

REDEVELOPMENT SITE INFORMATION

Location: Village of Central Lake
Antrim County

Parcel #: 05-42-023-045-00
Dover Industrial Properties

Disposition: For Sale; Listed with Broker

Zoning: R-1 (Village Residential)
Section 5.02

Residential Uses: Single Family
Permitted by Right

Site: 3.27 Acres
142,441 Square Feet

Lot Coverage: **35% 49,854.42**

Maximum Height: 2 Stories - or -
35 Feet

land area per d.u.
1 dwelling 10,000

Build-Out Potential: 142,441 142,441
14

Total Potential Units



14 dwellings
4.36 d.u. / acre

14 dwellings
1,450 footprint
1 story
20,654 square feet

35.61 parking
350 square feet
12,464 square feet

33,118 lot coverage
23%

ASSESSMENT:

Siet design would require an innovative approach to provide all sites with waterfront frontage.

Market for SF is better and more allow a progressive; market-based sales approach.

Target Market Analysis (Annual Threshold)

	Minimum	Maximum
Single Family	8	16
Multiple Family-Attac	4	13

Absorption Rate (Years)

Single Family	1.8	0.9
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