

AVAILABLE FOR
PURCHASE OR LEASE

WATCH
VIDEO



OUTDOOR CULTIVATION FOR SALE OR LEASE IN COLEMAN, MI
FULLY OPERATIONAL OUTDOOR GROW
8505 E. ISABELLA COUNTY LINE RD | WISE TWP, MI

OVERVIEW

Introducing a premier outdoor cultivation opportunity in Wise Township, Michigan — a fully licensed, infrastructure-rich grow facility positioned for immediate operation and long-term expansion. Encompassing 69 acres, this turnkey asset is approved for a total plant count of 24,500 and backed by 15 medical and 1 adult-use Class C licenses, allowing for indoor, greenhouse, and outdoor cultivation. The current 12-acre grow footprint is fully irrigated through a Dosatron system, creating an efficient foundation for high-volume production, while the scale of the surrounding acreage provides meaningful upside for future growth.

The property is designed to support serious operators with the critical infrastructure already in place, including well, septic, and 3-phase power, along with secure perimeter fencing and 24/7 video surveillance for operational compliance and peace of mind. Additional on-site improvements include 14 drying trailers, three 300-square-foot pole barns for storage and office functions, and a large tractor, delivering practical support for day-to-day cultivation activities. Less than two hours from Oakland County and conveniently located near I-96 and US-127, this offering presents a unique combination of licensing, readiness, operational efficiency, and expansion potential in one strategically located Michigan asset.

HIGHLIGHTS

- **Turnkey Operation:** Fully functional outdoor cultivation site with immediate operational capability.
- **Licensed Capacity:** Approved for 24,500 plants with 15 medical and 1 adult-use Class C licenses.
- **Scalable Footprint:** 69-acre parcel with 12 acres currently dedicated to active cultivation.
- **Infrastructure in Place:** Well, septic, 3-phase power, and Dosatron irrigation system installed.
- **Operational Improvements:** Includes 14 drying trailers, 3 pole barns, office/storage space, and tractor.
- **Security & Compliance:** Fenced perimeter and 24/7 video surveillance.
- **Strategic Location:** Strong access to Oakland County, I-96, and US-127.
- **Expansion Upside:** Additional licenses can be added and the grow footprint can be expanded.

SELLER FINANCING AVAILABLE

SALE PRICE:

~~\$5,995,000~~

\$3,995,000

LOT SIZE

69 acres

LEASE RATE:

\$50,000/month NNN

PLANT COUNT

24,500

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ADDITIONAL PHOTOS



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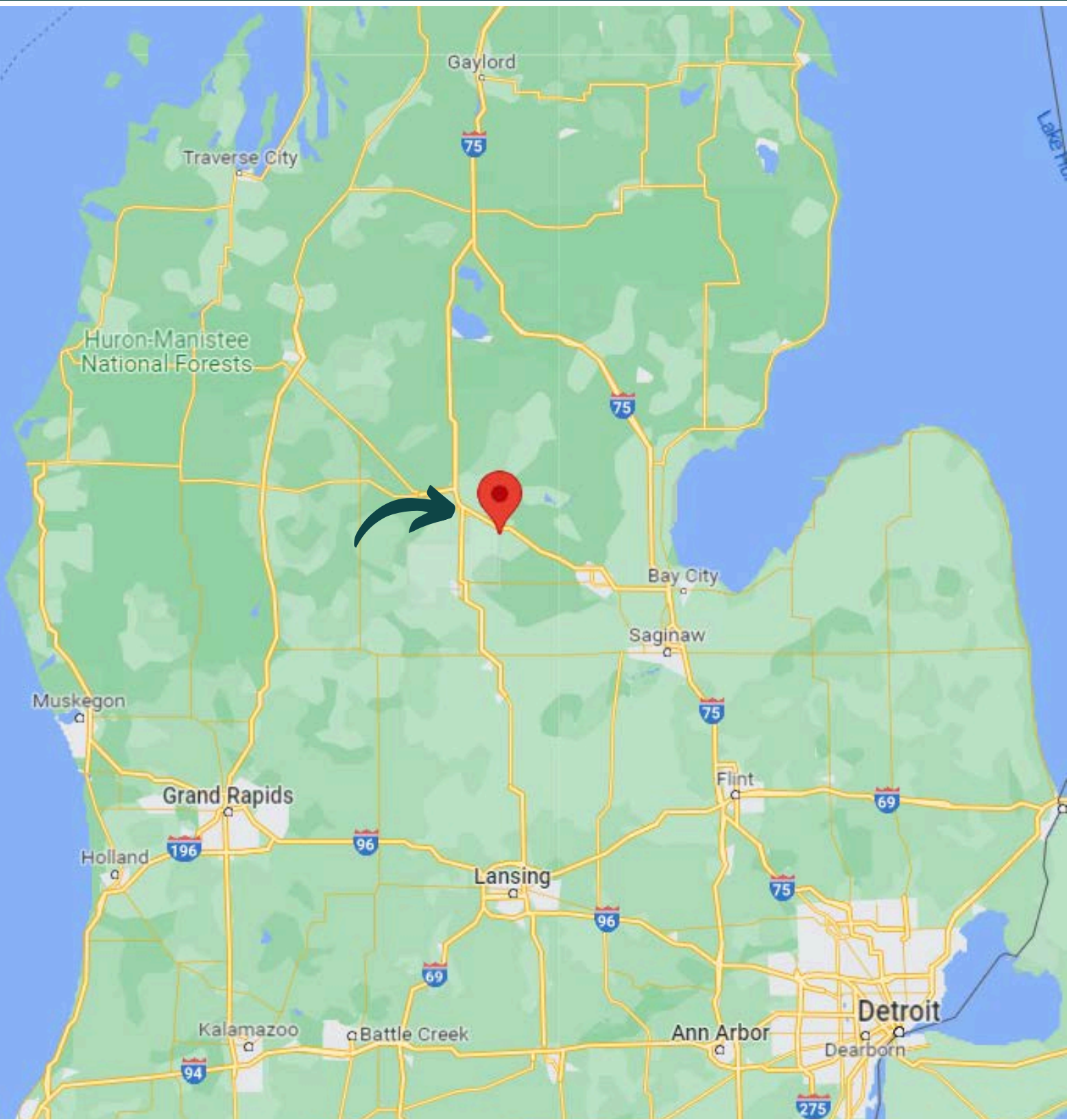
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LOCATION



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