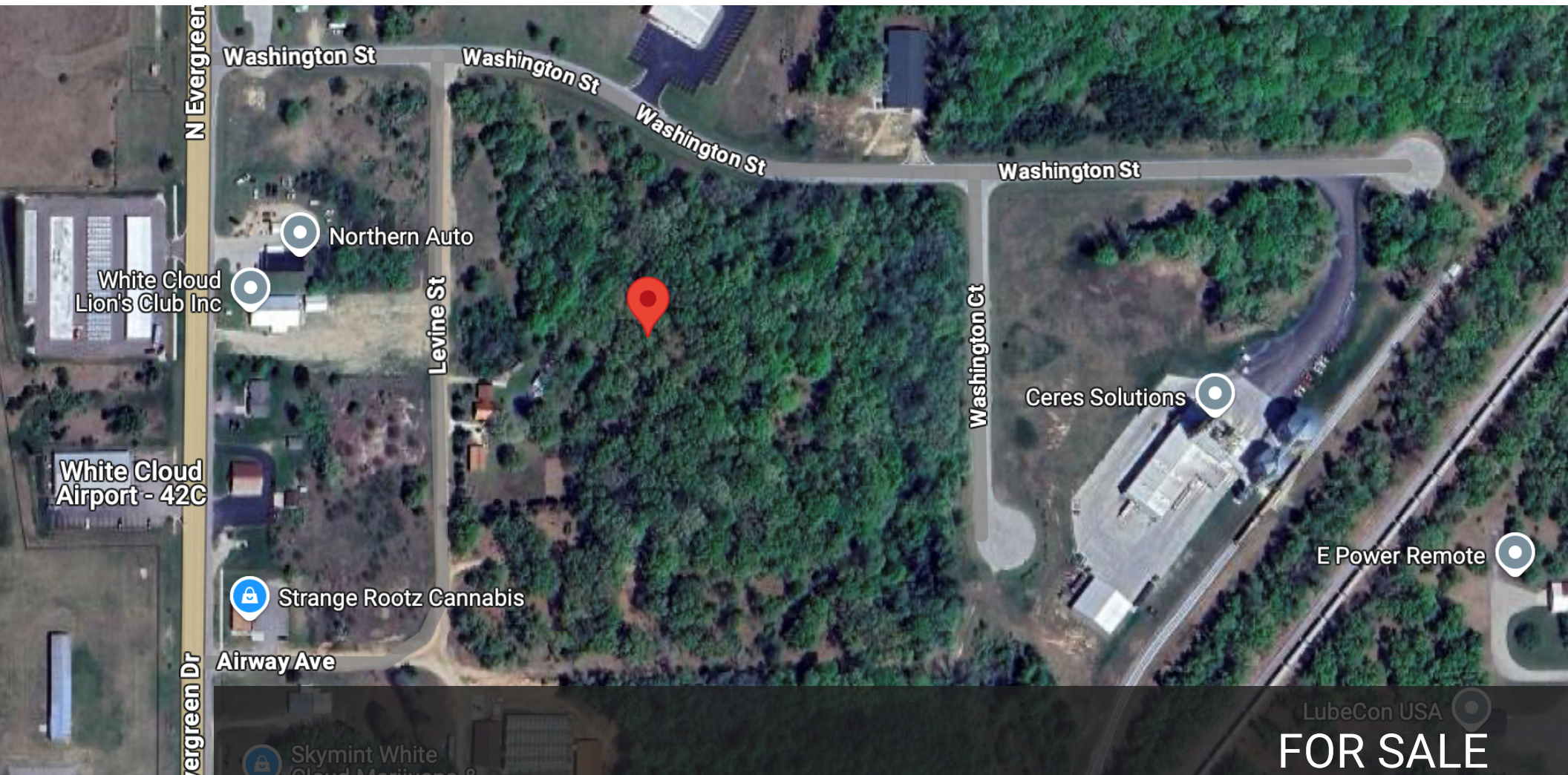


LAND FOR SALE

1312 E WASHINGTON ST

1312 WASHINGTON STREET, WHITE CLOUD, MI 49349



KELLER WILLIAMS WEST
4301 Canal Avenue Southwest
Grandville, MI 49418



Each Office Independently Owned and Operated

PRESENTED BY:

LARRY BRANSCOMBE
O: (616) 299-6846
bransco@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

LOCATION & HIGHLIGHTS

1312 WASHINGTON STREET



LOCATION INFORMATION

Building Name: 1312 E Washington St

Street Address: 1312 Washington Street

City, State, Zip: White Cloud, MI 49349

LOCATION OVERVIEW

White Cloud, known as "Where the North Begins," is the county seat of Newaygo County and a gateway to Michigan's beautiful outdoor spaces. This growing community blends small-town charm with business-friendly development opportunities. Located along M-20, White Cloud offers convenient access to major highways, making transportation and logistics efficient for businesses. The area is surrounded by state forests, trails, and rivers, providing a unique setting that balances work and quality of life. With supportive local leadership and a steadily expanding economy, White Cloud is an excellent place for both new and established operations to thrive.

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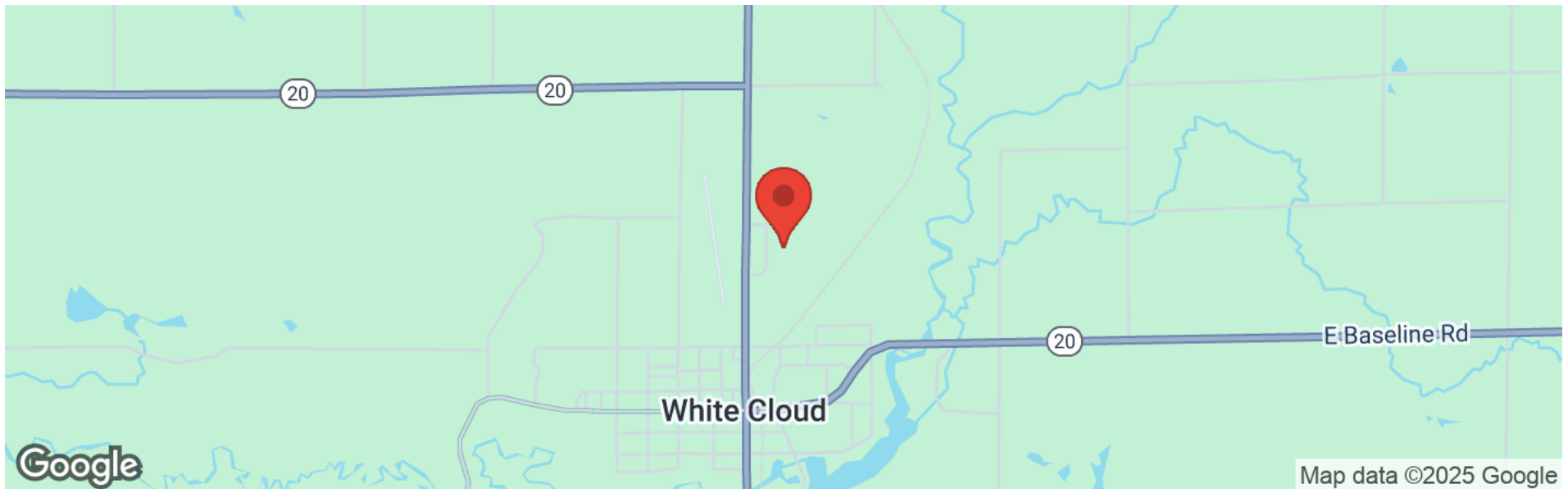
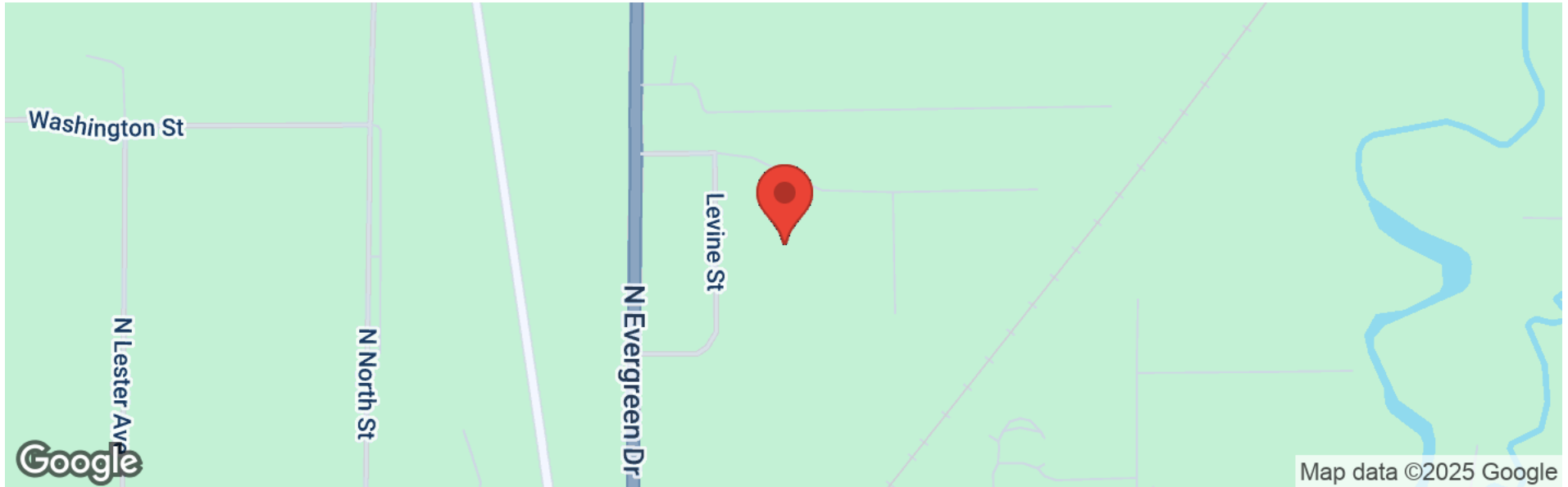


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LOCATION MAPS

1312 WASHINGTON STREET



KELLER WILLIAMS WEST
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Grandville, MI 49418

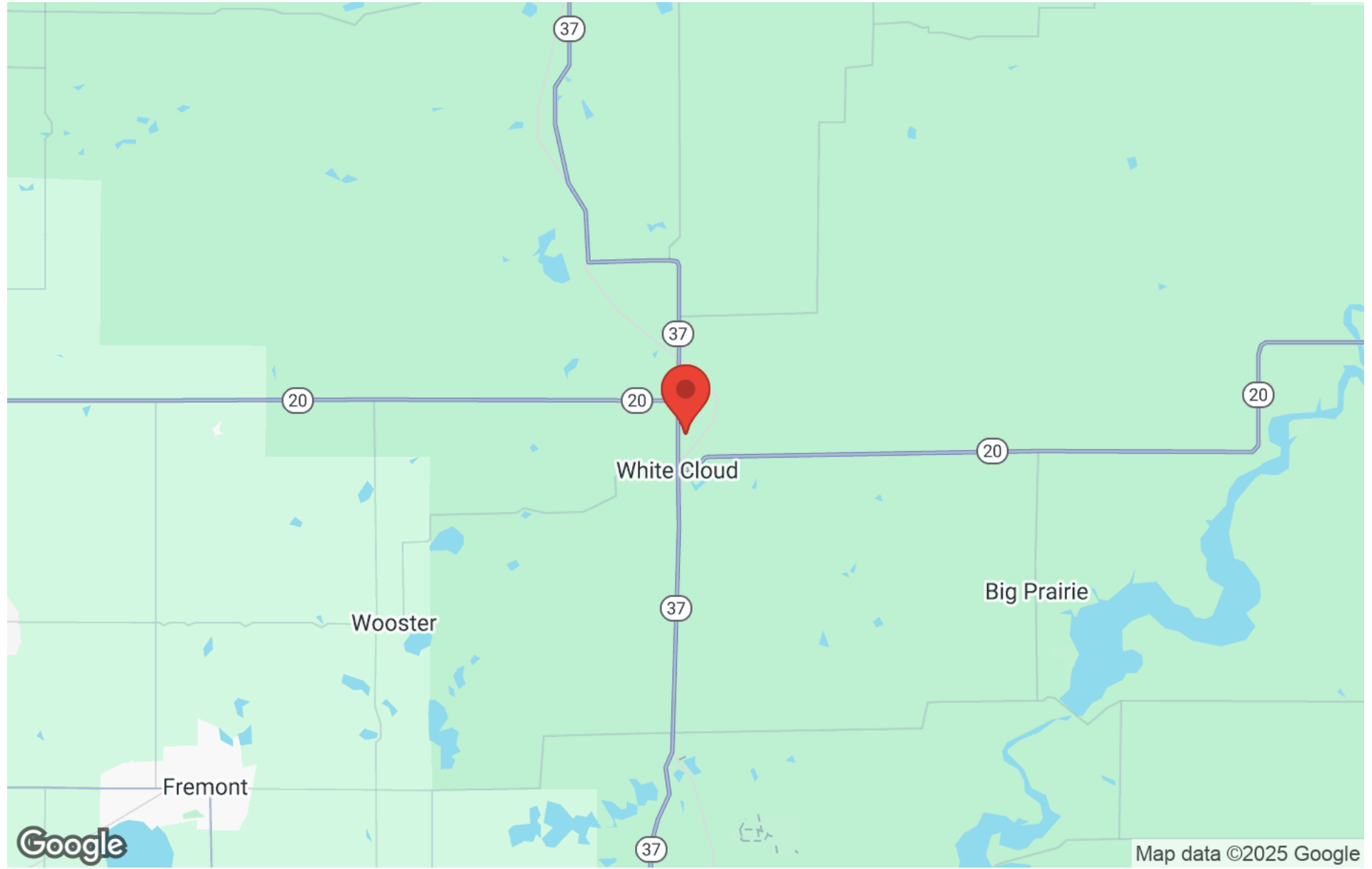


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REGIONAL MAP

1312 WASHINGTON STREET



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Grandville, MI 49418

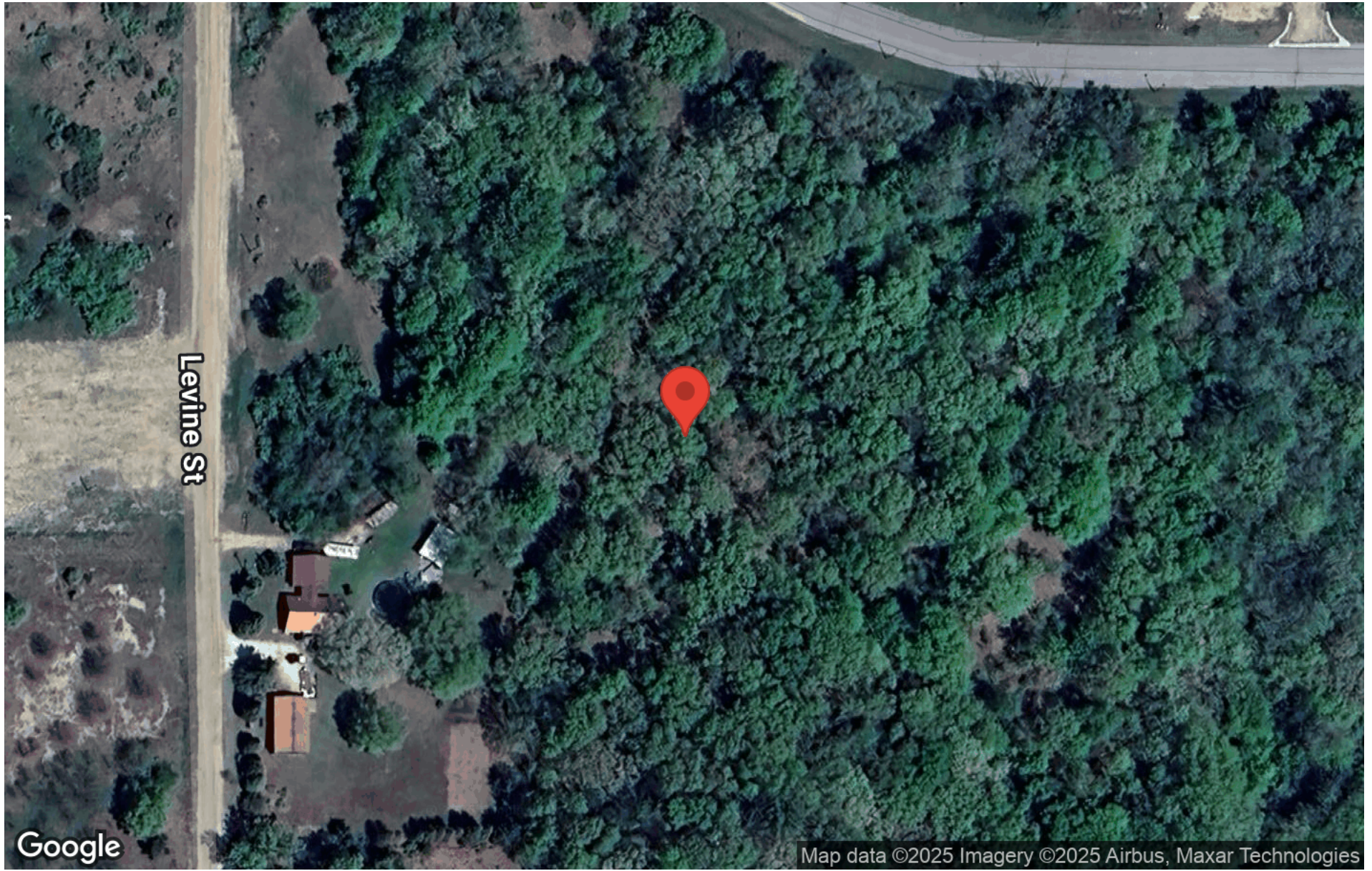


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AERIAL MAP

1312 WASHINGTON STREET



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Grandville, MI 49418

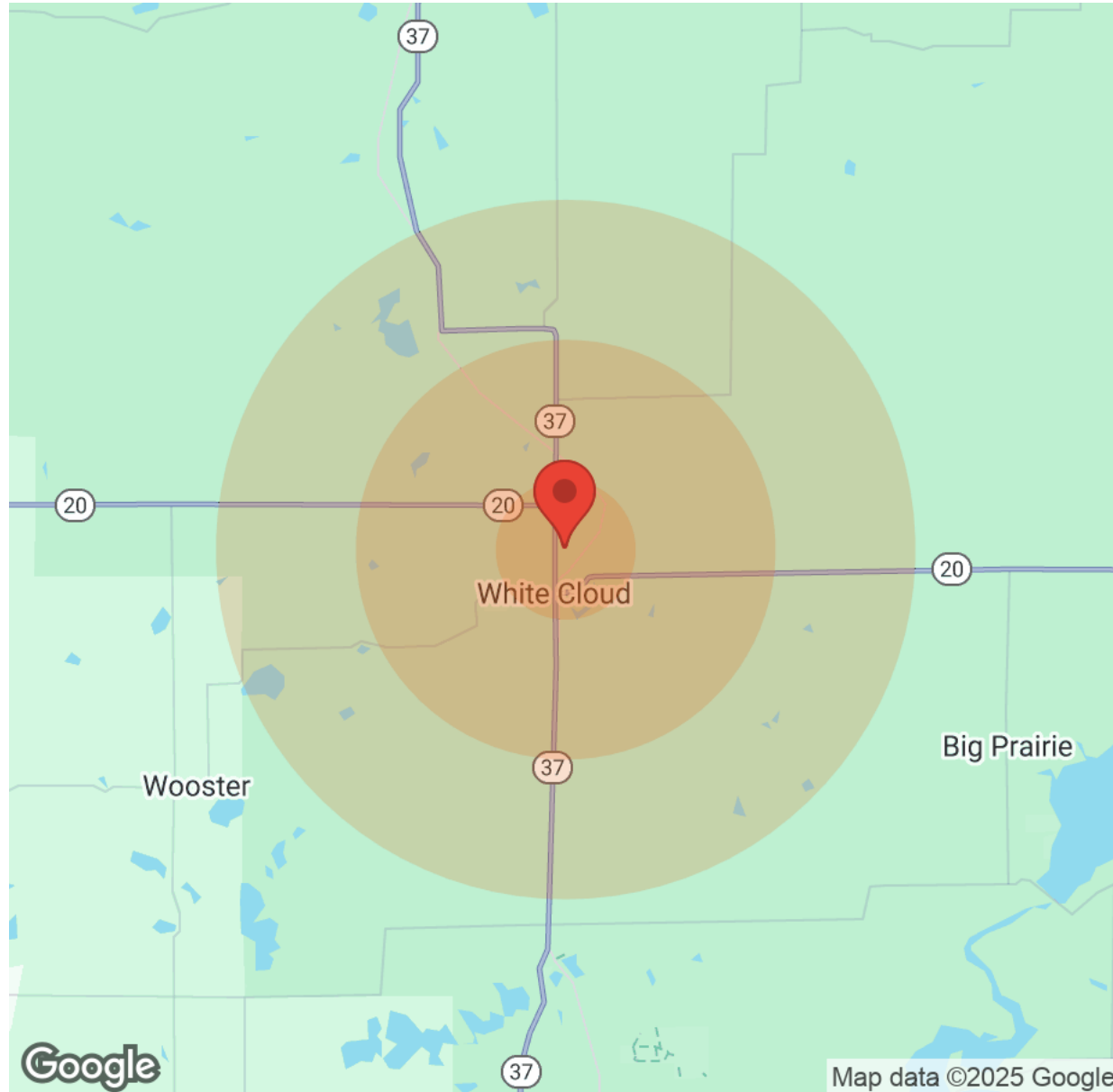


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DEMOGRAPHICS

1312 WASHINGTON STREET



Population	1 Mile	3 Miles	5 Miles
Male	N/A	1,518	2,469
Female	N/A	1,450	2,477
Total Population	N/A	2,968	4,946

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	594	969
Ages 15-24	N/A	456	754
Ages 25-54	N/A	1,134	1,882
Ages 55-64	N/A	367	612
Ages 65+	N/A	417	729

Race	1 Mile	3 Miles	5 Miles
White	N/A	2,787	4,737
Black	N/A	53	53
Am In/AK Nat	N/A	6	6
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	94	108
Multi-Racial	N/A	244	300

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$32,140	\$38,536
< \$15,000	N/A	239	350
\$15,000-\$24,999	N/A	177	325
\$25,000-\$34,999	N/A	123	190
\$35,000-\$49,999	N/A	182	354
\$50,000-\$74,999	N/A	171	343
\$75,000-\$99,999	N/A	108	171
\$100,000-\$149,999	N/A	35	60
\$150,000-\$199,999	N/A	7	16
> \$200,000	N/A	5	5

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,349	2,482
Occupied	N/A	1,089	1,936
Owner Occupied	N/A	807	1,500
Renter Occupied	N/A	282	436
Vacant	N/A	260	546

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PROFESSIONAL BIO

1312 WASHINGTON STREET



LARRY BRANSCOMBE



Keller Williams West
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Owner of Bransco Properties and commercial broker at Keller Williams Rivertown Commercial division. Larry's conversations are marked by true compassion , and his expertise shines alongside his wisdom.

With a rich and diverse life, Larry's journey led him to establish West Michigan's first. KW Commercial division. Rooted in a foundation of ethics from teaching at bible college and managing training at Zondervan, he turned challenges into assets. His negotiation prowess transformed 48 stores into 140 and fostered growth for a non-profit business nationwide.

Larry discovered his passion for real estate after being a former owner of a franchised restaurant. Founding Bransco Properties, he excels in sales, developments, leasing and custom build-to-suits. Partnering with Keller Williams Commercial in 2013, he values agent ownership and the cutting-edge resources KW provides.

Larry Branscombe isn't just a commercial broker - he's an exceptional mentor and friend. Known for patience and understanding, his wisdom benefits agents and clients alike. When it comes to negotiating win-win deal, Larry is unmatched.