

HISTORIC EVART

At Home. By Nature.

**CITY-OWNED REAL PROPERTY
COUNCIL APPROVED PARCELS
FOR SALE AND/OR LEASE
JUNE 30, 2020
DATES OF PUBLICATION IN PIONEER
8/17/2020 - 8/19/2020**

Revised 06.16.2022

Table of Contents

Primary Functions and Disclaimer Information.....	2
Industrial Parcels not located in the Industrial Park.....	3
Residential Parcels.....	4-7
Industrial Parcels located within the Industrial Park.....	8-14

Primary Functions

Economic Development

One of the principal functions of the Economic Development Committee is focus on community development and owner occupancy of surplus real property. The Economic Development Committee consists of the city manager, assistant city manager, city mayor, and other members of the public. Here you will find information on the city's current inventory of real property as approved by city council on June 30, 2020.

On a regular basis, the city reviews its inventory of real property to determine what land is in excess of its foreseeable needs. Land that is no longer needed for public purposes is declared surplus and then made available for sale in accordance with Ordinance No. 2020-2, an Ordinance to Amend Evert City Code, Chapter 210-Purchases, Contracts & Sales and the Disposition of City Owned Real Property Policy #2020-05. The ordinance states, whenever any real property, owned by the City of Evert, is no longer needed for corporate or public purposes, the same may be offered for sale. The city manager may obtain certified appraisals, to determine the market value, and solicit purchase agreements, based on the appraisal. At the time a proposed offer to purchase is made, the city manager shall present the offer, to the city council, for approval.

The City will entertain all offers. All commercial and industrial zoned property is subject to a development agreement with the city. Additional parcel information and the Disposition of City-Owned Real Property Policy 2020-05 are available at <http://www.evert.org> or for review at the City of Evert City Hall, 200 S. Main Street, Evert, 49631, (231) 734-2181. Questions may be submitted in writing by emailing citymanager@evert.org. All bids must be in writing.

The City absolutely reserves to itself the right and prerogative: to reject any and all proposals, responses, offers and/or bids to purchase any Surplus Real Property; to reject any proposals, responses, offers and/or bids not accompanied by the documents or data required by the City of Evert's Disposition of City-Owned Real Property Policy 2020-05 (referred hereafter as "Policy"), or the advertisement and/or any request for proposals, offers or bids; or to reject any offer which is in any way incomplete, irregular, not responsive or not responsible; or to withdraw any parcel of Surplus Real Property prior to the acceptance of or entry into any purchase agreement. The City may enter into a purchase agreement with a purchaser which the City Council, in its sole and absolute discretion and judgment, determines will be in the best interests of the City. The City reserves the right to waive informalities or irregularities in any of the processes, procedures, terms or conditions set forth in the Policy. The City shall not enter into any purchase agreement until the City has concluded all investigations it deems necessary to establish the responsibility, qualifications and financial ability of the proposed purchaser to purchase the Surplus Real Property and/or to complete any project identified by a prospective purchaser as set forth in section 4.4 of the Policy.

1. Industrial 402 W. 10th St. 67-51-100-712-00

Address: 402 W. 10th St.

Parcel ID Number: 67-51-100-712-00

Legal description: C-EV-674 LOT 712 EVART CITY

Zoned: Light Industrial

Land AC: .2 **Land SF:** 8712 **Lot Dimensions:** 66' x 132'

Highlights

-House demolished in July 2019

-City water and sewer hookups available

Executive Summary: Beautiful Corner Lot

Minimum Bid Price: \$4,000



2. Residential S. Cherry St. 67-51-750-750-

00

Address: S. Cherry St.

Parcel ID Number: 67-51-750-750-00

Legal description: LOTS 750, 751, 777, 778, 782 & 804 EVART CITY

Zoned: R-1 Low Residential

Land AC: 1.2 **Land SF:** 52,272

Executive Summary: Development opportunity for sale. Near Muskegon River.

Minimum Bid Price: \$12,000



3. Residential 8773 7 Mile Rd. 67-51-034-013-01

Address: 8773 7 Mile Road

Parcel ID Number: 67-51-034-013-01

Legal description: SEC 34 T18N R8W PT OF NW 1/4 COM N89DEG08'12"W 1315.93 FT FR N 1/4 COR, TH S0DEG48'56"W 272.94 FT, TH N89DEG08'12"W 414.95 FT, TH N0DEG48'40"E 272.94 FT TO N SEC LN, TH S89DEG08'12"E 414.95 FT TO POB 2.6A M/L

Zoned: R-1 Low Residential

Land AC: 2.6 **Land SF:** 113,256

Highlights

- Private Beautiful Wooded Lot
- 24 x 30 Garage with black top driveway

Minimum Bid Price: **SOLD**



4. Residential S. Main St. & E. 8th St. 67-51-750-563-00

Address: Corner Lot of South Main Street and East Eighth Street

Parcel ID Number: 67-51-750-563-00

Legal description: Lot 551 & Lot 563

Zoned: R-1 Low Residential

Land AC: .4 **Land SF:** 17,424

Highlights

- Close to beautiful Riverside West Park
- City water and sewer hookups available

Minimum Bid Price: \$7,000



5. Residential S. Cherry St. 67-51-100-827-00

Address: S. Cherry St.

Parcel ID Number: 67-51-100-827-00

Legal description: C-EV-761-1 LOT 827 EVART CITY

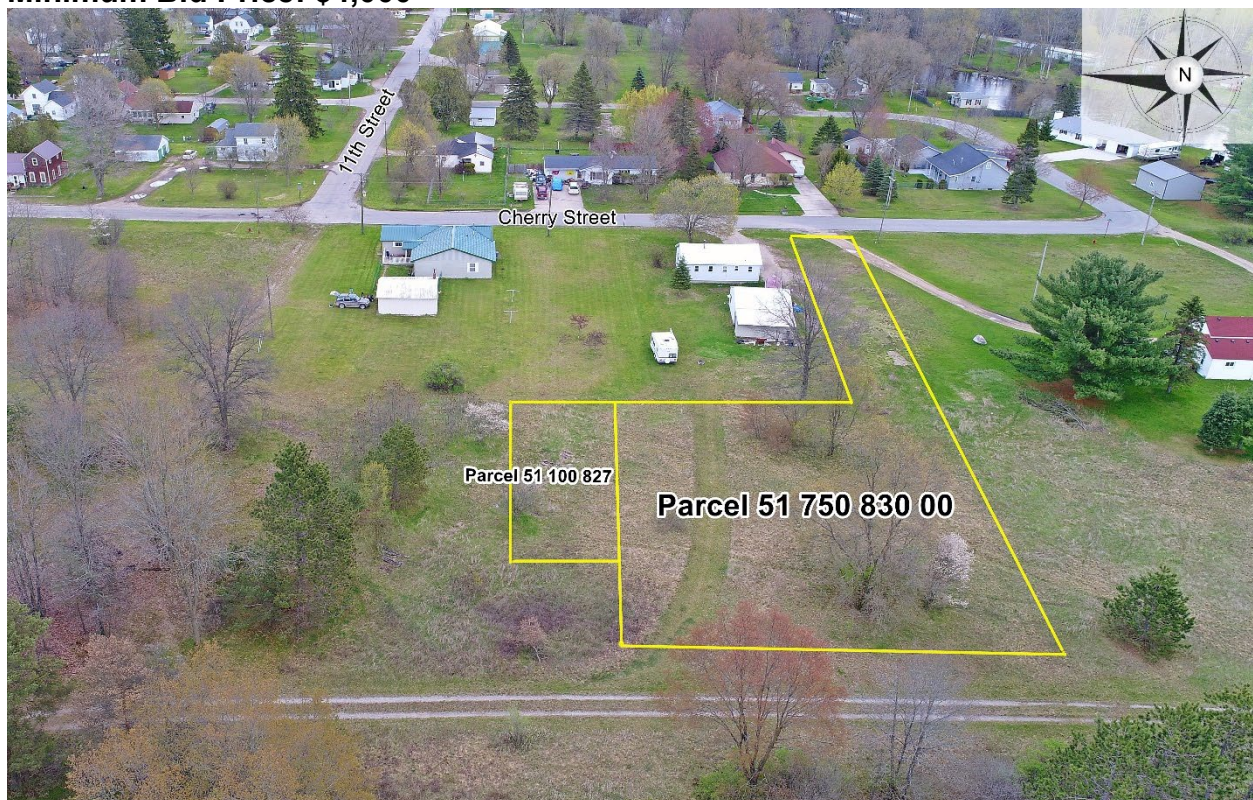
Zoned: R-1 Low Residential

Land AC: .2 **Land SF:** 8,712 **Lot Dimensions:** 66' x 132'

Highlights

-Near Muskegon River

Minimum Bid Price: \$4,000



6. Industrial Property 67-51-610-002-00

Address: 1033 West 7th Street (US Hwy 10)

Parcel ID Number: 67-51-610-002-00

Legal description: Lot 2 Evert Air Industrial Park

Zoned: General Industrial District

Land AC: 3.03 **Land SF:** 131,986

Highlights

-305 feet of frontage on US Hwy 10

-Industrial Building approx. 11,000 sf

Executive Summary: City is marketing parcel for sale. Property is located on US 10 which is accessible to both major expressways US 131 and US 127. Will consider splitting/rezoning/combining. The building is currently occupied with tenants with a 90 day vacation notice.

Minimum Bid Price: **SOLD**



7. Industrial Property 67-51-610-003-00

Address: US Highway 10

Parcel ID Number: 67-51-610-003-00

Legal description: Lot 3 Evert Air Industrial Park

Zoned: General Industrial District

Land AC: 3.99 **Land SF:** 173,804

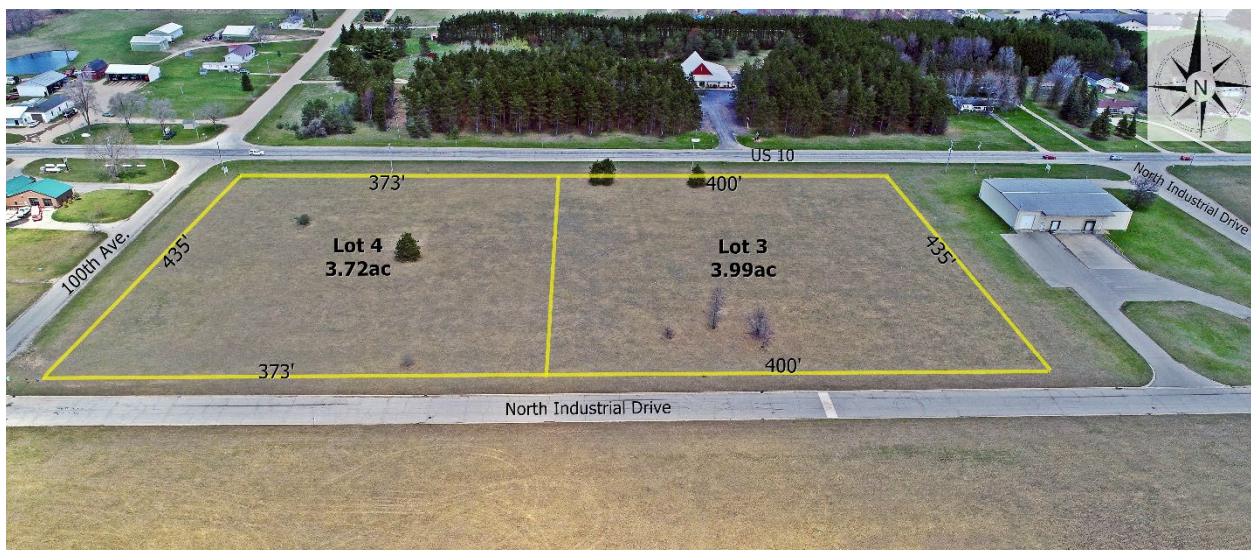
Highlights

-400 feet of frontage on US Hwy 10

-Phase 1 Environmental completed March 2020

Executive Summary: Development opportunity for sale approximately 4 acres along US 10 Hwy. Property is located on US 10 which is accessible to both major expressways US 131 and US 127. Will consider splitting/rezoning/combining.

Minimum Bid Price: \$70,000 (Development Agreement Required)



8. Industrial Property 67-51-610-004-00

Address: US Highway 10

Parcel ID Number: 67-51-610-004-00

Legal description: Lot 4 Evert Air Industrial Park

Zoned: General Industrial District

Land AC: 3.72 **Land SF:** 162,043

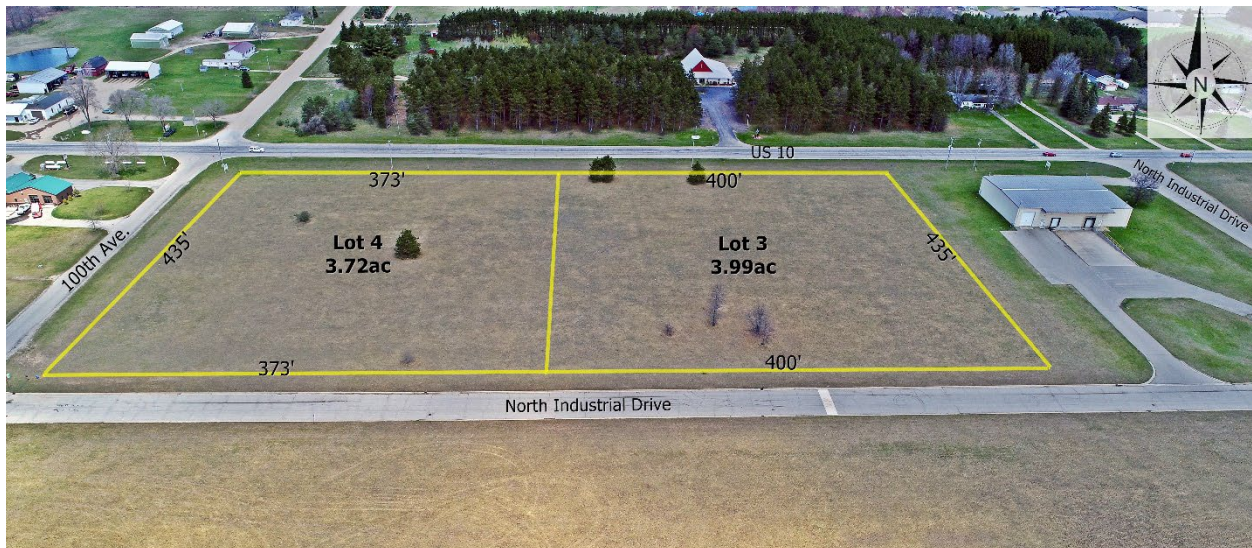
Highlights

-373 feet of frontage on US Hwy 10

-Phase 1 Environmental completed March 2020

Executive Summary: Development opportunity for sale approximately 3.72 acres along US 10 Hwy. Property is located on US 10 which is accessible to both major expressways US 131 and US 127. Will consider splitting/rezoning/combining.

Minimum Bid Price: \$70,000 (Development Agreement Required)



9. Industrial Property 67-51-610-005-00

Address: 100th Avenue (end of cul-de-sac)

Parcel ID Number: 67-51-610-005-00

Legal description: Lot 5 Evart Air Industrial Park

Zoned: General Industrial District

Land AC: 3.74 **Land SF:** 162,914

Highlights

-Phase 1 Environmental completed March 2020

Executive Summary: Development opportunity for sale approximately 3.74 acres near US 10 Hwy. Property is located near desirable high exposure US 10 which is accessible to both major expressways US 131 and US 127. Will consider splitting/rezoning/combining.

Minimum Bid Price: \$70,000 (Development Agreement Required)



10. Industrial Property 67-51-610-006-00

Address: N. Industrial Park Drive

Parcel ID Number: 67-51-610-006-00

Legal description: Lot 6 Evart Air Industrial Park

Zoned: General Industrial District

Land AC: 6.51 **Land SF:** 283,576

Highlights

-Phase 1 Environmental completed March 2020

Executive Summary: Development opportunity for sale approximately 6.51 acres near US 10 Hwy. Property is located near US 10 which is accessible to both major expressways US 131 and US 127. Will consider splitting/rezoning/combining.

Minimum Bid Price: \$70,000 (Development Agreement Required)



11. Industrial Property 67-51-610-007-00

Address: N. Industrial Park Drive

Parcel ID Number: 67-51-610-007-00

Legal description: Lot 7 Evert Air Industrial Park

Zoned: General Industrial District and complete with underground utilities

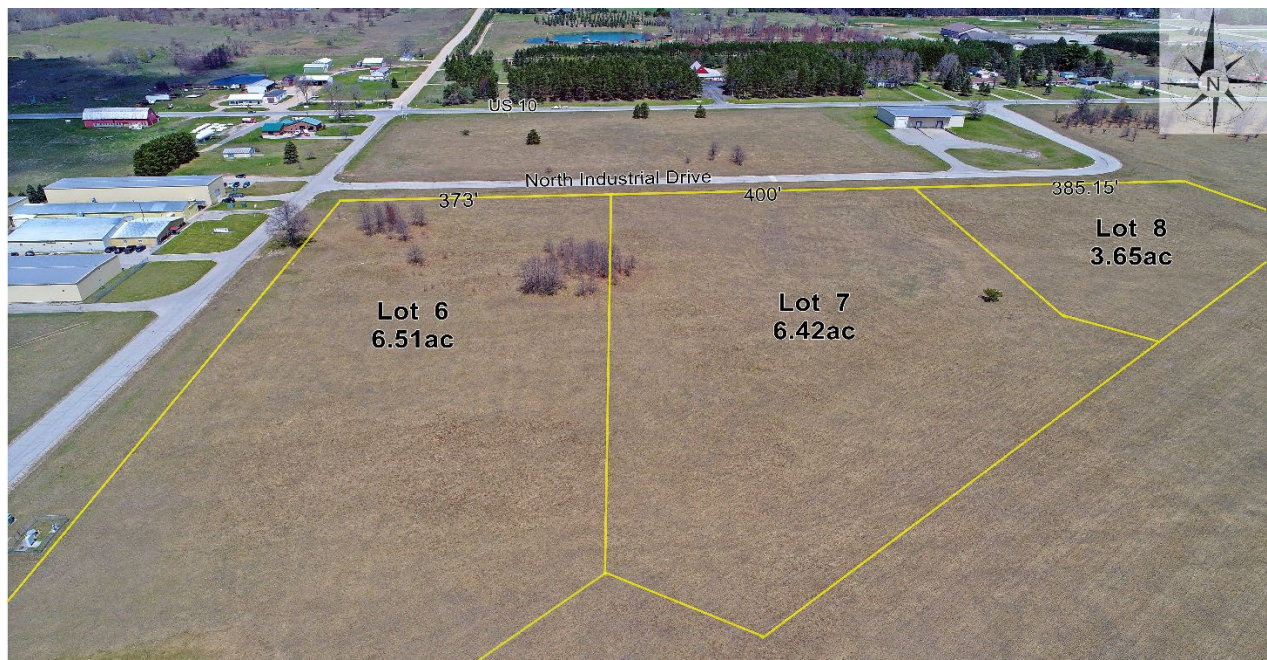
Land AC: 6.42 **Land SF:** 279,655

Highlights

-Phase 1 Environmental completed March 2020

Executive Summary: Development opportunity for sale approximately 6.42 acres near US 10 Hwy. Property is located near US 10 which is accessible to both major expressways US 131 and US 127. Will consider splitting/rezoning/combining.

Minimum Bid Price: \$70,000 (Development Agreement Required)



12. Industrial Property 67-51-610-008-00

Address: N. Industrial Park Drive

Parcel ID Number: 67-51-610-008-00

Legal description: Lot 8 Evart Air Industrial Park

Zoned: General Industrial District

Land AC: 3.65 **Land SF:** 158,994

Highlights

-Phase 1 Environmental completed March 2020

Executive Summary: Development opportunity for sale approximately 3.65 acres near US 10 Hwy. Property is located near US 10 which is accessible to both major expressways US 131 and US 127. Will consider splitting/rezoning/combining.

Minimum Bid Price: \$70,000 (Development Agreement Required)

