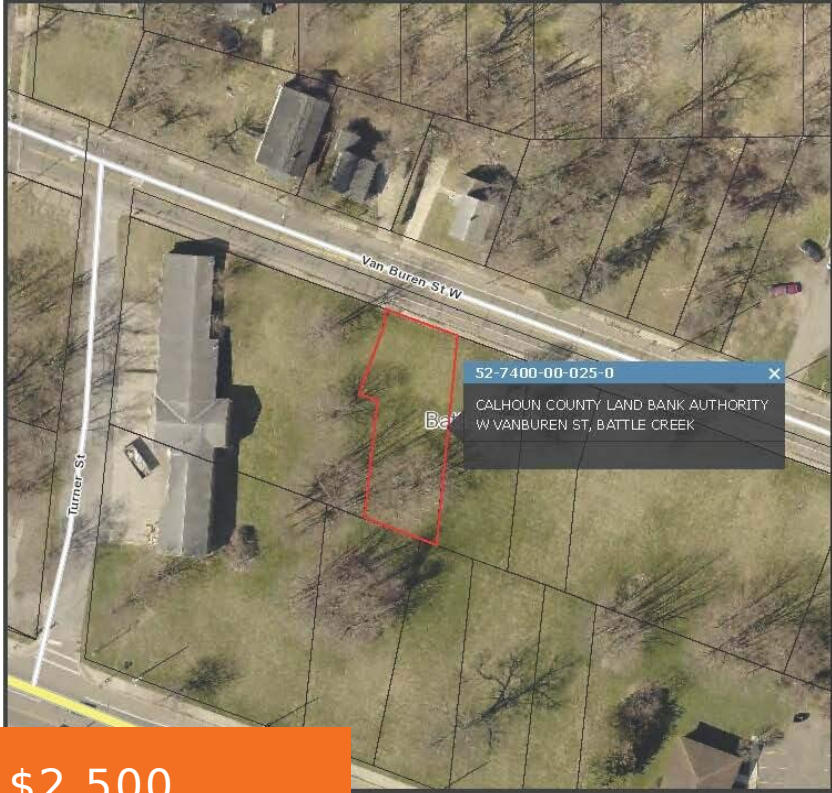


# VANBUREN 025, BATTLE CREEK, MI, 49037

https://tuckerbenner.com

9/9/22, 3:58 PM

FetchGIS



**W Van Buren 025**

**Map Publication:**  
09/09/2022 3:58 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

The right to develop vacant land through the Calhoun County Land Bank. Purchasing properties with unimproved lots for housing, commercial, industrial, or mixed use projects.

- INITIAL STEPS**
  - Complete our online Pre-qualification form (CCBA) to see if you qualify to purchase.
  - Provide a site plan, site plan, zoning information, and provide the zoning authority approval.
  - Complete the program application.
  - Meet with the CCBA to discuss your project.
  - Agree to a Close Original Application.
- DUE DILIGENCE COMPONENTS**
  - Identify your needs.
  - Site visit to inspect local conditions and to zoning and planning requirements.
  - Create a Preliminary Development Plan.
  - Obtain a conceptual approval of your plan from the local municipality.
  - Obtain necessary permits, and be prepared.
  - Obtain necessary permits of financing.
  - Identify and meet any other project specific steps as required.
- COMPLETING DUE DILIGENCE**
  - Applicants will have a maximum of 60 days from the initial site visit to complete the due diligence.
  - 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 CCBA, the local city or township, the relevant development agency and other appropriate, other stakeholders.
- CLOSING THE DEAL**
  - After completing due diligence steps, the process is ready to close. Applicant is responsible for all closing and title costs. The CCBA will provide the title documents to be reviewed, 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.

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:** 0.16 sq ft

**County:** Calhoun

**Type:** Lot

**Bathrooms:** 0 baths

**Lot Size Acres:** 0.16 acres



### Call us now

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



---

## Fees & Taxes

**Tax Year:** 2022

---

## School Information

**High School District:** Battle Creek

---

## Miscellaneous

**CrossStreet:** Jordan & Hubbard

**Listing Terms:** Cash



### Call us now

Phone: (231)730-8781

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

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

