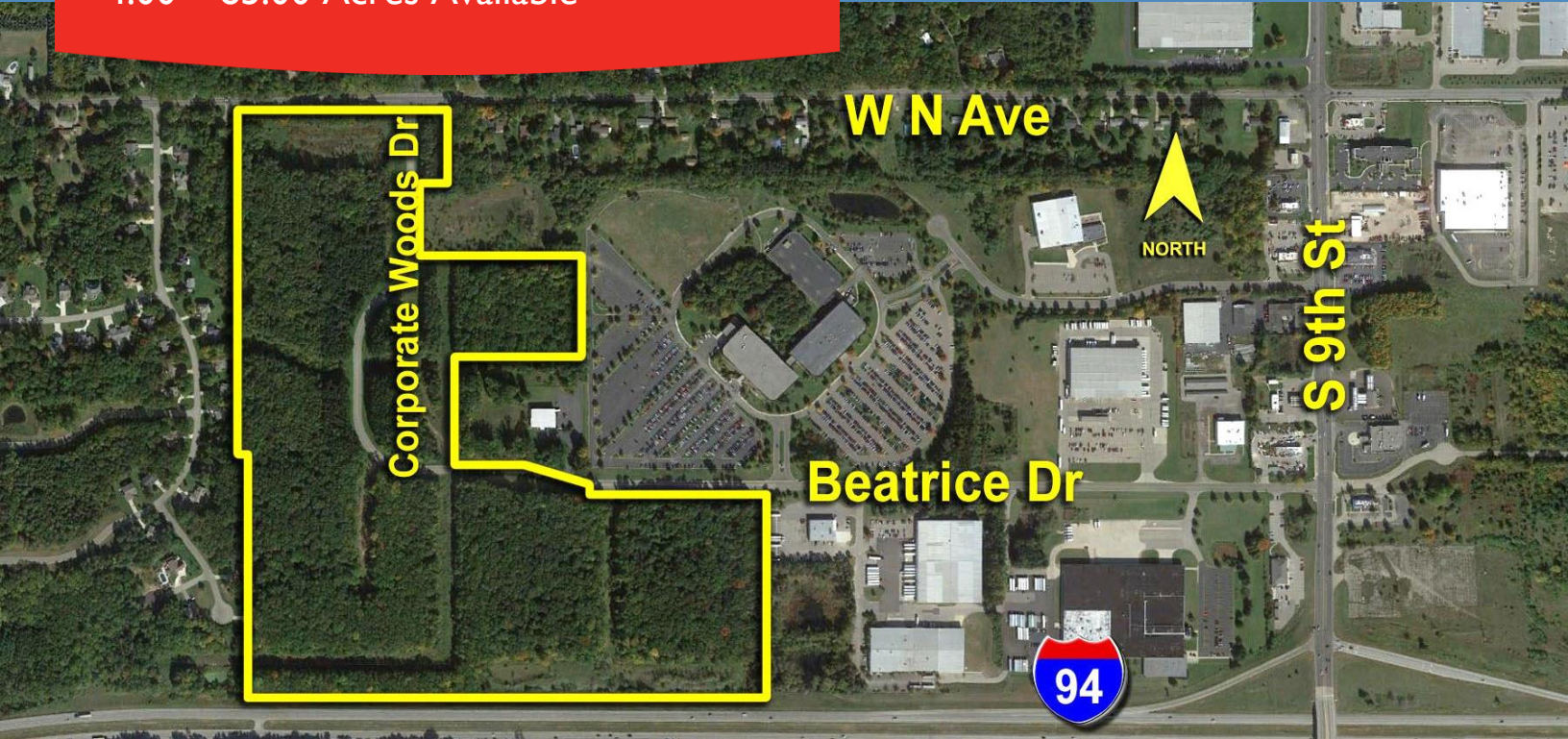


VL CORPORATE WOODS KALAMAZOO, MICHIGAN



VACANT LAND FOR SALE
4.00 – 85.00 Acres Available

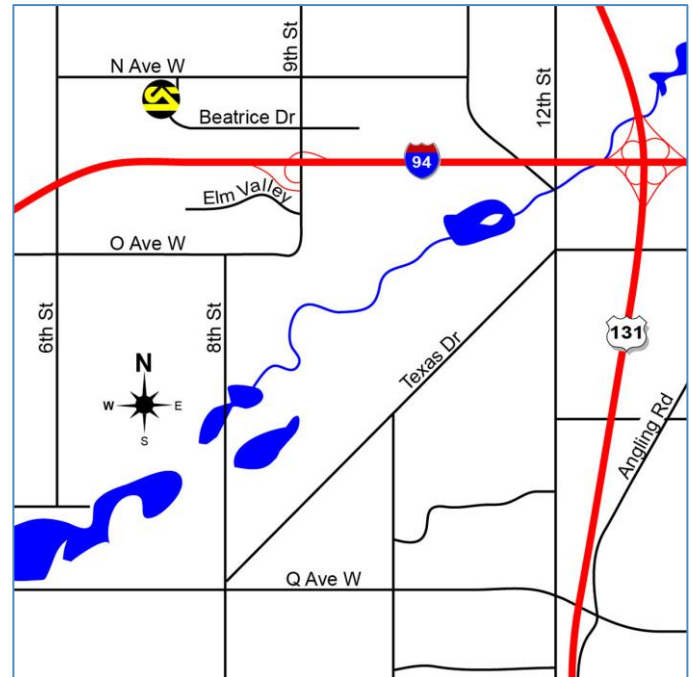
EASY ACCESS TO I-94



PROPERTY FEATURES

AVAILABLE		
ACRES	PRICE PER ACRE	ASKING PRICE
4	\$55,000	\$320,000
10	\$50,000	\$500,000
15	\$45,000	\$675,000
24	\$35,000	\$840,000
85	\$29,411.76	\$2,500,000

Comments: Corporate Woods is an impressive, higher end, 85 acre corporate office/industrial campus development located along I-94, at 9th Street interchange (Exit 72) in Texas Township, Michigan. Lots can be purchased at various sizes, 4 to 24 acre parcels.



For more information, please contact:

JEFF CHRYSTAL
(269) 569 8619
jchrytal@signatureassociates.com

MARK KUYERS
(616) 392 2580
mark@lumirllc.com

SIGNATURE ASSOCIATES
950 Trade Centre Way, Suite 140
Kalamazoo, MI 49002
www.signatureassociates.com

VL Corporate Drive - Kalamazoo, Michigan

Vacant Land For Sale

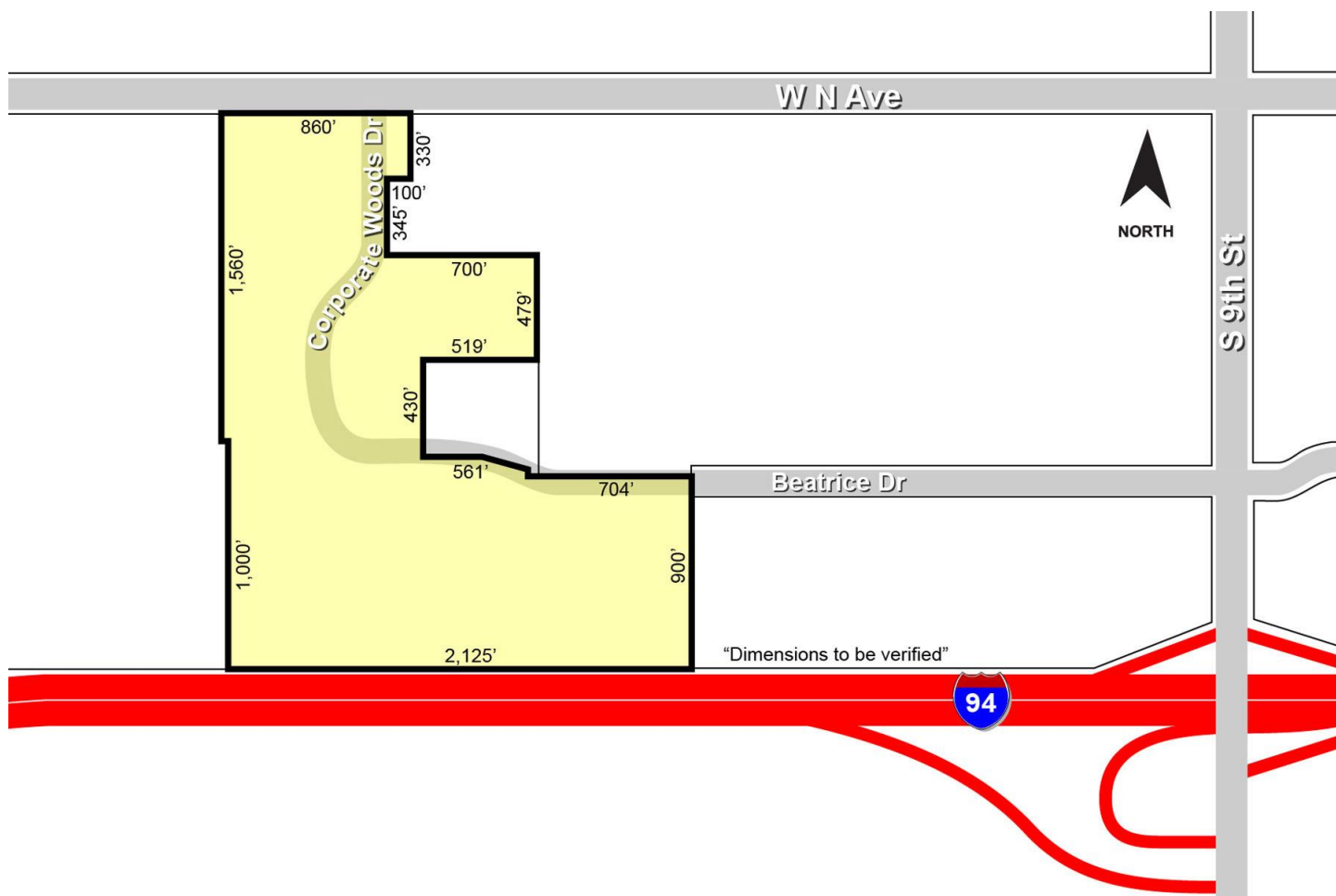
4.00 – 85.00
Acres
AVAILABLE

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,173	\$55,193
3 MILE	21,324	\$54,924
5 MILE	89,768	\$48,839

TRAFFIC COUNTS (TWO-WAY)

24,174	S 9 TH Street, North of I-94
2,894	W N Avenue, West of S 9 TH Street
6,538	W N Avenue, East of S 9 TH Street
55,100	I-94, South of Beatrice Drive



- Zoned I-1
- Rolling Wooded Lots of Tall Pines and Hardwoods Available in Many Possible Configurations
- 2015 Assessed Value \$500,000
- 2014 Real Estate Taxes \$20,325

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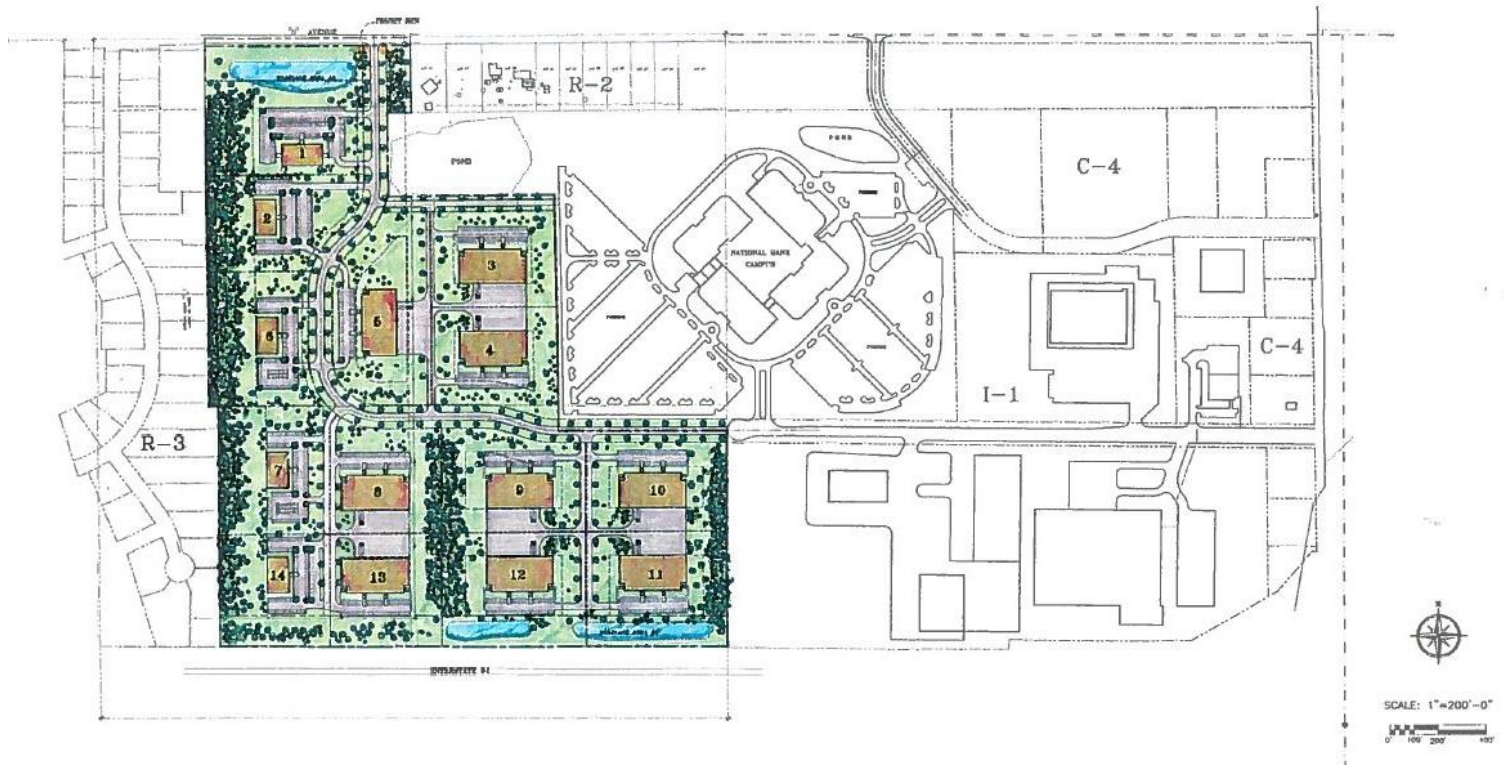
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VL Corporate Drive - Kalamazoo, Michigan

Vacant Land For Sale

4.00 – 85.00
Acres
AVAILABLE

Conceptual Site Plan



For more information, please contact:

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(269) 569 8619

jchrytal@signatureassociates.com

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(616) 392 2580

mark@lumirllc.com

SIGNATURE ASSOCIATES

950 Trade Centre Way, Suite 140

Kalamazoo, MI 49002

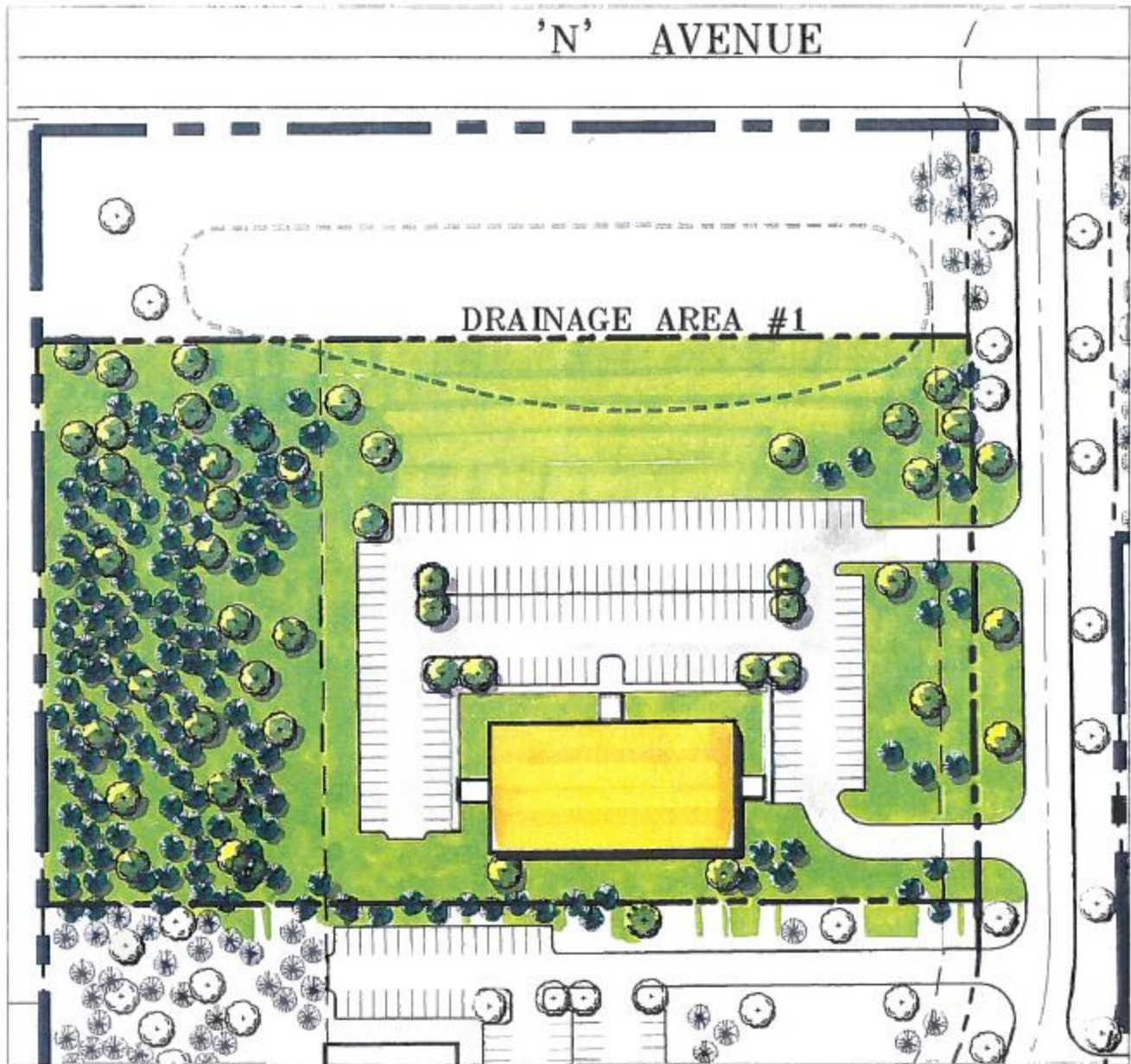
www.signatureassociates.com

VL Corporate Drive - Kalamazoo, Michigan

Vacant Land For Sale

4.00 – 85.00
Acres
AVAILABLE

Conceptual Drawing



LOT 1

For more information, please contact:

JEFF CHRYSTAL

(269)569 8619

jchrytal@signatureassociates.com

MARK KUYERS

(616)392 2580

mark@lumirllc.com

SIGNATURE ASSOCIATES

950 Trade Centre Way, Suite 140

Kalamazoo, MI 49002

www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.



List Number: 15026559
Area: Greater Kalamazoo - K
Municipality: Texas Twp
Lot Dimensions: 860' x Irregular
Cross Streets: Autumn Glen & 9th St
Waterfront Y/N: No

Property Sub-Type: Industrial Land
Sub-Area: K25 - Texas Township
County: Kalamazoo
Possession: Immediately

Status: Active
List Price: 2,500,000
Original List Price: \$2,500,000
List Price/Acre: 29,411.76
Days On Market: 30
Cumulative DOM: 30
Expiration Date: 05/20/2016
Tax ID #: 390903201026
Lot Acres: 85
Lot Square Footage: 3,702,600
Road Frontage: 860

Directions: I-94, go north on 9th Street, turn left on Beatrice Drive

Legal: Attached.	SEV: 500,000	For Tax Year: 2015	High School:
Taxable Value: 403,446	Tax Year: 2014	Homestead %: 0	Middle School:
Annual Property Tax: 20,325	Zoning: I-1	Special Assmt/Type: None known.	Elementary School:
School District: Kalamazoo			

Assoc. Amenities:	Lot Description:	Terms Available:	Cash/Conventional
Assoc. Fee Incl.:	Mineral Rights:	Util Avail at Street:	Cable; Electric; Natural Gas; Public Sewer; Public Water
Auction Details:	Outbuildings:	Utilities Attached:	None
Docs at List Office:	Sale Conditions: None	Water Fea. Amenities:	
	Street Type: Paved; Public	Water Type:	

Marketing Remarks: Corporate Woods is an impressive, higher end, 85 acre corporate office/industrial campus development. Located along I-94, at 9th Street interchange (Exit 72) in Texas Township, Michigan. Lots can be purchased at various sizes, 4 to 24 acre parcels.

Agent Only Remarks: Dimensions and acreage to be verified by buyer.

Seller: Corporate Woods	Phone:	SA: 3.5%	BA: 3.5%	TC: 0%	Var: No	Exclusive Agency: No	RP: No
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	Name	Primary Phone	Email	Other
List Off:	Signature Associates Kalamazoo(hh10188)	269-385-2000		Fax:
List Agt:	Jeff Chrystal (h14916)	269-207-5431	jchrystal@signatureassociates.com	Mobile: 269-207-5431
Co-listing Office:	Lumir Real Estate LLC (h10670)	616-392-2580		
Alt Agt:	Mark D Kuyers (h10146)	616-392-2580	mark@lumirllc.com	

Showing Instructions: Vacant land.

Status Change Date:	05/27/2015	Listing Date:	05/20/2015
Pending Date:			

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List Number: 15030653
Area: Greater Kalamazoo - K
Municipality: Texas Twp
Lot Dimensions: POLP
Cross Streets: Autumn Glen & 9th St
Waterfront Y/N: No
Property Sub-Type: Industrial Land
Sub-Area: K25 - Texas Township
County: Kalamazoo
Possession: Immediately
Status: Active
List Price: 500,000
Original List Price: \$500,000
List Price/Acre: 50,000
Days On Market: 30
Cumulative DOM: 30
Expiration Date: 05/20/2016
Tax ID #: POLP
Lot Acres: 10
Lot Square Footage: 435,600
Road Frontage: 1

Directions: I-94, go north on 9th Street, turn left on Beatrice Drive

Legal: To be determined. POLP.
Taxable Value: 1
Annual Property Tax: 1
School District: Kalamazoo
SEV: 1
Tax Year: 2015
Zoning: I-1
For Tax Year: 2015
Homestead %: 0
Special Assmt/Type: None known.
High School:
Middle School:
Elementary School:

Assoc. Amenities: Lot Description:
Assoc. Fee Incl.: Mineral Rights:
Auction Details: Outbuildings:
Docs at List Office: Sale Conditions: None
Street Type: Paved; Public
Terms Available: Cash/Conventional
Util Avail at Street: Cable; Electric; Natural Gas; Public Sewer; Public Water
Utilities Attached: None
Water Fea. Amenities:
Water Type:

Marketing Remarks: Corporate Woods is an impressive, higher end, 85 acre corporate office/industrial campus development. Located along I-94, at 9th Street interchange (Exit 72) in Texas Township, Michigan. Lots can be purchased at various sizes, 4 to 24 acre parcels.

Agent Only Remarks: Dimensions, taxes and new parcel number to be completed at closing.

Seller: Corporate Woods **Phone:** **SA:** 3.5% **BA:** 3.5% **TC:** 0% **Var:** No **Exclusive Agency:** No **RP:** No

	Name	Primary Phone	Email	Other
List Off:	Signature Associates Kalamazoo(hh10188)	269-385-2000		Fax:
List Agt:	Jeff Chrystal (h14916)	269-207-5431	jchrystal@signatureassociates.com	Mobile: 269-207-5431
Co-listing Office:	Lumir Real Estate LLC (h10670)	616-392-2580		
Alt Agt:	Mark D Kuyers (h10146)	616-392-2580	mark@lumirllc.com	

Showing Instructions: Vacant land.

Status Change Date: 06/12/2015 **Listing Date:** 05/20/2015

Pending Date:



List Number: 15030649
Area: Greater Kalamazoo - K
Municipality: Texas Twp
Lot Dimensions: POLP
Cross Streets: Autumn Glen & 9th St
Waterfront Y/N: No
Property Sub-Type: Industrial Land
Sub-Area: K25 - Texas Township
County: Kalamazoo
Possession: Immediately
Status: Active
List Price: 220,000
Original List Price: \$220,000
List Price/Acre: 55,000
Days On Market: 30
Cumulative DOM: 30
Expiration Date: 05/20/2016
Tax ID #: POLP
Lot Acres: 4
Lot Square Footage: 174,240
Road Frontage: 1

Directions: I-94, go north on 9th Street, turn left on Beatrice Drive

Legal: To be determined. POLP.
Taxable Value: 1
Annual Property Tax: 1
School District: Kalamazoo
SEV: 1
Tax Year: 2015
Zoning: I-1
For Tax Year: 2015
Homestead %: 0
Special Assmt/Type: None known.
High School:
Middle School:
Elementary School:

Assoc. Amenities: Lot Description:
Assoc. Fee Incl.: Mineral Rights:
Auction Details: Outbuildings:
Docs at List Office: Sale Conditions: None
Street Type: Paved; Public
Terms Available: Cash/Conventional
Util Avail at Street: Cable; Electric; Natural Gas; Public Sewer; Public Water
Utilities Attached: None
Water Fea. Amenities:
Water Type:

Marketing Remarks: Corporate Woods is an impressive, higher end, 85 acre corporate office/industrial campus development. Located along I-94, at 9th Street interchange (Exit 72) in Texas Township, Michigan. Lots can be purchased at various sizes, 4 to 24 acre parcels.

Agent Only Remarks: Dimensions, taxes and new parcel number to be completed at closing.

Seller: Corporate Woods **Phone:** **SA:** 3.5% **BA:** 3.5% **TC:** 0% **Var:** No **Exclusive Agency:** No **RP:** No

	Name	Primary Phone	Email	Other
List Off:	Signature Associates Kalamazoo(hh10188)	269-385-2000		Fax:
List Agt:	Jeff Chrystal (h14916)	269-207-5431	jchrystal@signatureassociates.com	Mobile: 269-207-5431
Co-listing Office:	Lumir Real Estate LLC (h10670)	616-392-2580		
Alt Agt:	Mark D Kuyers (h10146)	616-392-2580	mark@lumirllc.com	

Showing Instructions: Vacant land.

Status Change Date: 06/12/2015 **Listing Date:** 05/20/2015

Pending Date:

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List Number: 15030682
Area: Greater Kalamazoo - K
Municipality: Texas Twp
Lot Dimensions: POLP
Cross Streets: Autumn Glen & 9th St
Waterfront Y/N: No
Property Sub-Type: Industrial Land
Sub-Area: K25 - Texas Township
County: Kalamazoo
Possession: Immediately
Status: Active
List Price: 840,000
Original List Price: \$840,000
List Price/Acre: 35,000
Days On Market: 30
Cumulative DOM: 30
Expiration Date: 05/20/2016
Tax ID #: POLP
Lot Acres: 24
Lot Square Footage: 1,045,440
Road Frontage: 1

Directions: I-94, go north on 9th Street, turn left on Beatrice Drive

Legal: To be determined. POLP.	SEV: 1	For Tax Year: 2015	High School:
Taxable Value: 1	Tax Year: 2015	Homestead %: 0	Middle School:
Annual Property Tax: 1	Zoning: I-1	Special Assmt/Type: None known.	Elementary School:
School District: Kalamazoo			

Assoc. Amenities:	Lot Description:	Terms Available:	Cash/Conventional
Assoc. Fee Incl.:	Mineral Rights:	Util Avail at Street:	Cable; Electric; Natural Gas; Public Sewer; Public Water
Auction Details:	Outbuildings:	Utilities Attached:	None
Docs at List Office:	Sale Conditions: None	Water Fea. Amenities:	
	Street Type: Paved; Public	Water Type:	

Marketing Remarks: Corporate Woods is an impressive, higher end, 85 acre corporate office/industrial campus development. Located along I-94, at 9th Street interchange (Exit 72) in Texas Township, Michigan. Lots can be purchased at various sizes, 4 to 24 acre parcels.

Agent Only Remarks: Dimensions, taxes and new parcel number to be completed at closing.

Seller: Corporate Woods **Phone:** **SA:** 3.5% **BA:** 3.5% **TC:** 0% **Var:** No **Exclusive Agency:** No **RP:** No

	Name	Primary Phone	Email	Other
List Off:	Signature Associates Kalamazoo(hh10188)	269-385-2000		Fax:
List Agt:	Jeff Chrystal (h14916)	269-207-5431	jchrystal@signatureassociates.com	Mobile: 269-207-5431
Co-listing Office:	Lumir Real Estate LLC (h10670)	616-392-2580		
Alt Agt:	Mark D Kuyers (h10146)	616-392-2580	mark@lumirllc.com	

Showing Instructions: Vacant land.

Status Change Date:	06/12/2015	Listing Date:	05/20/2015
Pending Date:			



List Number: 15030679
Area: Greater Kalamazoo - K
Municipality: Texas Twp
Lot Dimensions: POLP
Cross Streets: Autumn Glen & 9th St
Waterfront Y/N: No
Property Sub-Type: Industrial Land
Sub-Area: K25 - Texas Township
County: Kalamazoo
Possession: Immediately
Status: Active
List Price: 675,000
Original List Price: \$675,000
List Price/Acre: 45,000
Days On Market: 30
Cumulative DOM: 30
Expiration Date: 05/20/2016
Tax ID #: POLP
Lot Acres: 15
Lot Square Footage: 653,400
Road Frontage: 1

Directions: I-94, go north on 9th Street, turn left on Beatrice Drive

Legal: To be determined. POLP.
Taxable Value: 1
Annual Property Tax: 1
School District: Kalamazoo
SEV: 1
Tax Year: 2015
Zoning: I-1
For Tax Year: 2015
Homestead %: 0
Special Assmt/Type: None known.
High School:
Middle School:
Elementary School:

Assoc. Amenities: Lot Description:
Assoc. Fee Incl.: Mineral Rights:
Auction Details: Outbuildings:
Docs at List Office: Sale Conditions: None
Street Type: Paved; Public
Terms Available: Cash/Conventional
Util Avail at Street: Cable; Electric; Natural Gas; Public Sewer; Public Water
Utilities Attached: None
Water Fea. Amenities:
Water Type:

Marketing Remarks: Corporate Woods is an impressive, higher end, 85 acre corporate office/industrial campus development. Located along I-94, at 9th Street interchange (Exit 72) in Texas Township, Michigan. Lots can be purchased at various sizes, 4 to 24 acre parcels.

Agent Only Remarks: Dimensions, taxes and new parcel number to be completed at closing.

Seller: Corporate Woods **Phone:** **SA:** 3.5% **BA:** 3.5% **TC:** 0% **Var:** No **Exclusive Agency:** No **RP:** No

	Name	Primary Phone	Email	Other
List Off:	Signature Associates Kalamazoo(hh10188)	269-385-2000		Fax:
List Agt:	Jeff Chrystal (h14916)	269-207-5431	jchrystal@signatureassociates.com	Mobile: 269-207-5431
Co-listing Office:	Lumir Real Estate LLC (h10670)	616-392-2580		
Alt Agt:	Mark D Kuyers (h10146)	616-392-2580	mark@lumirllc.com	

Showing Instructions: Vacant land.

Status Change Date: 06/12/2015 **Listing Date:** 05/20/2015

Pending Date:

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