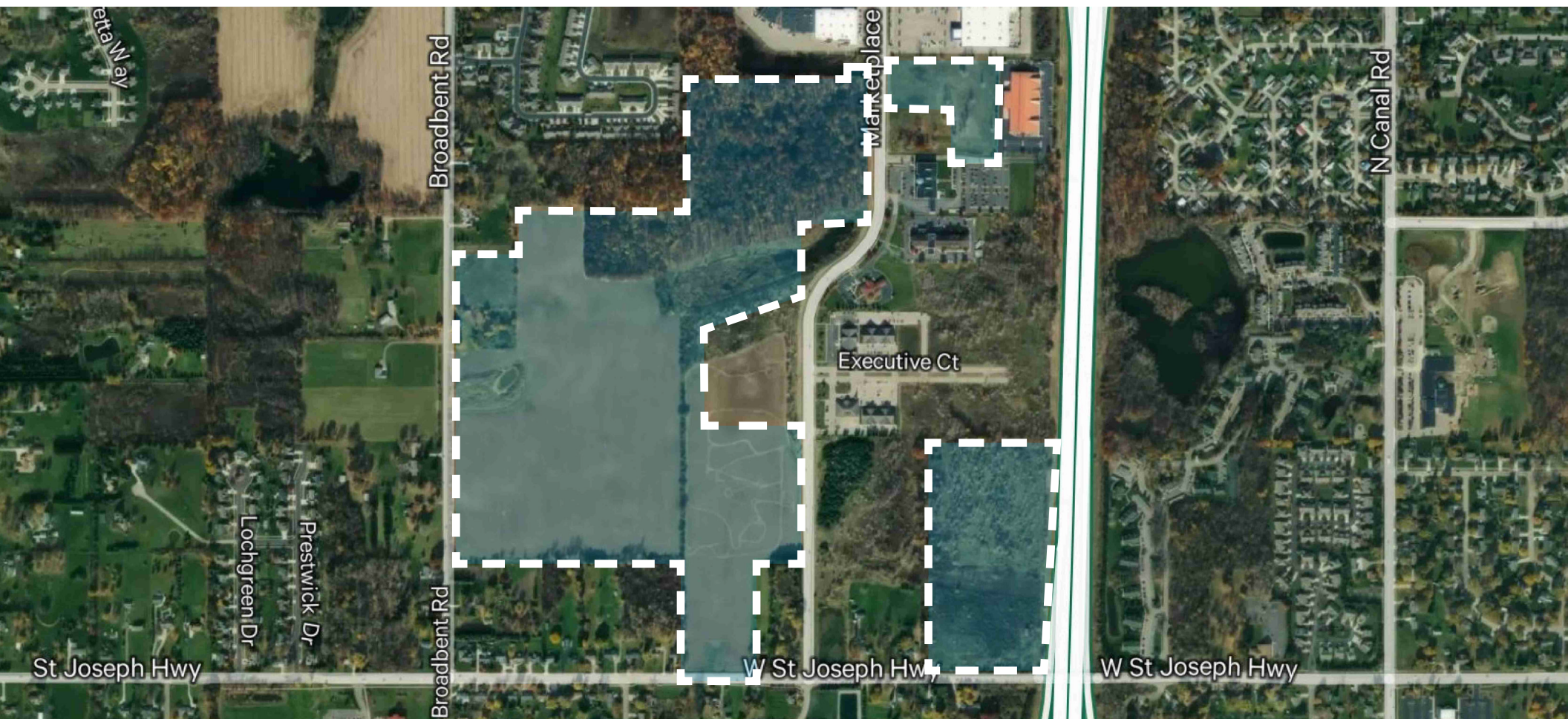


4.6 - 110 Acres

Single Family or Multifamily Development Opportunity

Lansing, MI



11372 Broadbent Rd

109.7 Acres

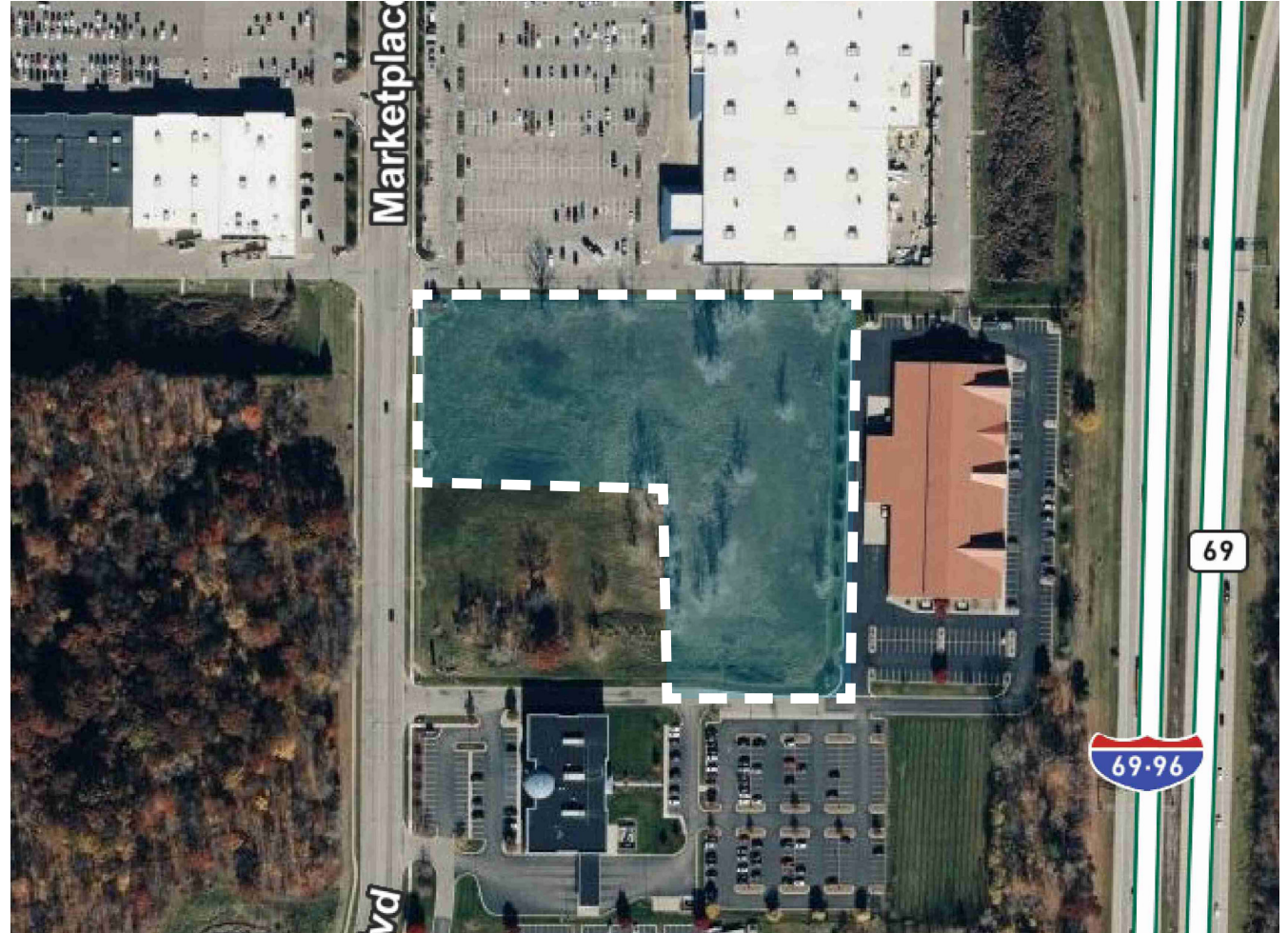
- + Municipality: Delta Charter Township
- + Parcel #s:
040-016-300-002-01 & 040-016-100-323-00
- + Land Use Description: Misc. Vacant Land
- + Zoning: None



N Marketplace Blvd

4.61 Acres

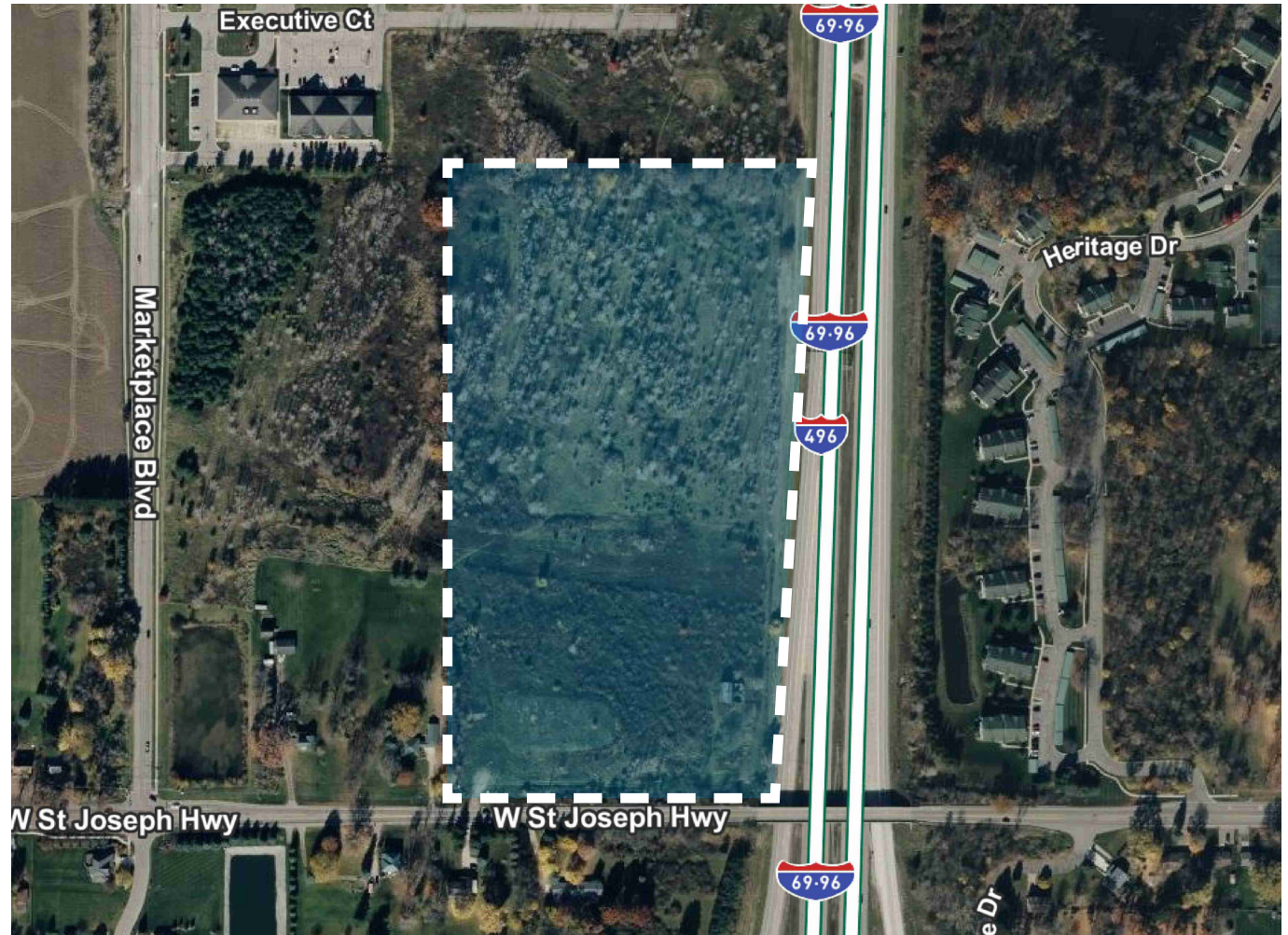
- + Municipality: Delta Charter Township
- + Parcel #s: 040-016-100-322-00
- + Land Use Description: Misc. Vacant Land
- + Zoning: C



W. St Joseph

20 Acres

- + Municipality: Delta Charter Township
- + Parcel #: 040-016-400-220-00
- + Land Use Description: Misc. Vacant Land
- + Zoning: None



Aerial Overview

For Sale



Location Overview

The Residential Market

Apartment rents in the Lansing market were rising at a 7.3% annual rate during Q2 2025 and have posted an average annual gain of 4.3% over the past five years and a 10-year average annual gain of 3.4%. Class A properties have the highest average occupancy rate at 94%. Inflation and elevated housing prices are expected to keep a more significant number of tenants in the renting pool.

Lansing Overview

Lansing is the state capitol of Michigan and the 6th largest city in the state with 113,592 residents. The Lansing economy is fueled by government, education, healthcare, and manufacturing. The largest employers in Lansing are The State of Michigan, Michigan State University, Sparrow Health System, General Motors, and McLaren Health.

In 2022, Lansing unveiled plans for The Ovation, a four-story music and performing arts venue on the same block as City View Apartments (as shown on the right) that will have a standing capacity of 2,025 people as well as a small secondary stage room that will fit 275 people. The venue will also feature retail, office, and studio space and community rooms that can be booked and used by local groups. The project received state funding and is estimated to generate \$39 million annually and drive interest and traffic to Lansing once opened. It is set to open in 2027.

Michigan

- #1 State for Auto Manufacturing
- #3 State for Cost of Living
- #10 Top State for Doing Business
- #1 State for Fastest FDI Job Growth

Michigan

- #5 Best County to live in Michigan
- #5 Best County for Young Professionals in Michigan

Location Overview

**#1 BEST
AFFORDABLE
PLACE TO LIVE
IN U.S.**

PROACTIVE SUPPORT FOR BUSINESS AND ENTREPRENEURSHIP:

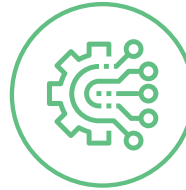
- Consistent population growth
- Reasonable wage growth
- Fortune 500 headquarters
- Sustained growth of high-tech companies
- Active and robust entrepreneurial ecosystem

**20% MORE
MILLENNIALS**

THAN COMPARABLY-SIZED METROS IN THE U.S.

FASTEST POPULATION GROWTH IN MICHIGAN

AGES 25-34



The Nation's **PARTICLE ACCELERATOR CAPITAL** and home to a **\$770M accelerator driven nuclear research lab**—
Facility for Rare Isotope Beams at Michigan State University



INSURANCE HUB of Michigan and top hub in the Midwest,
growing 23% within the past five years



4th Greatest Leap

in Jobs, Tech & Wages in the U.S.



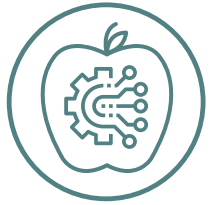
Home to GM's two newest and
most technologically advanced
automotive plants



CBRE

Lansing Key Industries

The Lansing MSA's economy has grown and diversified with notable strength in four industry clusters



AgTech & Food Innovation

The Lansing market is home to a strong and growing cluster of innovative food processing, distribution, and production companies, as well as traditional agricultural commodity supplies. Agriculture and food contributes approximately **\$450M** each year to the local economy and provides **5,000+ jobs** to residents.

\$555M

PRIVATE INVESTMENT

300

PRIVATE JOBS CREATED



Insurance Services & Insurtech

Lansing has a strong insurance cluster with **eight insurance company headquarters** ranging from regional to global. A pipeline of industry-honed talent and InsurTech-focused entrepreneurial culture make it a safe haven and low-cost market for insurance industry leaders.

\$30B

ANNUAL REVENUE

23%

INDUSTRY GROWTH



MedTech, Accelerator & Life Sciences

Home to one of the world's leading research universities (Michigan State University), the Lansing region has an international presence in cutting-edge medical research, and a growing industry cluster with notable strength in Medical Isotopes, Biotechnology and Medical Devices.

\$1.5B

RECENT & ONGOING INVESTMENTS
TIED TO LIFE SCIENCES



Mobility & Autonomous Tech

Advanced manufacturing has been a cornerstone of the Lansing region's economy for more than a century. Leveraging the labor skills and equipment of its extensive manufacturing companies helps an increasingly diverse range of industries become competitive players in the dynamic international marketplace.

\$427M

SUPPLY CHAIN CONTRIBUTION TO
THE LOCAL ECONOMY

#1

SUPPLY CHAIN PROGRAM IN THE U.S.
& THE WORLD

Location Overview

Top 15 Employers

Employer	#Emp	Industry
State of Michigan	15,726	Government
Michigan State University	10,253	Education
Sparrow Health System	7,600	Healthcare
General Motors	4,549	Manufacturing
Lansing Community College	3,144	Education
McLaren Health	3,000	Healthcare
Auto-Owners Insurance Group	2,578	Insurance
Peckham Inc.	2,510	Manufacturing
Jackson National Life Insurance Co	2,500	Insurance
Dart Container Corp.	2,000	Manufacturing
Meijer Distribution Center	1,500	Logistics
Dean Transportation Inc.	800	Transportation
Delta Dental	800	Insurance
MSUFCU	800	Financial Services
Michigan Farm Bureau	750	Insurance



Demographics

Within One Mile

4,298

Population

\$113,879

Avg. HH Income

136

Businesses

1,933

Employees

Within Three Miles

24,957

Population

\$104,435

Avg. HH Income

1,023

Businesses

21,671

Employees

Within Five Miles

67,684

Population

\$97,147

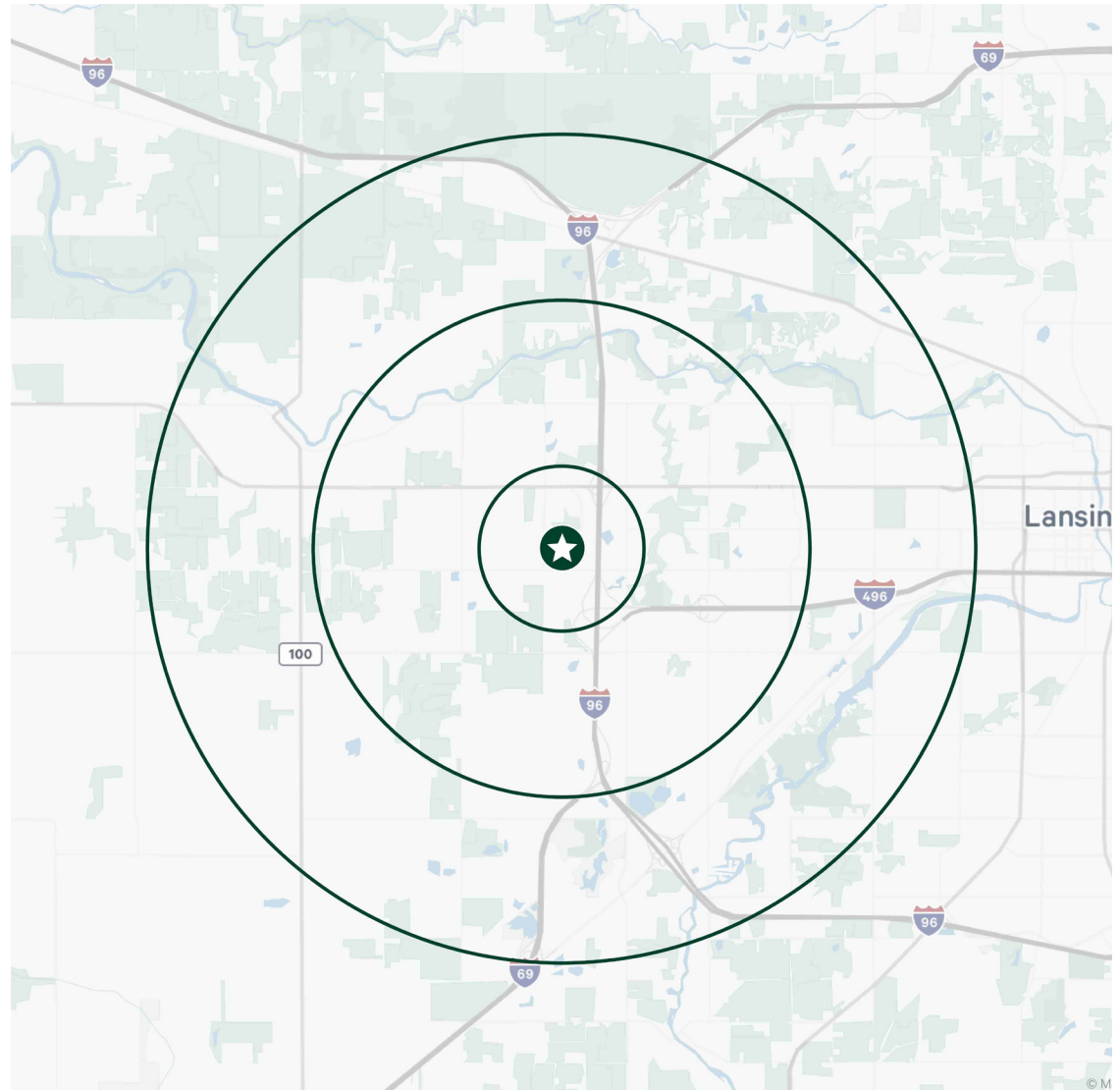
Avg. HH Income

2,405

Businesses

39,948

Employees

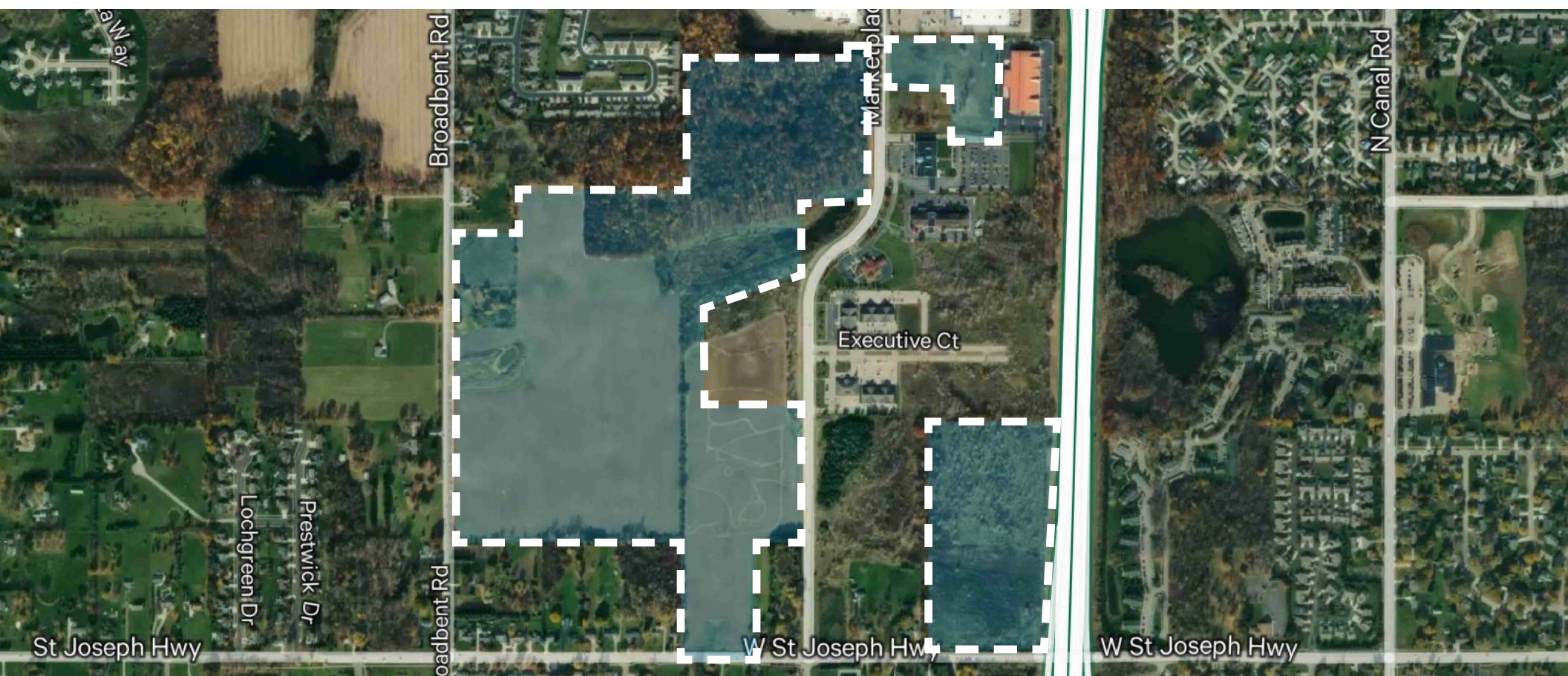


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4.6 - 200 Acres | Single Family or Multifamily Development Opportunity

Lansing, MI

CBRE



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