

HISTORIC  
**EVART**

*At Home. By Nature.*

**City-Owned Surplus  
Real Property**

## 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, and the city mayor.

Here you will find information on the City's current inventory of surplus property.

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. 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.

Parcels highlighted in red may have deed restrictions or grant restrictions, more research is needed.

# Zoning ? (McNeiley) \*needs zoning/tax id/legal description

Address: 100<sup>th</sup> Avenue & US 10

Parcel ID Number: **unknown**

Legal description: unknown

Zoned: **unknown**

Land AC: 49.43 Land SF: 2,153,170

## Highlights

-Phase 1 Environmental completed 2008 (Driesenga)

Executive Summary: Development opportunity for sale approximately 50 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 subdividing/rezoning/combining.

**Price: \$70,000 - \$100,000 per buildable acre**





# Industrial (Stanley) 67-51-005-007-01

Address: US 10

Parcel ID Number: 67-51-005-007-01

Legal description: SEC 5 T17N R8W PT OF NE 1/4 OF NE FRL 1/4 COM N89DEG26'26"W 660.07 FT & S0DEG54'55"W 555.19 FR NE COR, TH S0DEG054'55"W 370.08 FT, TH S DEG48'22"W 399.65 FT, TO N 1/8 LN, TH N89DEG10'49"W 659.96 FT, TH N0DEG48'07"E 770.07 FT. TH S89DEG09'03"E 660.72 FT TO POB 11.67A M/L

Zoned: General Industrial

Land AC: 11.67 Land SF: 508,345

Executive Summary: Development opportunity for sale approximately 11 acres near US 10 Hwy.

**Phase II completed Jan 2020 on NW corner.** Property is located near desirable high exposure US 10 which is accessible to both major expressways US 131 and US 127. Will consider subdividing/rezoning/combining. **Price: \$70,000 - \$100,000 per buildable acre**





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

Address: 8773 7 Mile Road

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

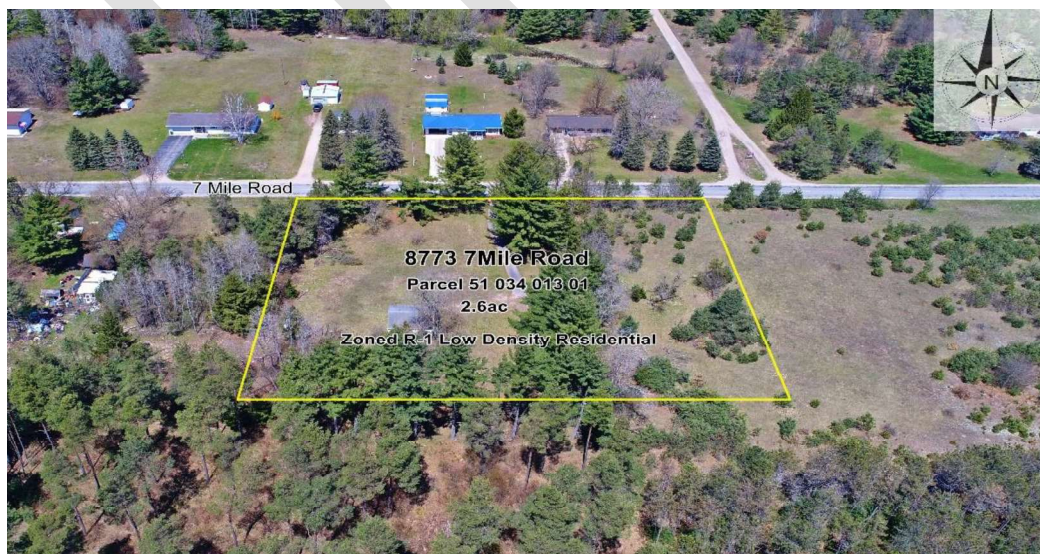
Legal description: SEC 34 T18N R8W PT OF NW 1/4 COM N89DEG08'12"W 1315.93 FT FR N 1/4 COR, TH S0DEG48'56"W 272.94 FT, TH N89DEG08'12"W 414.95 FT, TH N0DEG48'40"E 272.94 FT TO N SEC LN, TH S89DEG08'12"E 414.95 FT TO POB 2.6A M/L

Zoned: R-1 Low Residential

Land AC: 2.6 / Land SF: 113,256

## Highlights

- Private but still in city limits
  - Beautiful Wooded Lot
  - Garage with black top driveway
- \$70/front foot = \$29,050 (not including structure)**





# Industrial 402 W. 10<sup>th</sup> St 67-51-100-712-00

Address: 402 W. 10<sup>th</sup> 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

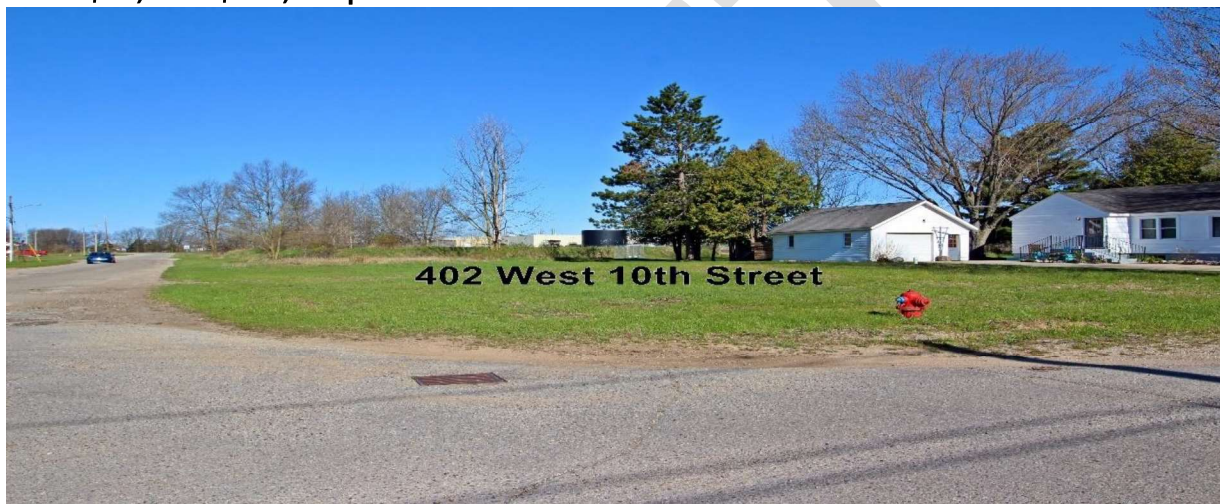
## Highlights

-House demolished in July 2019

-Municipal water and sewer

Executive Summary: Development opportunity for sale approximately .2 acres/

**Price: \$70,000 - \$100,000 per buildable acre**





# Residential 11<sup>th</sup> St. & Muskegon River 67-51-100-815-00

Address: 11<sup>th</sup> St. and Muskegon River

Parcel ID Number: 67-51-100-815-00

Legal description: C-EV-753-1 LOTS 820, 836, 837, 839, 840 & 855, E 75 FT OF LOT 815, & W 115 FT OF LOT 821 EVART CITY

Zoned: R-1 Low Residential

Land AC: .398 / Land SF: 17,331

## Highlights/Comments

-250 feet of River Frontage

-Parcel includes 11<sup>th</sup> St. Lift Station (split would be necessary)

No Front Foot





# Residential 828 N. Cedar 67-51-359-012-00

Address: 828 N. Cedar St.

Parcel ID Number: 67-51-359-012-00

Legal description: C-EV-832-1 LOT 12 BLK 9, & W 1/2 OF VAC N-S ALLEY ADJ E SIDE SD LOT RUST'S ADD

Zoned: R-1 Low Residential

Land AC: .123 / Land SF: 5,376 / Lot Dimension 42 x 128

## Highlights

-Trailer demolished in July 2019

-Municipal water and sewer

Executive Summary: Not buildable site per zoning requirements.

**\$70/front foot = \$2,940**





# Zoning ? 67-51-605-001-00

Address: US-10 (west of south water tower)

Parcel ID Number: 67-51-605-001-00

Legal description: C-EV-974 SEC 5 T17N R8W ALL OF SEC 5 LYG S OF US-10, & N OF C&O RR ROW, & THAT PT OF E 1/2 OF SW 1/4 LYG S OF OLD RR ROW & N OF CO RD, & THAT PT OF W 360 FT OF W 1/2 OF SE 1/4 LYG S OF OLD RR ROW & N OF CO RD EXC SW 1/4 OF SW 1/4, & EXC SW 1/4 OF NW 1/4, & EXC COM AT W 1/4 COR, TH S 495 FT, TH E 1320 FT, TH N 495 FT, TH W TO POB, & EXC E 1/2 OF NW 1/4 OF NE 1/4, & EXC W 3/4 OF NE 1/4 OF NE 1/4, & EXC N 3/4 OF E 1/4 OF NE 1/4 OF NE 1/4, & EXC EVART AIR INDUSTRIAL PARK PLAT PARCELS G THRU M, P, Q & U, & PT OF PARCELS N, O & T 284A M/L EVART CITY

Zoned: unknow

Land AC: 12.05 Land SF: 525,000 (land in yellow outlined box)

Executive Summary: Development opportunity. Will consider subdividing/rezoning. Split required. Utilities construction needed. 1500 feet of footage along US 10. Possible future commercial site(s). Both water and sewer infrastructure would need to be developed.

**Price: \$70,000 - \$100,000 per buildable acre**







## Industrial Property 67-51-610-001-00

Address: US Highway 10 & North Industrial Park Drive

Parcel ID Number: 67-51-610-001-00

Legal description: Lot 1 Evert Air Industrial Park

Zoned: General Industrial District and complete with underground utilities

Land AC: 9.92 Land SF: 432,115

### Highlights

-1080 feet of frontage on US Hwy 10

-Phase 1 Environmental completed March 2020

Executive Summary: Development opportunity for sale approximately 10 acres along US 10 Hwy. Property is located on desirable high exposure US 10 which is accessible to both major expressways US 131 and US 127. Will consider subdividing or rezoning.

**Price: \$70,000 - \$100,000 per buildable acre**





# 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 and complete with underground utilities

Land AC: 3.99 Land SF: 173,804

## Highlights

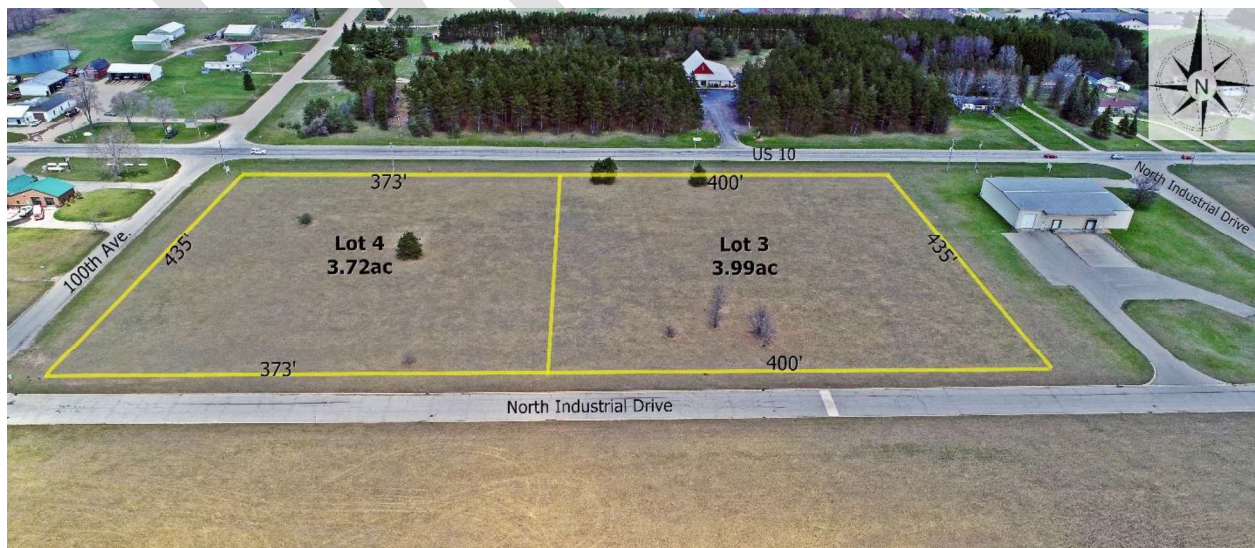
-400 feet of frontage on US Hwy 10

-Phase 1 Environmental completed March 2020

Executive Summary: Development opportunity for sale approximately 4 acres along US 10 Hwy.

Property is located on desirable high exposure US 10 which is accessible to both major expressways US 131 and US 127. Will consider subdividing/rezoning/combining.

**Price: \$70,000 - \$100,000 per buildable acre**





# 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 and complete with underground utilities

Land AC: 3.72 Land SF: 162,043

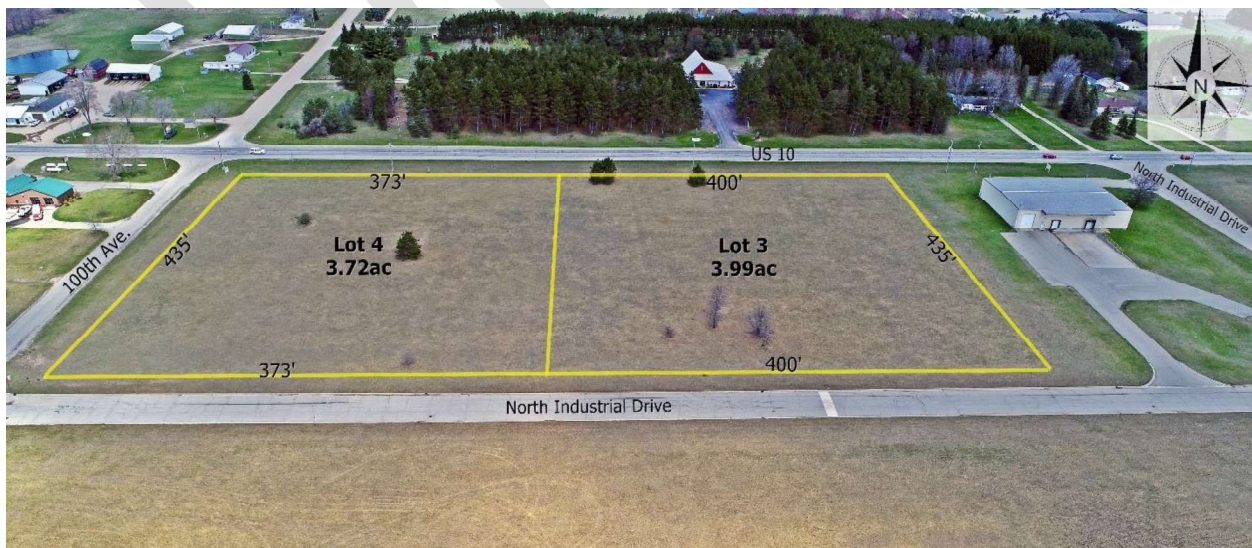
## Highlights

-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 desirable high exposure US 10 which is accessible to both major expressways US 131 and US 127. Will consider subdividing/rezoning/combining.

**Price: \$70,000 - \$100,000 per buildable acre**





# Industrial Property 67-51-610-005-00

Address: 100<sup>th</sup> Avenue

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

Legal description: Lot 5 Evert Air Industrial Park

Zoned: General Industrial District and complete with underground utilities

Land AC: 3.74 Land SF: 162,914

## Highlights

-Phase 1 Environmental completed March 2020

**Executive Summary:** Development opportunity for sale approximately 3.734 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 subdividing/rezoning/combining.

**Price: \$70,000 - \$100,000 per buildable acre**





# Industrial Property 67-51-610-006-00

Address: N. Industrial Park Drive

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

Legal description: Lot 6 Evert Air Industrial Park

Zoned: General Industrial District and complete with underground utilities

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 desirable high exposure US 10 which is accessible to both major expressways US 131 and US 127. Will consider subdividing/rezoning/combining.

**Price: \$70,000 - \$100,000 per buildable acre**



# Industrial Property 67-51-610-007-00

Address: N. Industrial Park Drive

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

Legal description: Lot 6 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 desirable high exposure US 10 which is accessible to both major expressways US 131 and US 127. Will consider subdividing/rezoning/combining.

**Price: \$70,000 - \$100,000 per buildable acre**





# Industrial Property 67-51-610-008-00

Address: N. Industrial Park Drive

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

Legal description: Lot 6 Evert Air Industrial Park

Zoned: General Industrial District and complete with underground utilities

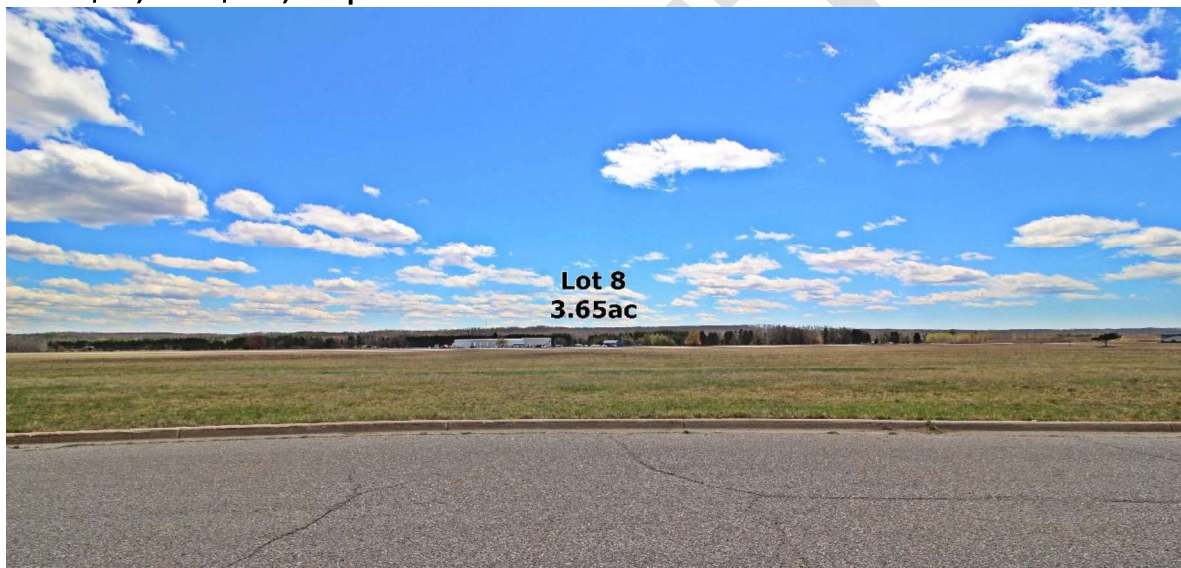
Land AC: 3.65 Land SF: 158,994

## 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 desirable high exposure US 10 which is accessible to both major expressways US 131 and US 127. Will consider subdividing/rezoning/combining.

**Price: \$70,000 - \$100,000 per buildable acre**





# Industrial Property 67-51-704-007-20

Address: Lauman Road & W 10<sup>th</sup> St.

Parcel ID Number: 67-51-704-007-20

Legal description: SEC 4 T17N R8W PT OF NE 1/4 COM AT N 1/4 COR TH S0DEG24'44" E ALG N-S 1/4 LN 2084.86 FT TO POB, TH S0DEG24'44"E ALG 1/4 LN 219.35 FT, TH N70DEG56'12"E 875 FT, TH N19DEG01'39"W 219.04 FT TO S RR ROW, TH S70DEG08'37"W TO POB 4.11A M/L

Zoned: General Industrial District and complete with underground utilities

Land AC: 4.11 Land SF: 179,031

Executive Summary: Development opportunity for sale approximately 4 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 subdividing/rezoning/combining.

**Price: \$70,000 - \$100,000 per buildable acre**



# Residential S. Main St. & E. 8<sup>th</sup> 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

**\$70/front foot = \$9,240**





# 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

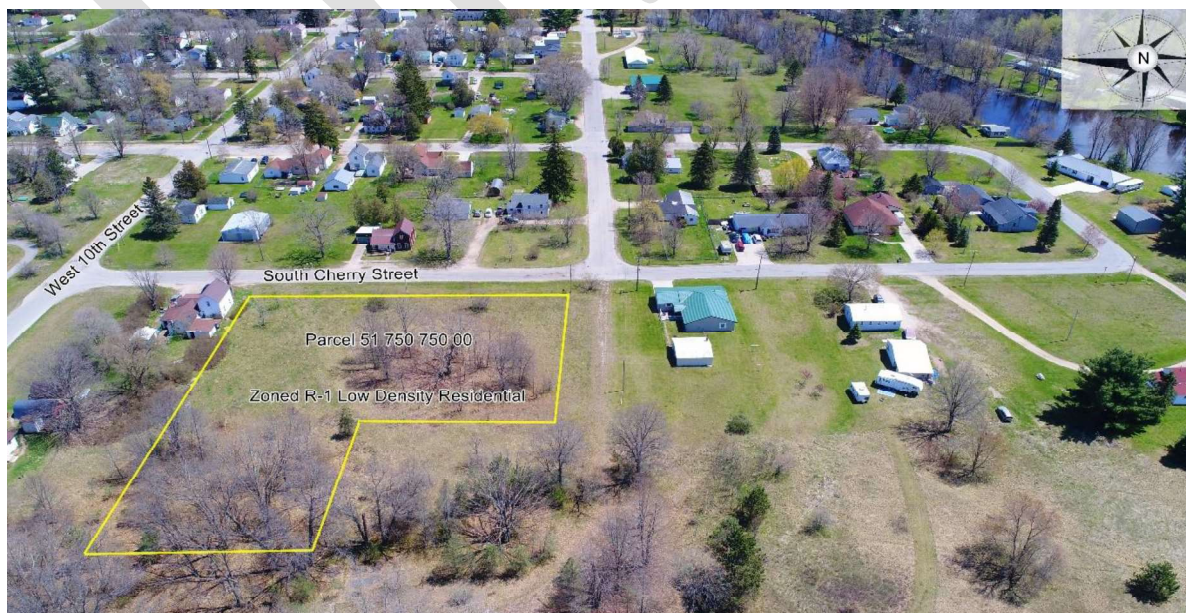
Land AC: 1.2 / Land SF: 52,272

## Highlights

-Municipal water and sewer

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

**\$70/front foot = \$18,480**





# 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

## Highlights/Comments

- Near Muskegon River
- No utilities
- Combine with other parcel?

**\$70/front foot (front foot does not exist)**

