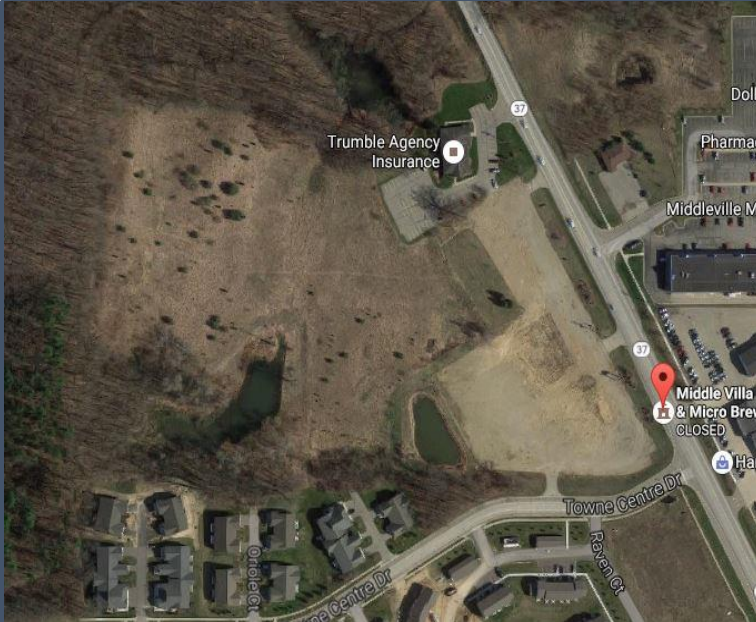


# 4611 M-37: Former Mid-Villa Site



## Potential funding:

- DDA Façade Grants
- Sign Grant
- Brownfield Redevelopment Tax Credit
- New Market Tax Credit



Tax Parcels: 08-41-022-138-00

08-41-022-130-00

Total Land Assembly: 22 acres

Zoned: C-2 Highway Commercial

Future Land Use: Mix of Highway Commercial and Medium Density Residential (4-8 dwelling units/acre)

Located within Downtown Development Authority (DDA) District

## Contact:

Village of Middleville

100 E. Main St.

269-795-3385

[www.villageofmiddleville.org](http://www.villageofmiddleville.org)

Listing Agent: Bob Tol

Tol Companies, Inc.

Phone: 616-481-8255 or 616-458-7015

Email:

[bobtol@tolcompanies.com](mailto:bobtol@tolcompanies.com)

Middleville is a small Village located in Northwestern Barry County. The Village is only 30 minutes away from downtown Grand Rapids but yet still provides the comfort and sanctuary of a defined small town community. The Village hosts Barry County's largest employer in Bradford White, and contains plentiful housing stock pf rental and owner occupied units with ample real estate.

## 2018 Assessed Value

Parcel# 08-41- 022-138-00 =  
\$120,700

Parcel# 08-41-022-130-00 =  
\$89,800

2010 Village of Middleville demographics\*

Population: 3319

% Change from 2000-2010: 21.9%

Median Age: 32.4

Average Household Size: 2.81

Total Housing Units: 1206

Owner Occupied: 789

Renter Occupied: 375

\* According to 2010 US Census

The Village of Middleville is quickly becoming a destination for residents and businesses alike. The Village is home to the highly regarded Thornapple-Kellogg Schools system, nearby to many natural features such as the Thornapple River, Yankee Springs State Park, Paul Henry Thornapple Trail.

The Village hosts abundant events such as the annual Heritage Days Festival, 1<sup>st</sup> annual Barry County Brew Fest, Thornapple Roots Festival, Riverbank Music Series, and New Year's Eve Festival. Many events are family oriented yet still provide an opportunity for entrainment for those of all ages.

The site is currently a vacant parcel. Former site of the Mid-Villa Inn, which consisted of lodging, bowling alley, event space and local microbrewery.

The Former Mid-Villa site is Zoned C-2 Highway Commercial with allows for permitted uses including but not limited to: grocery stores, motor vehicle sales, restaurant, office, and multiple family dwellings. Special land use permits are allowed for drive-in facilities, mixed-use, or recreational establishments.

Consumer's Energy provides gas, electric. Charter provides telephone and cable services.

Across M-37 is Marketplace Plaza, south in Middleville Townhomes and Condominiums, Office use to the north, and undeveloped land to the West.

The local businesses nearby are *Harkema Automotive and Trailer Sales*. *Marketplace Plaza* grocery store, and *Town center Plaza* commercial strip center.

The site is currently served by public water and sewer. Gas, electric and telephone services are available. An existing pond can serve as a storm water retention pond

The parcel is fronted by M-37 highway, the busiest freeway in Barry County with traffic counts of 12,500 daily. The site is highly visible and can be ideal for commercial, mixed use development.

