

City of Grand Haven, MI

320 & 300 N Beacon Blvd – Property Information Package

General Information

Address

320 N Beacon
Grand Haven, MI 49417
Parcel ID # 70-03-21-327-026

Property Type

Restaurant

Property Owner Contact

Series Grand Haven of RMA Series,
1010 S Crescent Ave
Park Ridge, IL 60068

Current Zoning

(C) Commercial

Desired Development Outcome

Commercial or Mixed Use

State Equalized Value (SEV)

\$374,600

Total Sq. FT

~3,000

Sale Price

\$1,300,00

General Information

Address

300 N Beacon
Grand Haven, MI 49417
Parcel ID # 70-03-21-327-010

Property Type

Gas Station

Property Owner Contact

Blarney Castle Oil Co,
PO Box 246, Bear Lake, MI 49614

Current Zoning

(C) Commercial

Desired Development Outcome

Commercial or Mixed Use

State Equalized Value (SEV)

\$169,600

Total Sq. FT

520 + Gas Pump Canopy

Community Contact

Pat McGinnis
City Manager
(616) 847-4888

pmcginnis@grandhaven.org

Jennifer Howland
Community Development Manager
(616) 847-3490

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These available properties are located in the Grand Haven Commercial district. Being located directly along US-31, these properties are in a prime location with high visibility. In addition to the US-31 access point, the sites can be accessed from Elliot Street. These properties provide more than adequate parking opportunity.

This property is identified as “service/commercial” on the City’s future land use map. Ideal uses for this property include:

- Retail
- Office
- Restaurant
- Residential above retail/office
- Businesses seeking drive-through component

Legal Description

LOT 1 EXC E 16 FT OF S 131.34 FT, ALL LOTS 2 & 3, THAT PART LOT 4 LYING E OF US-31 AS NOW LOCATED, ALSO LOT 10 EXC E 16 FT, ALSO UNNAMED STREET 33 FT N & S LYING N OF LOTS 1, 2, 3 & 4 WAITS ADD

LOTS 8 & 9 & THAT PART LOT 7, LYING E OF US-31 WAITS ADD

Site Condition

These contiguous parcels would be an ideal redevelopment site. The Total land area is approximately 1.2 acres. The corner property has frontage, and direct access, to US-31 and Elliot Street

Incentives

The City of Grand Haven has a competitive tax rate:
Homestead: 34.9582
Non-homestead: 53.9582

Read more about incentives on Page 2.

All Utilities

[North Ottawa Water System](#)
[Grand Haven Spring Lake Water Treatment](#)
[Grand Haven Board of Light & Power](#)
[Republic Service](#)
[Grand Haven Department of Public Works](#)

Grand Haven Demographics

Population:
10,412

Area:
5.77 sq. mi.

Owner Occupied:
69.6%

Median Home Value:
\$121,400

Median per Capital Income:
\$30,739

High School graduate or higher:
92.7%

Bachelor's Degree or higher:
31.8%

Unemployment (2016)
7.4%

More demographic information at:
Census.gov/quick facts

**2017 Top Employers
In Northwest Ottawa County**
"FTE" Represents Full Time Employees

Shape Corporation:
2,000 FTE

Herman Miller:
1,500 FTE

Grand Haven Area Public Schools:
850 FTE

GHSP:
654 FTE

**North Ottawa Community
Health Systems:**
618 FTE



Incentives continued...

The City of Grand Haven is an eligible Core Community as defined within PA 146. Specific sites within the City may be eligible for Obsolete Property Rehabilitation Act Abatements, Act 381 reimbursement for eligible activities, along with other possible development support incentives. All projects will be reviewed on a case-by-case basis and incentives will be considered based upon project compliance with the goals and objectives of the community Master Plan, financial need and specific conditions related to the site in question.

Additional tools that may be available for use include state and federal grant funding, required parking reduction, expedited plan review timelines, special marketing opportunities, and community meeting facilitation assistance.

Zoning

The Commercial zoning district is intended to provide for the positive redevelopment of the east side of the City. This district contains many existing lots that are large enough to accommodate large scale retail or office space with adequate and convenient parking availability. Maximum building height in this district is 40 ft.

Examples of permitted uses:

- Automobile repair
- Eating/drinking establishment
- Medical office
- Mixed use development
- Office building
- Retail



Traffic

US-31/Beacon Boulevard is a main thoroughfare for vehicular traffic. There are two access points to this site allowing for ease of congestion. Pedestrian safety is paramount in Grand Haven, so speed limits are strictly enforced.



Infrastructure

Because the Commercial district is primarily accessible by automobile, the properties are equipped with adequate parking. However, there are also crosswalks and sidewalks leading to, and around, the properties.

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Grand Haven on Instagram @grandhavenmo

[Grand Haven on Twitter](#)

[Grand Haven Department of Public Safety on Facebook](#)

For more information about this development site, contact the City of Grand Haven at (616) 847-4888. Prepared in accordance with and the authority of the Redevelopment Ready Communities ® program of the Michigan Economic Development Corporation.