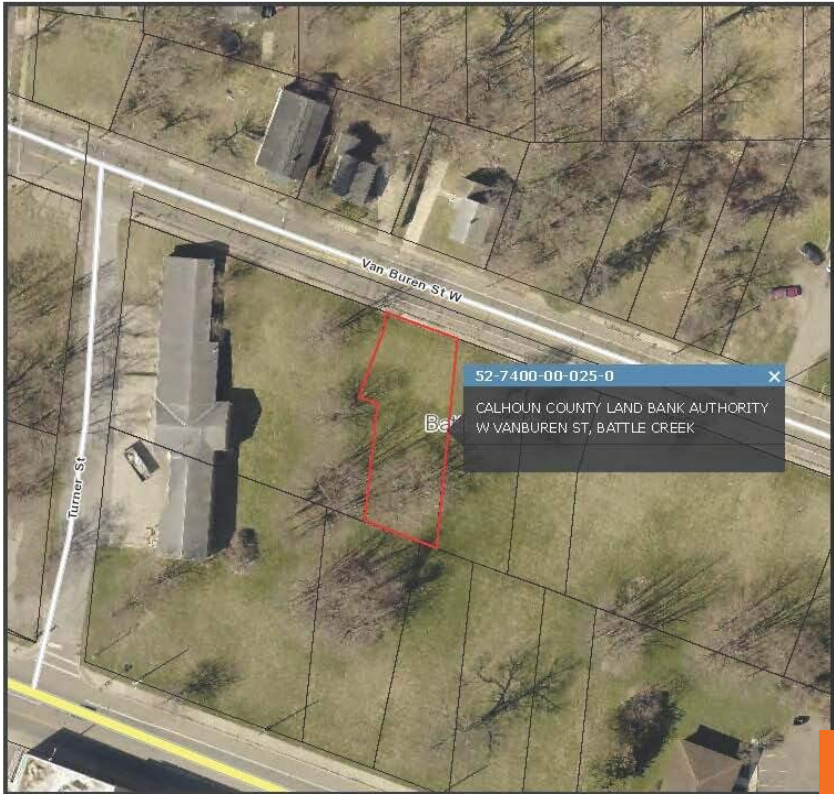


# VANBUREN 025, BATTLE CREEK, MI, 49037


https://tuckerbenner.com

9/9/22, 3:58 PM

FetchGIS



https://app.fetchgis.com/?currentMap=calhoun&switchingMaps=false&centerLng=-85.20158762864094&centerLat=42.32813645855144&mapZoom=19&page=



W Van Buren 025


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

20m  
60ft

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 authorizes persons with substantial equity in this program and development process to transform vacant land for housing, commercial, industrial, or mixed use projects.

**1. INITIAL STEPS**

- Contact our office, Public Access, at (269) 781-0777 to view and select a property.
- Prepare a preliminary Development Plan and provide the necessary documents.
- Complete the program application.
- Meet with the CLBA to discuss your project.
- Agree to a Due Diligence Agreement.

**2. DUE DILIGENCE COMPONENTS**

- Identify your team.
- Obtain input from the local jurisdiction and its zoning and planning departments.
- Create a Preliminary Development Plan.
- Research a comprehensive set of rules from the local jurisdiction.
- Determine which parcels will be acquired.
- Determine the price of the land.
- Identify and meet any other project specific steps as required.


**3. COMPLETING DUE DILIGENCE**

- Applicants will have a minimum of 60 days from the date of the Due Diligence Agreement to complete the due diligence process.
- For large or complicated projects, a Development Review Committee (DRC) may be required to provide input on, or approve, the development plan. The DRC may consist of representatives from the CLBA, the local jurisdiction, the relevant development agencies and other appropriate, other stakeholders.

**4. CLOSING THE DEAL**

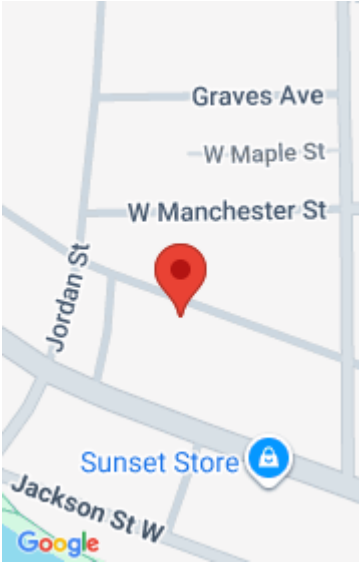
- After completion of the due diligence steps, the project is ready to close. Applicants are responsible for all closing and title costs.
- Once the CLBA and the local jurisdiction are satisfied with the project, the closing will take place.

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



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## Basics

**Category:** Land

**Status:** Active

**Lot size:** 0.16 sq ft

**County:** Calhoun

**Type:** Lot

**Bathrooms:** 0 baths

**Lot Size Acres:** 0.16 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:** Jordan & Hubbard

**Listing Terms:** Cash

**Call us now**



Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

