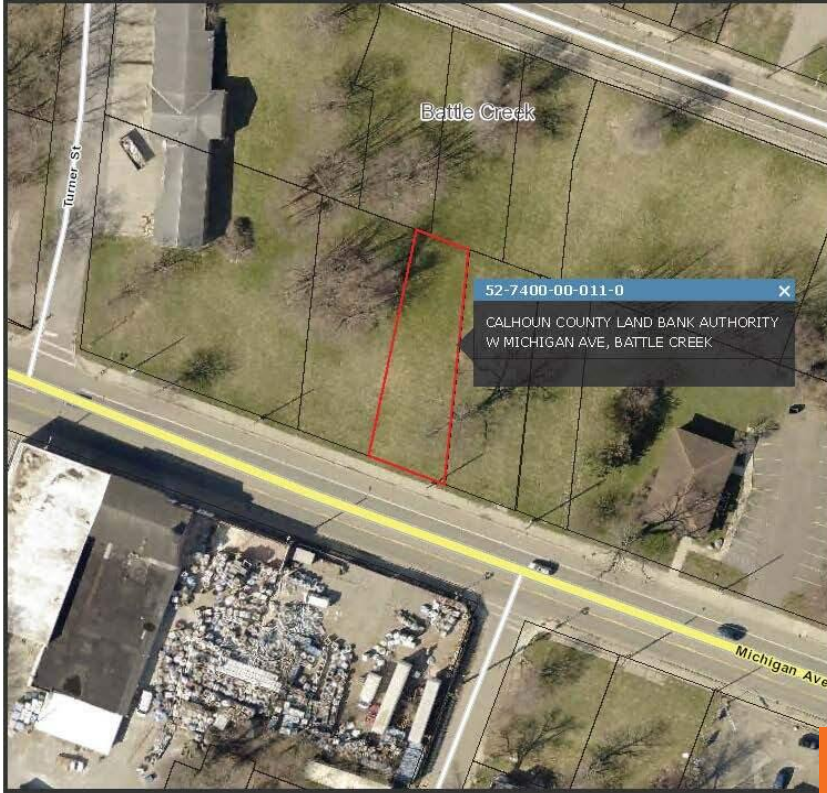


# MICHIGAN 011, BATTLE CREEK, MI, 49037


<https://tuckerbenner.com>

9/9/22, 3:49 PM

FetchGIS



<https://app.fetchgis.com/?currentMap=calhoun&switchingMaps=false&centerLng=-85.20157700428531&centerLat=42.327580225064196&mapZoom=19&page>



**W Michigan 011**

**Map Publication:**  
09/09/2022 3:49 PM

20m  
50ft

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

**LANDBANK** DEVELOP THIS LOT

Through this program, the Calhoun County Land Bank, purchasing properties with unimproved features for their purchase and development process for transform vacant land for housing, commercial, industrial, or mixed use projects.

|  |   |
|--|---|
| <p><b>1. INITIAL STEPS</b></p> <ul style="list-style-type: none"> <li>• Contact our website, Public Community, or contact CLBA to see and attend a property.</li> <li>• Review the parcel, title, zoning, regulations, and provide the parcel history sheet.</li> <li>• Complete the program application.</li> <li>• Meet with the CLBA to discuss your project.</li> <li>• Agree to a Development Agreement.</li> </ul>   | <p><b>2. DUE DILIGENCE COMPONENTS</b></p> <ul style="list-style-type: none"> <li>• Identify your needs.</li> <li>• Obtain local zoning and planning information and zoning.</li> <li>• Create a Preliminary Development Plan.</li> <li>• Obtain a conceptual approval of your plan from the local municipality.</li> <li>• Obtain necessary permits, and be prepared.</li> <li>• Determine your budget.</li> <li>• Identify and meet any other project specific steps as required.</li> </ul> |
| <p><b>3. COMPLETING DUE DILIGENCE</b></p> <ul style="list-style-type: none"> <li>• Applicants will have a minimum of 60 days from the initial plan submission to complete their due diligence.</li> <li>• For large or complicated projects a Development Review Committee (DRC) may be required to provide input on or review plans. The review process. The DRC may consist of representatives from the CLBA, the local city or township, the relevant development agency and when appropriate, other stakeholders.</li> </ul> | <p><b>4. CLOSING THE DEAL</b></p> <ul style="list-style-type: none"> <li>• After completion of 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.</li> </ul>   |

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.

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



## Call us now

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

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## Basics

**Category:** Land

**Status:** Active

**Lot size:** 0.15 sq ft

**County:** Calhoun

**Type:** Lot

**Bathrooms:** 0 baths

**Lot Size Acres:** 0.15 acres

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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:** Thorne St

**Listing Terms:** Cash

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