

GENERAL INFORMATION

PROPERTY: Brewrey Creek Acreage
Elmwood Township
Leelanau County

SIZE: Approximately 87 Acres

LOCATION: Situated between Grandview Road on the north and Carter Road on the south. Both Carter and Grandview intersect with M-22. Property is just minutes from Downtown Traverse City.

SITE CHARACTERISTICS: Hilly, wooded, secluded, with several view locations of West Grand Traverse Bay.

UTILITIES: Gas: Michigan Consolidated Gas with access from both Carter and Grandview Roads.

Electric: Consumers Power

Sewer: Access from both Carter and Grandview Roads.
Benefit Charges- \$1700.00/unit

Water: Not available-Ultimately along 22 to Cherry Bend.

TAX INFORMATION:

Parcel#	SEV	Est. 1992 Mills	Est. Tax
02230	28,000	46.473	\$1,301.24
00500	30,300	46.473	1,408.13
00400	40,400	46.473	1,877.51
00100	11,100	46.473	515.85

ZONING: Residential District R-3

DENSITY: Seven units per acre or approximately 609 units.
Parking- 2 spaces per unit
(See Attached)

OFFERING PRICE: 2,400,000
Cost per unit: 3,940.
Cost per acre: 27,584

FOR FURTHER INFORMATION:

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