

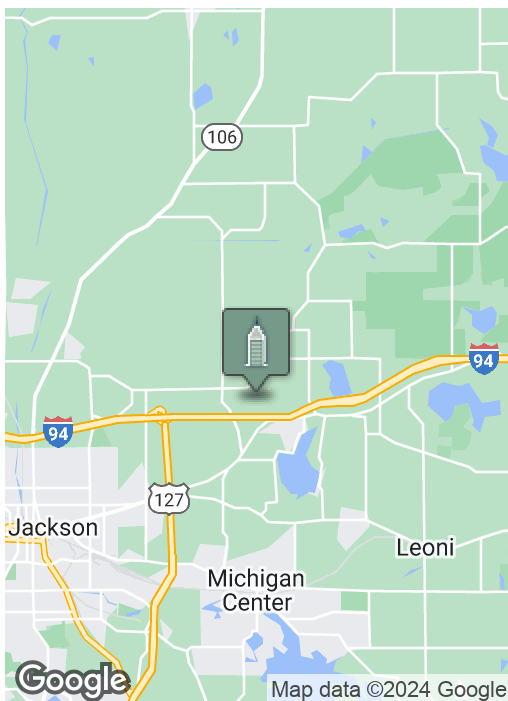
200 Acres on I-94 - East Jackson County

5400 LAHINCH RD, JACKSON, MI 49201



Swisher
COMMERCIAL

FOR SALE



SUMMARY

AVAILABLE ACREAGE: 200 Acres
SALE PRICE: \$1,500,000

PROPERTY HIGHLIGHTS

- 200 acres bordering I-94 with high visibility/highway frontage
- Located off I-94 at Sargent Road, east of I-94/US-127 interchange
- Recreational use possibilities include race course, motocross, mud bog, campground, concert venue, etc.
- Development possibilities include industrial or agricultural
- Currently Pine Hollow Golf Course, club house, liquor license, and 3 acre campground
- Contact listing agents for tour - Do not approach golf course operation employees
- Property Video: <http://bit.ly/2fxUqpr>

***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

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PROPERTY & BUILDINGS

- 18 hole golf course
- 2,400 SF clubhouse
- Pole barn storage is between 3,600 and 3,800 SF
- 28 rustic campsites on 3 acres
- Rolling hills, waterways and natural areas
- Large irrigation well

LOCATION

Eastern Jackson County location. East of I-94 and US-127 interchange. Access to property on Hawkins and Lahinch Roads.

ZONING & USE

Zoned OS - Open Space District (Leoni Township)

Recreational use possibilities include race course, motocross, mud bog, campground, concert venue, etc.

Development possibilities include industrial or agricultural.

LEGAL OVERVIEW

Part of SW 1/4 Sec 21 & E 1/2 of Sec 20 T2S R1E

SALES TERMS

Oil, gas and mineral rights excluded.

All equipment, liquor license and inventory excluded.



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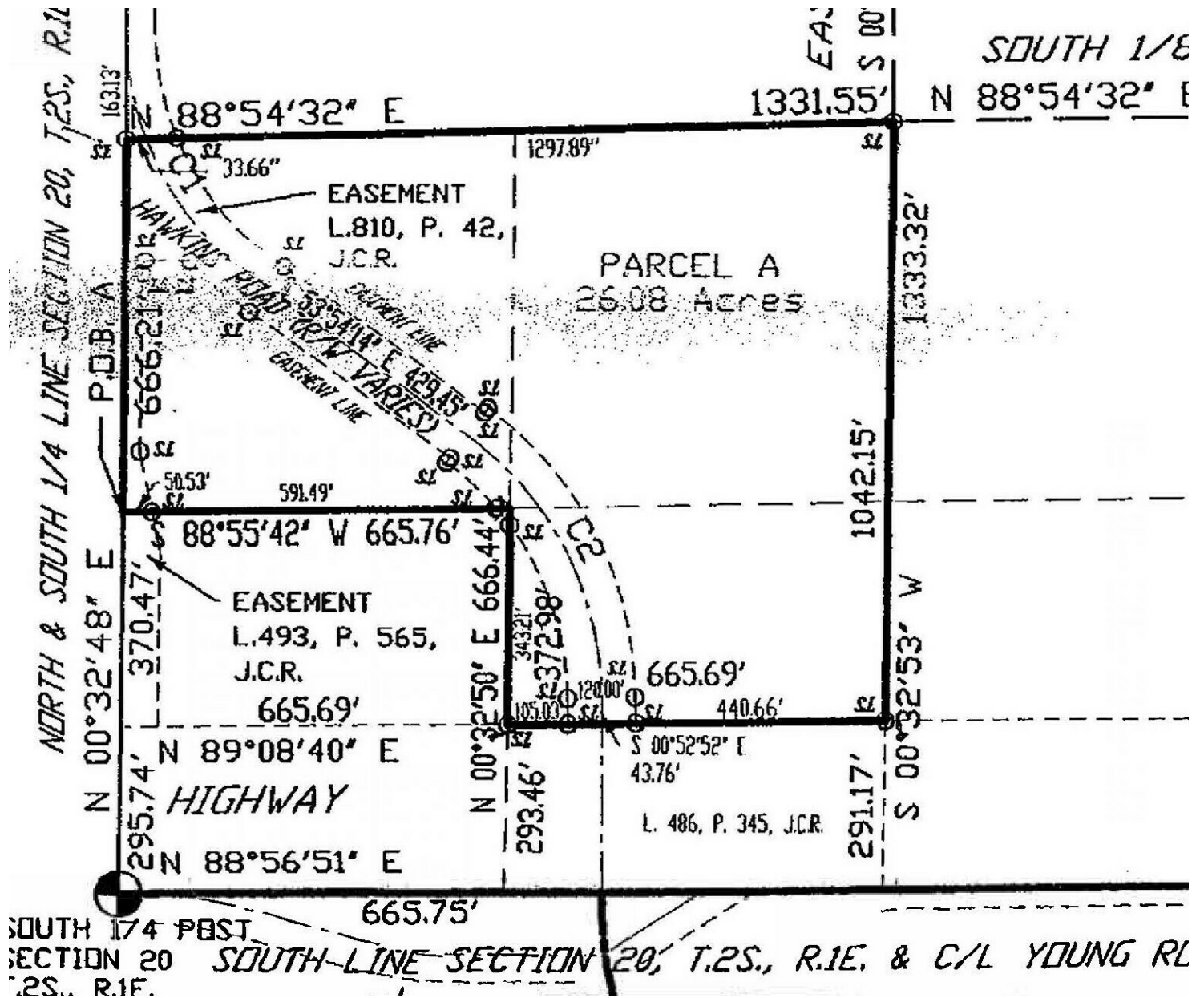
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INVESTMENT OVERVIEW

Price \$1,500,000

BUILDING INFORMATION

Building Size (Clubhouse) 2,400 sf
Property Type Golf Course
Zoning OS (Open Space District)
APN # 09-20-476-001-02
09-20-452-001-00

TAXES

2024 TOTAL: \$15,378
Assessed Value 2024: \$1,007,010

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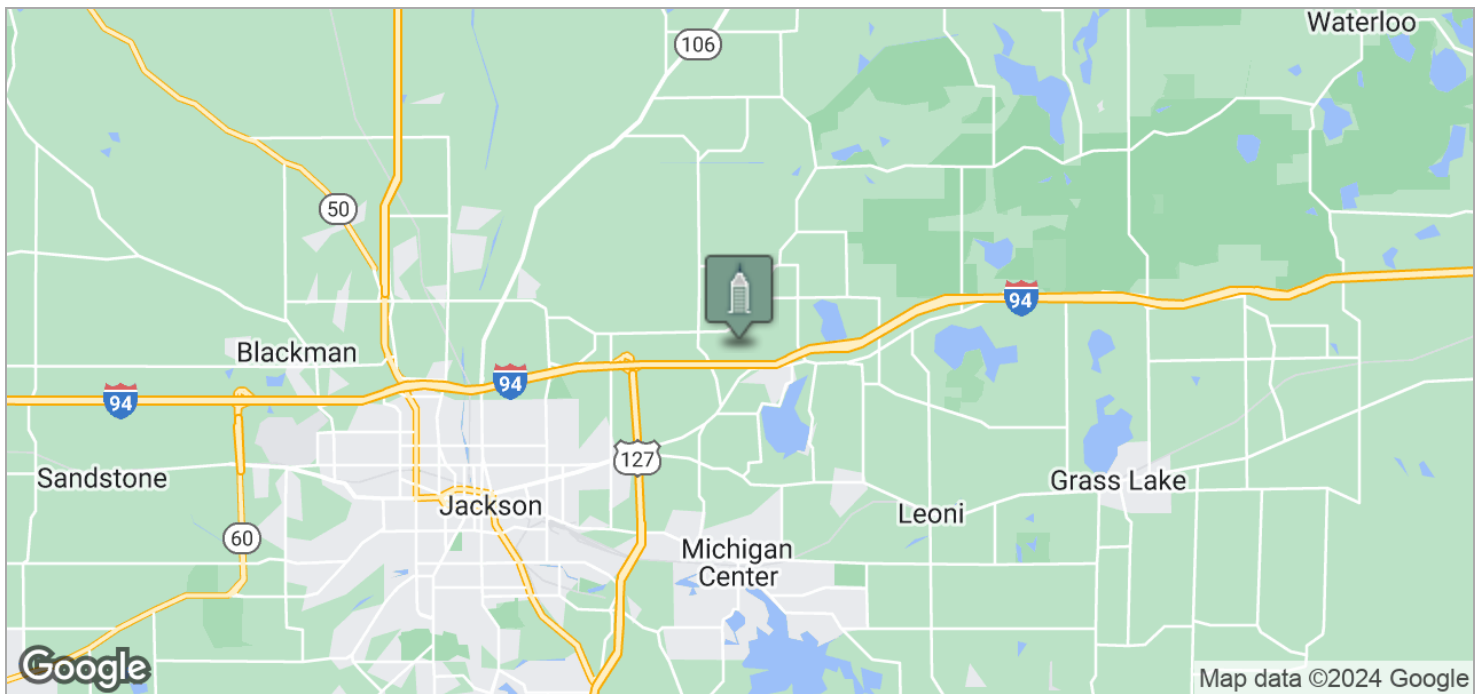
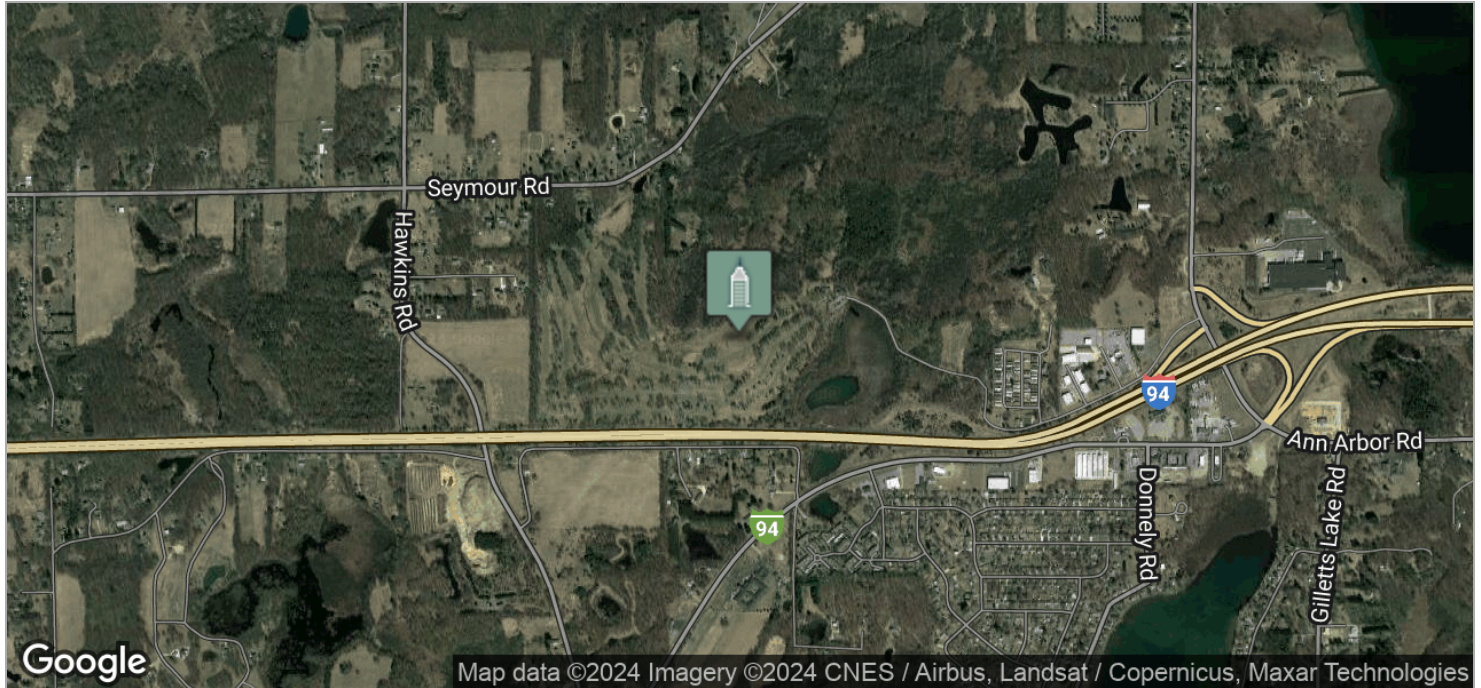
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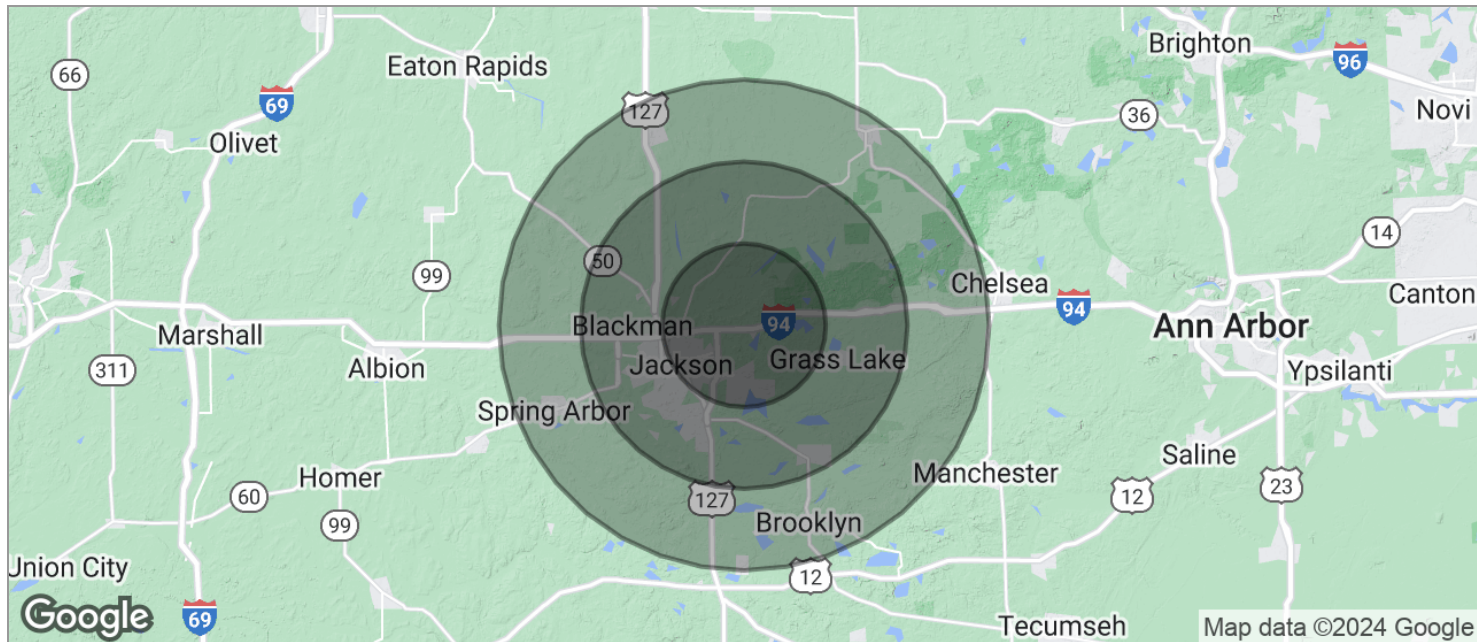
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POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	34,731	134,924	194,565
MEDIAN AGE	37.8	38.1	38.9
MEDIAN AGE (MALE)	37.7	36.7	37.6
MEDIAN AGE (FEMALE)	34.5	38.1	39.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	10,555	50,518	73,306
# OF PERSONS PER HH	3.3	2.7	2.7
AVERAGE HH INCOME	\$48,880	\$50,665	\$56,313
AVERAGE HOUSE VALUE	\$133,884	\$154,030	\$175,993

* Demographic data derived from 2020 ACS - US Census

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