

# FOR SALE

HIGH-EXPOSURE LAND OPPORTUNITY

**NAI** Wisinski of  
West Michigan



5.37 ACRES



44,806 AVERAGE  
DAILY TRAFFIC



DIRECTLY  
OFF M-6



GRAND RAPIDS  
METRO AREA

## 6367 BROADMOOR AVE SE

### CALEDONIA, MI 49316

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# PROPERTY OVERVIEW

**FOR SALE**  
VACANT LAND

Positioned in one of Caledonia's most active growth corridors, this high-visibility land opportunity offers immediate exposure along a heavily trafficked route. The site sits directly off the M-6 freeway exit ramp on Broadmoor Ave, placing it in a prime location for accessibility and convenience.

Located in front of a future Meijer site, the property benefits from strong forward-looking growth and increased customer traffic. The surrounding corridor is anchored by established national retailers including Starbucks and Culver's, reinforcing consistent activity in the immediate area. Continued growth and planned development position this site well for long-term value and user demand.

The property is zoned HC-Highway Commercial allowing for a range of potential uses. Traffic counts exceed 44,806 vehicles per day, reinforcing strong visibility and consistent daily exposure.

## PROPERTY INFORMATION

<b>Location:</b>	Off the M-6 exit ramp and Broadmoor Ave
<b>Acreage:</b>	5.37 Acres
<b>PPN:</b>	41-23-06-100-050
<b>Municipality:</b>	Caledonia Township
<b>Zoning:</b>	HC: Highway Commercial
<b>Traffic Counts: M6 / Broadmoor</b>	14,825 / 29,981
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# SALE OVERVIEW

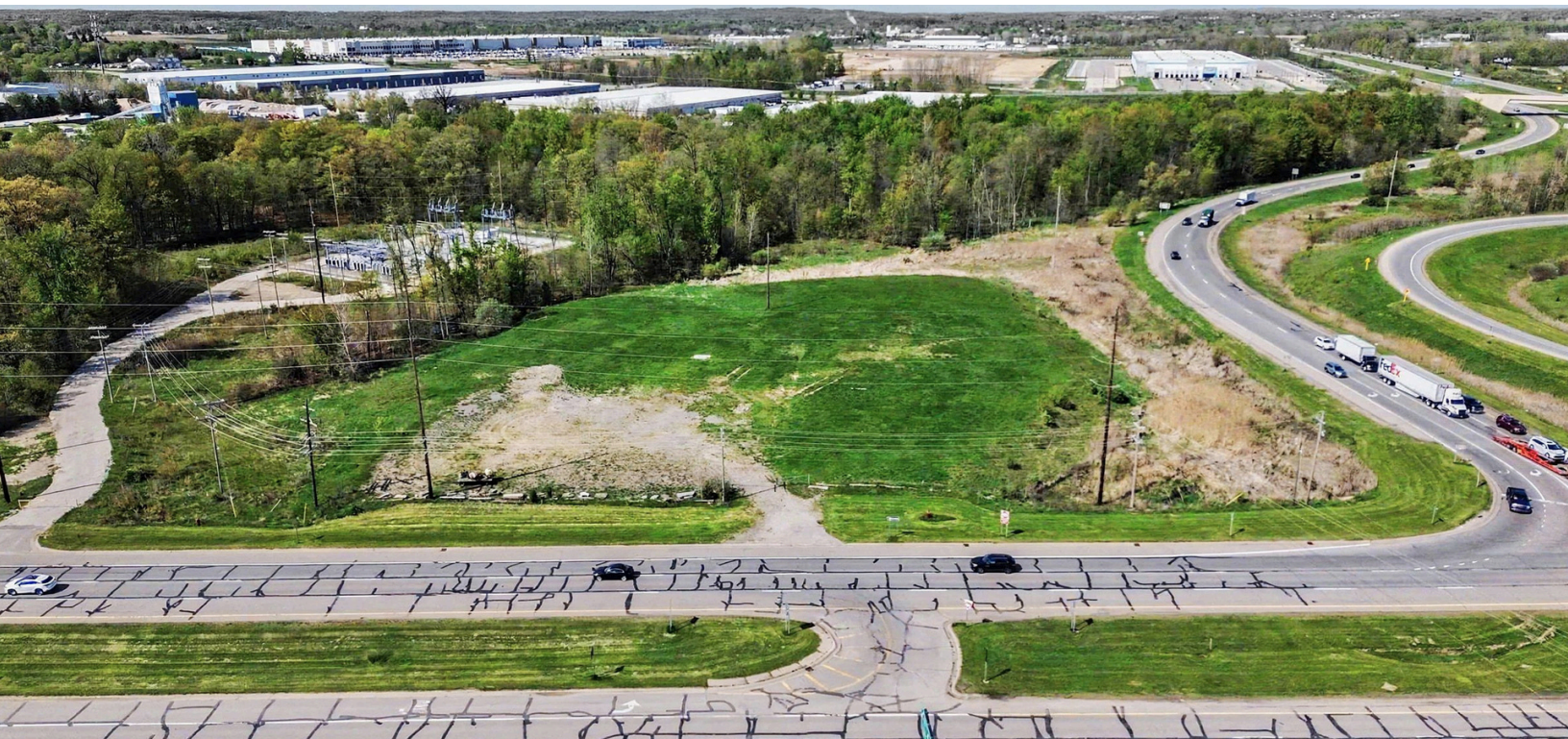
**FOR SALE**  
VACANT LAND

## SALE INFORMATION

Price:	\$3,800,000
Acreage:	5.37 Acres
Per Acre:	\$707,635
SEV (2026):	\$652,300
Taxable Value (2025):	\$500,747
Summer Taxes (2025):	\$14,500.33
Winter Taxes (2025):	\$8,928.56
Total Taxes (2025):	\$23,428.89
Municipality:	Caledonia Township
PPN:	41-23-06-100-050

## LEGAL DESCRIPTION

412306100050 THAT PART OF W 1/2 COM 1426.08 FT ELY ALONG E&W 1/4 LINE FROM W 1/4 COR TH ELY ALONG E&W 1/4 LINE 45.46 FT TH N 0D 10M 02S W 26.0 FT TH N 60D 20M 09S E 611.15 FT TH S 76D 32M 48S E 126.66 FT TO SWLY LINE OF BROADMOOR AVE /STL M-37/ TH S 29D 33M 46S E ALONG SD SWLY LINE 324.12 FT TO N LINE OF S 26 FT OF NE 1/4 TH N 89D 05M 52S W ALONG SD N LINE 69.66 FT TO N&S 1/4 LINE TH S 0D 09M 38S E ALONG N&S 1/4 LINE 26.0 FT TO CEN OF SEC TH S 0D 10M 02S E ALONG N&S 1/4 LINE 99.0 FT TO S LINE OF N 99 FT OF SW 1/4 TH N 89D 23M 51S W ALONG SD S LINE 724.25 FT TO CL OF FITCH DRAIN TH N 23D 45M 31S W ALONG SD CL 82.85 FT TH N 53D 50M 54S W ALONG SD CL 40.44 FT TO BEG \* SEC 6 T5N R10W 5.37 A. SPLIT/COMBINED ON 05/04/2022 FROM 41-23-06-100-048, 41-23-06-300-020;



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# RETAIL MAP

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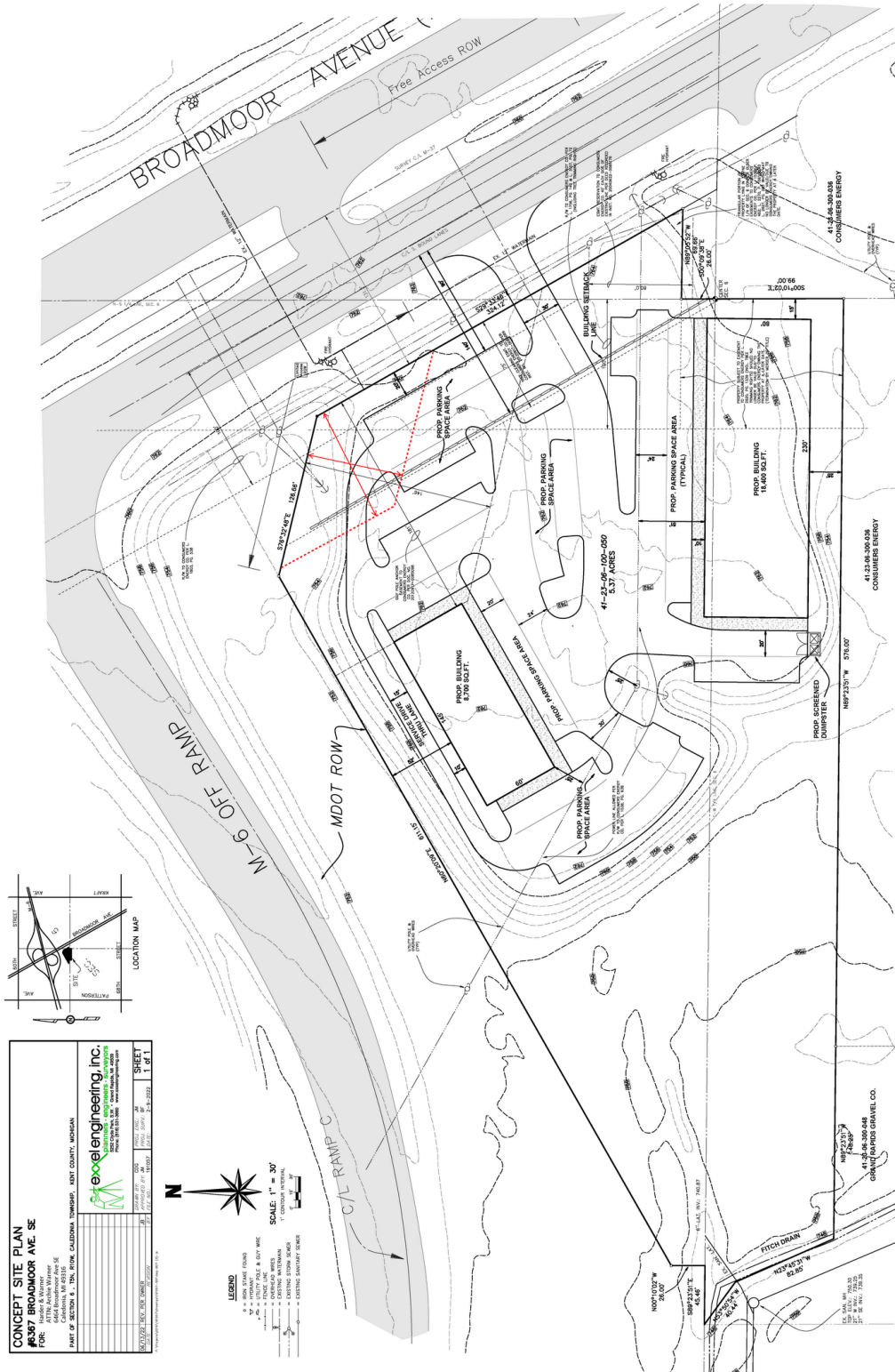


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# SITE PLAN CONCEPT

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VACANT LAND



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# PROPERTY PHOTOS

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VACANT LAND



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# LOCATION OVERVIEW

# WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



**MidwestLiving**

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*Holland*

**BUSINESS INSIDER**


**US CITIES WITH THE BEST QUALITY OF LIFE 2024**

*Grand Rapids*

**W WalletHub**

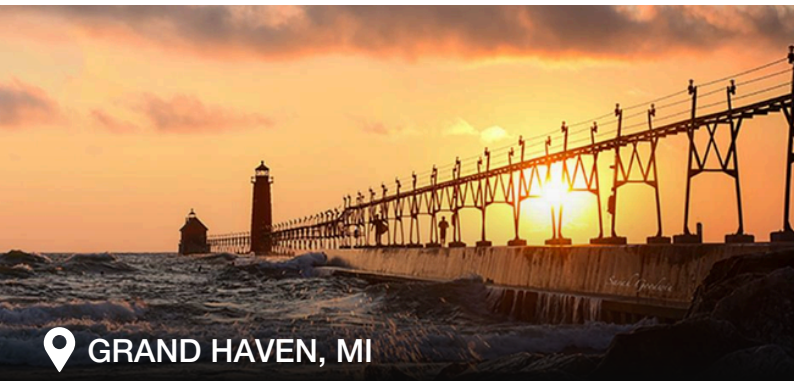
**BEST SMALL CITIES FOR STARTING A BUSINESS**

*Muskegon*



**THE ONLY OFFICIAL COAST GUARD CITY, USA**

*Grand Haven*



**GRAND HAVEN, MI**



**GRAND RAPIDS, MI**



**HOLLAND, MI**



**MUSKEGON, MI**



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