BASELINE RD.

BASELINE RD.

KAL-HAVEN TRAIL

INTERSTATE 196

71 1/2 ST.

2nd AVE.

MENARDS

LAKE MICHIGAN COLLEGE

BLUE STAR HWY

meijer

Walmart Save money. Live better.

PHOENIX ST.

Parcel lines are approximate and are to be verified by buyer.

For Sale
Riverview Meadows
South Haven, MI

- 210 & 1412 71 1/2 St.—unique riverfront development opportunity
- Large 56 Acre PUD; Multi family, single family residences or mixed use potential
- Frontage on the peaceful & quiet Black River, adjacent to the Kal-Haven bike trail
- Close to Lake Michigan's public parks & beautiful beaches
- Most infrastructure in place

For more information, contact:

Dane Davis

269 459 0434 direct   •   269 217 4498 cell   •
daned@naiwwm.com

Kara Schroer

269 459 0435 direct   •   704 526 7574 cell   •
karas@naiwwm.com

Property is co-listed by:

Cindi Compton

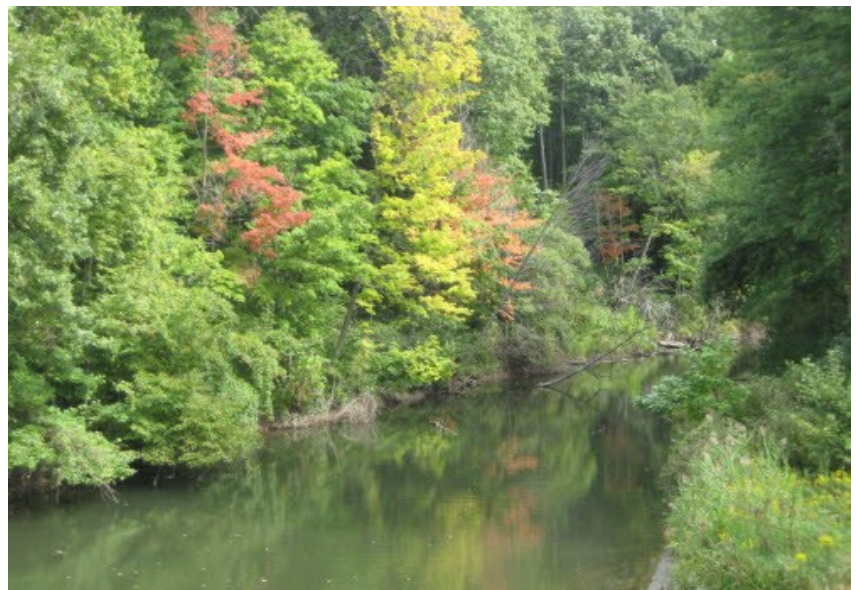Beachwalk Properties

269 214 2459 cell

Property Overview

Property Information

Parcel	1412
Sale Price	$149,000
Price per Acre	$39,839
Municipality	South Haven Township
County	Van Buren
SEV	$5,600 ('14)
Taxable Value	$5,181 ('14)
Annual Taxes	$255.39 ('14)
Zoning	Multi-Family Residential
Parcel #	80-17-001-007-01

Parcel	210
Sale Price	$1,995,000
Price per Acre	$35,498
Municipality	South Haven Township City of South Haven
County	Van Buren
SEV	$164,800 ('16)
Taxable Value	$136,433 ('16)
Annual Taxes	TBD
Zoning	RM-1
Parcel #	80-17-002-003-00 80-53-867-002-20

The Offering

Parcel	Acres	Price Per Acre	Total
1412	3.74	$39,839	$149,000.00
210	56.20	$35,498	$1,995,000.00
Both	59.94	$35,769	$2,144,000.00

NAI Wisinski of West Michigan
Commercial Real Estate Services, Worldwide.

1803 Whites Road, Suite 2
Kalamazoo, Michigan 49008
269 459 0434
naiwwm.com

Conceptual Layout

KAL-HAVEN TRAIL

BLACK RIVER

71 ½ ST.

STORM WATER
QUALITY SYSTEM (TYP.)

STORM WATER
QUALITY SYSTEM (TYP.)

STORM WATER
QUALITY SYSTEM (TYP.)

Conceptual Duplex Layout

(Most infrastructure in place)

KAL-HAVEN TRAIL

BLACK RIVER

MARINA

PROPOSED VINEYARD

16 UNITS AVAILABLE SEPARATELY

71 ½ ST.

Property Photography

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Map

LAKE MICHIGAN

58 MILES TO GRAND RAPIDS

36 MILES TO KALAMAZOO

18 MILES TO I-94

South Haven Michigan
- South Beach

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Demographic Information

Demographic & Income Comparison Profile

	5 miles	10 miles	15 miles
Census 2010 Summary			
Population	11,734	24,232	45,865
Households	4,897	9,366	17,593
Families	3,163	6,376	12,141
Average Household Size	2.36	2.56	2.58
Owner Occupied Housing Units	3,540	6,984	13,449
Renter Occupied Housing Units	1,357	2,382	4,144
Median Age	44.3	40.5	40.2
2016 Summary			
Population	11,779	24,303	46,345
Households	4,942	9,438	17,823
Families	3,151	6,351	12,164
Average Household Size	2.35	2.55	2.57
Owner Occupied Housing Units	3,513	6,928	13,438
Renter Occupied Housing Units	1,429	2,511	4,385
Median Age	45.7	41.4	41.3
Median Household Income	$44,242	$41,296	$41,949
Average Household Income	$61,602	$56,727	$56,200
2021 Summary			
Population	11,846	24,506	46,938
Households	4,982	9,536	18,075
Families	3,156	6,378	12,263
Average Household Size	2.34	2.54	2.57
Owner Occupied Housing Units	3,552	7,010	13,637
Renter Occupied Housing Units	1,430	2,525	4,438
Median Age	46.9	42.4	42.3
Median Household Income	$48,484	$44,210	$47,045
Average Household Income	$68,339	$62,754	$62,288
Trends: 2016-2021 Annual Rate			
Population	0.11%	0.17%	0.25%
Households	0.16%	0.21%	0.28%
Families	0.03%	0.08%	0.16%
Owner Households	0.22%	0.24%	0.29%
Median Household Income	1.85%	1.37%	2.32%

Demographic Information

Demographic & Income Comparison Profile

	5 miles		10 miles		15 miles	
2016 Households by Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
<$15,000	747	15.1%	1,512	16.0%	2,753	15.4%
$15,000 - $24,999	574	11.6%	1,181	12.5%	2,258	12.7%
$25,000 - $34,999	576	11.7%	1,174	12.4%	2,237	12.6%
$35,000 - $49,999	830	16.8%	1,676	17.8%	3,026	17.0%
$50,000 - $74,999	878	17.8%	1,695	18.0%	3,360	18.9%
$75,000 - $99,999	532	10.8%	953	10.1%	1,901	10.7%
$100,000 - $149,999	506	10.2%	769	8.1%	1,493	8.4%
$150,000 - $199,999	163	3.3%	259	2.7%	431	2.4%
$200,000+	137	2.8%	219	2.3%	364	2.0%
Median Household Income	$44,242		$41,296		$41,949	
Average Household Income	$61,602		$56,727		$56,200	
Per Capita Income	$26,312		$22,381		$21,885	
2021 Households by Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
<$15,000	777	15.6%	1,571	16.5%	2,855	15.8%
$15,000 - $24,999	573	11.5%	1,220	12.8%	2,343	13.0%
$25,000 - $34,999	701	14.1%	1,301	13.6%	2,321	12.8%
$35,000 - $49,999	478	9.6%	997	10.5%	1,803	10.0%
$50,000 - $74,999	826	16.6%	1,761	18.5%	3,549	19.6%
$75,000 - $99,999	592	11.9%	1,091	11.4%	2,264	12.5%
$100,000 - $149,999	650	13.0%	971	10.2%	1,913	10.6%
$150,000 - $199,999	217	4.4%	353	3.7%	586	3.2%
$200,000+	168	3.4%	270	2.8%	441	2.4%
Median Household Income	$48,484		$44,210		$47,045	
Average Household Income	$68,339		$62,754		$62,288	
Per Capita Income	$29,217		$24,772		$24,254	

Demographic Information

Demographic & Income Comparison Profile

	5 miles		10 miles		15 miles	
2010 Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Age 0 - 4	678	5.8%	1,583	6.5%	3,011	6.6%
Age 5 - 9	724	6.2%	1,660	6.9%	3,125	6.8%
Age 10 - 14	786	6.7%	1,789	7.4%	3,301	7.2%
Age 15 - 19	725	6.2%	1,723	7.1%	3,348	7.3%
Age 20 - 24	607	5.2%	1,326	5.5%	2,492	5.4%
Age 25 - 34	1,194	10.2%	2,599	10.7%	4,943	10.8%
Age 35 - 44	1,241	10.6%	2,760	11.4%	5,450	11.9%
Age 45 - 54	1,765	15.0%	3,699	15.3%	7,157	15.6%
Age 55 - 64	1,867	15.9%	3,373	13.9%	6,279	13.7%
Age 65 - 74	1,137	9.7%	2,058	8.5%	3,917	8.5%
Age 75 - 84	677	5.8%	1,189	4.9%	2,086	4.5%
Age 85+	334	2.8%	471	1.9%	755	1.6%
2016 Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Age 0 - 4	630	5.3%	1,499	6.2%	2,874	6.2%
Age 5 - 9	692	5.9%	1,595	6.6%	3,028	6.5%
Age 10 - 14	718	6.1%	1,628	6.7%	3,100	6.7%
Age 15 - 19	675	5.7%	1,539	6.3%	2,889	6.2%
Age 20 - 24	604	5.1%	1,415	5.8%	2,725	5.9%
Age 25 - 34	1,300	11.0%	2,831	11.6%	5,394	11.6%
Age 35 - 44	1,178	10.0%	2,590	10.7%	5,112	11.0%
Age 45 - 54	1,498	12.7%	3,191	13.1%	6,298	13.6%
Age 55 - 64	2,023	17.2%	3,712	15.3%	7,000	15.1%
Age 65 - 74	1,429	12.1%	2,589	10.7%	4,894	10.6%
Age 75 - 84	681	5.8%	1,202	4.9%	2,197	4.7%
Age 85+	350	3.0%	511	2.1%	834	1.8%
2021 Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Age 0 - 4	610	5.1%	1,462	6.0%	2,806	6.0%
Age 5 - 9	653	5.5%	1,551	6.3%	2,961	6.3%
Age 10 - 14	731	6.2%	1,648	6.7%	3,161	6.7%
Age 15 - 19	674	5.7%	1,519	6.2%	2,912	6.2%
Age 20 - 24	543	4.6%	1,265	5.2%	2,381	5.1%
Age 25 - 34	1,232	10.4%	2,799	11.4%	5,373	11.4%
Age 35 - 44	1,250	10.6%	2,701	11.0%	5,290	11.3%
Age 45 - 54	1,313	11.1%	2,839	11.6%	5,636	12.0%
Age 55 - 64	1,965	16.6%	3,692	15.1%	7,059	15.0%
Age 65 - 74	1,716	14.5%	3,068	12.5%	5,793	12.3%
Age 75 - 84	819	6.9%	1,438	5.9%	2,690	5.7%
Age 85+	340	2.9%	523	2.1%	877	1.9%