

# VANBUREN 032, BATTLE CREEK, MI, 49037


https://tuckerbenner.com

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FetchGIS



https://app.fetchgis.com/?currentMap=calhoun&switchingMaps=false&centerLng=-85.20036871895873&centerLat=42.327752208208324&mapZoom=20&page=



W Van Buren 032


Map Publication:  
09/09/2022 4:02 PM

10m  
40ft

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\$2,500



DEVELOP THIS LOT

Through this program, the Calhoun County Land Bank, authorized persons with interested buyers to this program and developmental projects for transform vacant land for housing, commercial, industrial, or mixed use projects.

**1. INITIAL STEPS**

- Contact our office, Melissa Kennedy, at (248) 781-0777 to see 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 needs.
- Get input from the local jurisdiction and its zoning & planning department.
- Create a Preliminary Development Plan.
- Research a comprehensive set of rules from the local jurisdiction.
- Determine which permits will be required.
- Determine the cost of building.
- Identify and meet any other project specific steps as required.


**3. COMPLETING DUE DILIGENCE**

- Applicant 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 provide rules, the rules process. The DRC may consist of representatives from the CLBA, the local jurisdiction, the relevant development agency, and when appropriate, other stakeholders.

**4. CLOSING THE DEAL**

- After completing due diligence, the project is ready to close. Applicant is responsible for all closing and title costs and the CLBA will arrange the title process to suit the location and 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 (248) 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:** 0.15 sq ft  
**County:** Calhoun

**Type:** Lot  
**Bathrooms:** 0 baths  
**Lot Size Acres:** 0.15 acres

### 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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# Fees & Taxes

Tax Year: 2022

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# School Information

High School District: Battle Creek

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# Miscellaneous

CrossStreet: Hubbard & Jordan

Listing Terms: Cash

Call us now