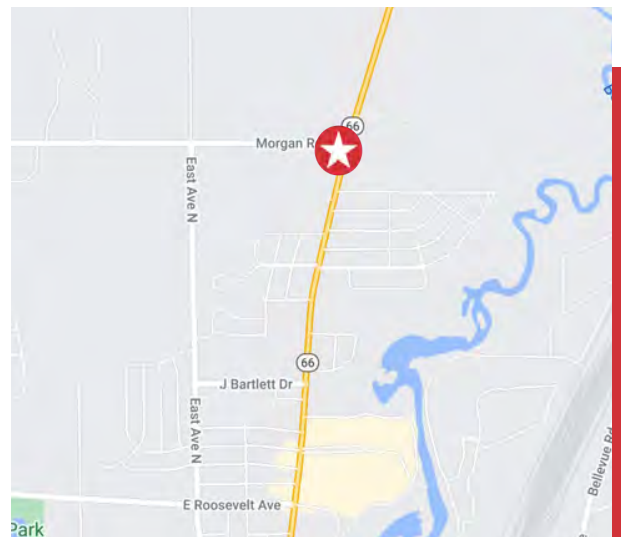




1945 CAPITAL AVENUE NE & V/L MORGAN ROAD

BATTLE CREEK, MICHIGAN 49017

- Build to Suit Opportunity Available near SWC of Morgan Road and Capital Avenue
- Traffic counts of 12,807 (MDOT '23) on Capital Avenue
- Excellent location for a retailer, restaurant, bank & more!
- Owner is willing to Build to Suit or will subdivide and sell
- +/- 2.62 Acres fronting Morgan Road \$299,900
- +/- 4 Acres to the west of Capital Ave \$175,000



FOR MORE INFORMATION, CONTACT:

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PROPERTY OVERVIEW

FOR SALE / BUILD TO SUIT
+/- 2.62 ACRES UP TO +/- 6.62 ACRES

Vacant land opportunity of 2.62 up to 6.62 acres available just west of the southwest corner of Morgan Road and N. Capital Avenue in Pennfield Township. This land is zoned General Commercial and generates a high volume of traffic and would be a great spot for a sit-down restaurant, quick service restaurant, bank, retail strip center, and more. Seller is open to built to suit opportunities as well.

PROPERTY INFORMATION

Acreage	V/L Morgan Road: +/- 2.62 Acres 1945 Capital Avenue: +/- 4 Acres Combined: +/- 6.62 Acres
Municipality	Pennfield Township
Parcel Numbers	18-029-907-03 (V/L Morgan Road) 18-029-910-20 (1945 Capital Avenue)
Zoning	GC
Potential Uses	Day Care, Restaurant, Foster Care, Drive-through, Self Storage, Vet Clinic
Other Conditions	Seller to retain 66' easement on the west end of the Morgan Road parcel. Sale subject to acceptable cross access agreement between parties. Sale conditioned on lot split approval by municipality. Sale will be subject to the use restrictions attached and deed restricted against gas or fuel stations.

SALE & TAX INFORMATION

Address	V/L Morgan Road	1945 Capital Avenue	Combined
Price	\$299,900	\$175,000	\$474,900
Acreage	+/- 2.62 Acres	+/- 4 Acres	+/- 6.62 Acres
Parcel Number	18-029-907-03	18-029-910-20	-
2026 SEV	\$27,900	\$197,900	\$225,800
2026 Taxable Value	\$24,814	\$197,900	\$222,714
2026 Summer Taxes	\$720.22	\$5,744.15	\$6,464.37
2025 Winter Taxes	N/A	\$1,889.15	\$1,889.15
Total Annual Taxes	\$720.22	\$7,633.30	\$8,353.52

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.

 **1945 CAPITAL AVENUE NE & V/L MORGAN ROAD**
BATTLE CREEK, MICHIGAN 49017

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West Michigan

GIS AERIAL

FOR SALE / BUILD TO SUIT
+/- 2.62 ACRES UP TO +/- 6.62 ACRES



Approximate boundary lines, subject to survey.

 **1945 CAPITAL AVENUE NE & V/L MORGAN ROAD**
BATTLE CREEK, MICHIGAN 49017

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TOPOGRAPHY MAP

FOR SALE / BUILD TO SUIT
+/- 2.62 ACRES UP TO +/- 6.62 ACRES

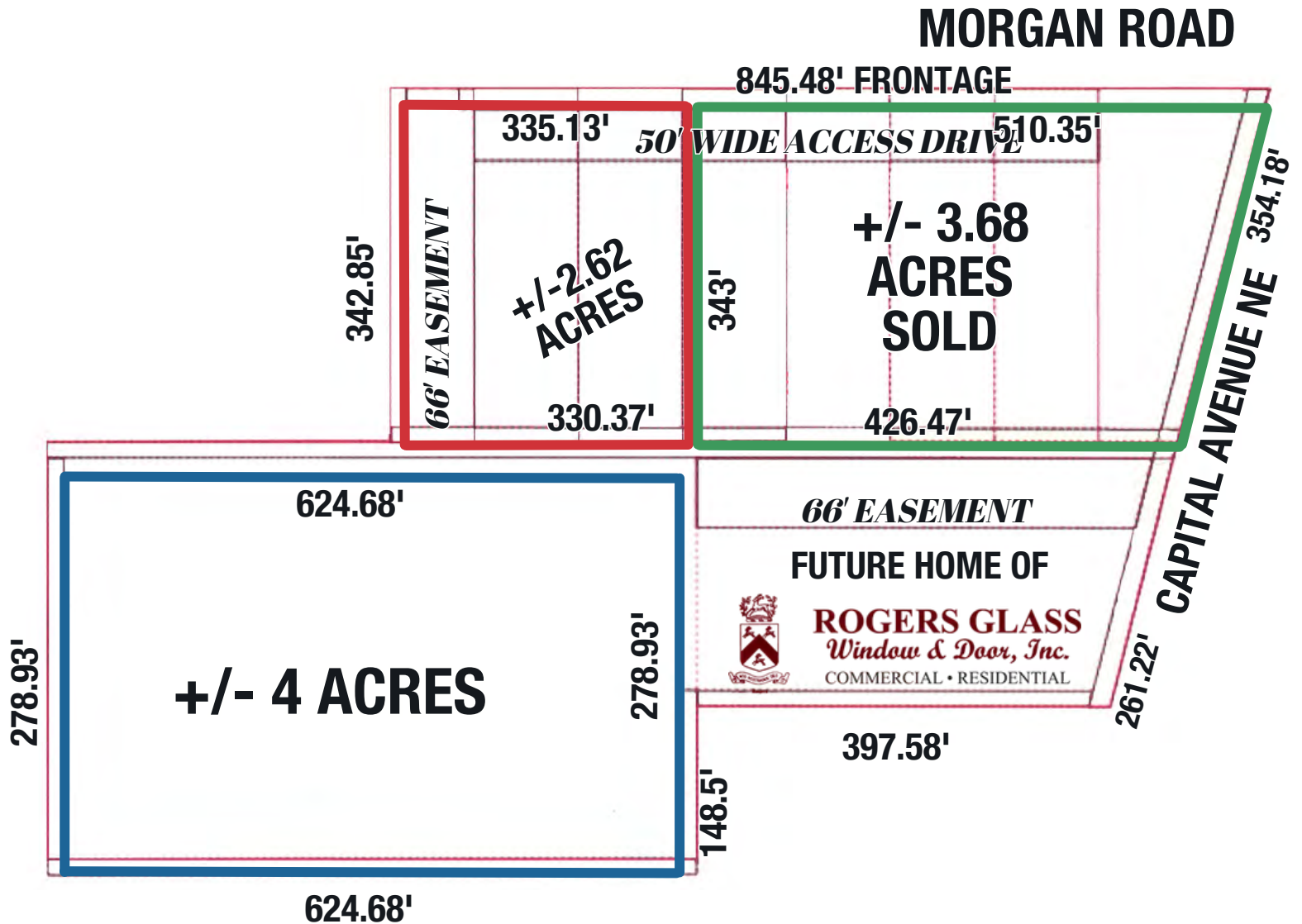


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POTENTIAL SPLITS

FOR SALE / BUILD TO SUIT
+/- 2.62 ACRES UP TO +/- 6.62 ACRES



• MEASUREMENTS ARE ESTIMATED

 **1945 CAPITAL AVENUE NE & V/L MORGAN ROAD**
BATTLE CREEK, MICHIGAN 49017

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AERIAL MAP

FOR SALE / BUILD TO SUIT
+/- 2.62 ACRES UP TO +/- 6.62 ACRES

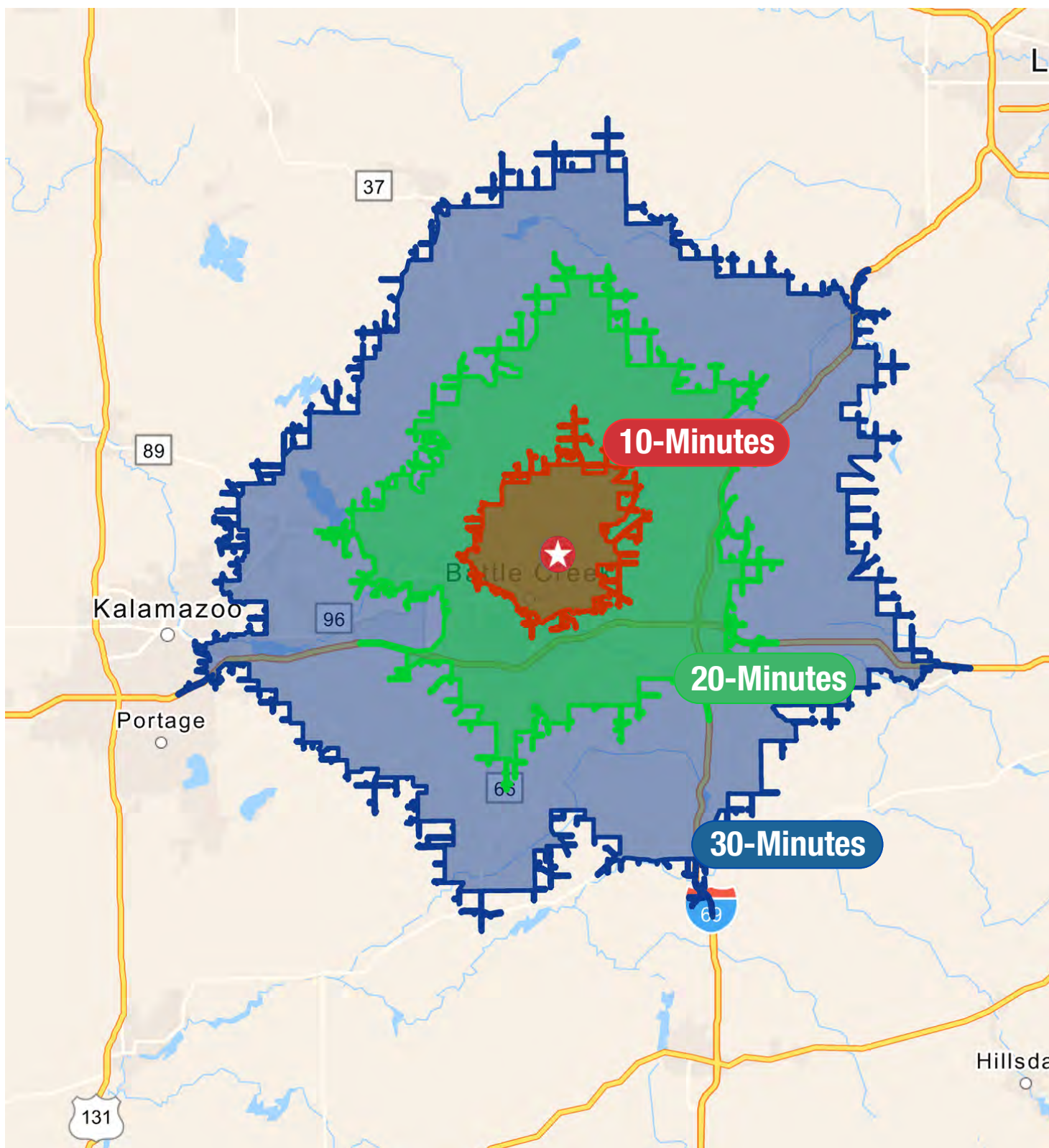


1945 CAPITAL AVENUE NE & V/L MORGAN ROAD
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DRIVE TIME MAP

FOR SALE / BUILD TO SUIT
+/- 2.62 ACRES UP TO +/- 6.62 ACRES



1945 CAPITAL AVENUE NE & V/L MORGAN ROAD
BATTLE CREEK, MICHIGAN 49017

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DEMOGRAPHICS

FOR SALE / BUILD TO SUIT
+/- 2.62 ACRES UP TO +/- 6.62 ACRES

Census 2020 Summary	10 minutes	20 minutes	30 minutes
Population	40,009	105,739	176,745
Households	16,247	43,201	71,506
Average Household Size	2.41	2.41	2.43

2025 Summary			
Population	39,245	104,463	175,341
Households	16,264	43,532	72,409
Families	9,430	26,376	45,431
Average Household Size	2.36	2.36	2.38
Owner Occupied Housing Units	11,033	30,987	54,449
Renter Occupied Housing Units	5,231	12,545	17,960
Median Age	40.2	41.1	41.7
Median Household Income	\$51,842	\$61,120	\$65,612
Average Household Income	\$64,905	\$79,531	\$87,563

2030 Summary			
Population	38,894	103,731	174,348
Households	16,302	43,738	72,941
Families	9,355	26,239	45,344
Average Household Size	2.34	2.34	2.35
Owner Occupied Housing Units	11,474	31,921	56,058
Renter Occupied Housing Units	4,828	11,818	16,884
Median Age	41.5	42.2	42.6
Median Household Income	\$56,247	\$66,816	\$72,591
Average Household Income	\$70,886	\$87,423	\$96,843

Trends: 2025-2030 Annual Rate			
Population	-0.18%	-0.14%	-0.11%
Households	0.05%	0.09%	0.15%
Families	-0.16%	-0.10%	-0.04%
Owner Households	0.79%	0.60%	0.58%
Median Household Income	1.64%	1.80%	2.04%

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DEMOGRAPHICS

FOR SALE / BUILD TO SUIT
+/- 2.62 ACRES UP TO +/- 6.62 ACRES

2025 Households by Income	10 minutes	20 minutes	30 minutes
<\$10,000	5.5%	4.3%	4.3%
\$10,000-14,999	7.2%	5.6%	4.2%
\$15,000-19,999	4.9%	4.1%	3.8%
\$20,000-24,999	5.9%	4.5%	3.8%
\$25,000-29,999	5.6%	4.4%	3.9%
\$30,000-34,999	5.6%	4.9%	4.2%
\$35,000-39,999	3.6%	3.5%	3.4%
\$40,000-44,999	4.9%	4.7%	4.9%
\$45,000-49,999	4.8%	4.2%	4.2%
\$50,000-59,999	9.9%	8.8%	8.4%
\$60,000-74,999	11.4%	10.8%	11.2%
\$75,000-99,999	13.0%	14.7%	14.4%
\$100,000-124,999	7.5%	8.8%	9.4%
\$125,000-149,999	4.3%	5.4%	6.0%
\$150,000-199,999	3.4%	5.7%	6.6%
\$200,000-249,999	1.6%	3.1%	3.8%
\$250,000-299,999	0.5%	1.0%	1.1%
\$300,000-399,999	0.1%	0.4%	0.9%
\$400,000-499,999	0.1%	0.3%	0.5%
\$500,000+	0.2%	0.7%	0.9%
Median Household Income	\$51,842	\$61,120	\$65,612
Average Household Income	\$64,905	\$79,531	\$87,563
Per Capita Income	\$26,925	\$33,128	\$36,200



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