ELWOOD SCHULTZ

Provisioning Center Strategically Located on Holton Road Corridor - 15,000 Traffic Count!
Opportunity for a Unique Residential Conversion - Special Seller Financing Options Available
Seeking Investment Partners - State Pre-qualification Required - Serious Inquiries Only

eXp COMMERCIAL

J. DAVID ELWOOD
248.568.5958
jdavidelwood@gmail.com

ANNE SCHULTZ
810.444.9476
anne@schultz-realty.com

Listing Details

Address: 1446 Holton Road.
Muskegon, MI 49445

Building Class: 401 Residential

Zoning: C1

Square Footage: 2,869 sf

Year Built: 1900

Lot Size: 0.63 Acres

APN / Parcel ID: 61-10-880-000-0001-00

Highlights

- 225 feet of premium frontage!
- One of only two provisioning centers on the Holton Road corridor
- Sale includes real state plus city approvals to operate as either medical or recreational provisioning center (application has been submitted and is pending township approval)
- Near new developments including the Spectrum Health and Mercy Health facilities.
- One mile from US 31-Holton Road interchange and major retailers including Meijer, Wendy's, Walgreens, and AutoZone.
- A unique residential home with great character - converting into a provisioning center with an open floor plan that is both warm and inviting

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Convenient access to property from either direction with newly paved three lane road with turning lane

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11 proposed parking spaces with option for an additional 5

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Beautiful mature trees surrounding the entire property

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Incredibly large green space area that cannot be miss from the main road

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225 feet of premium frontage on the Holton Road corridor

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Large area for hosting seasonal outdoor events

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Great potential for an open concept floor plan

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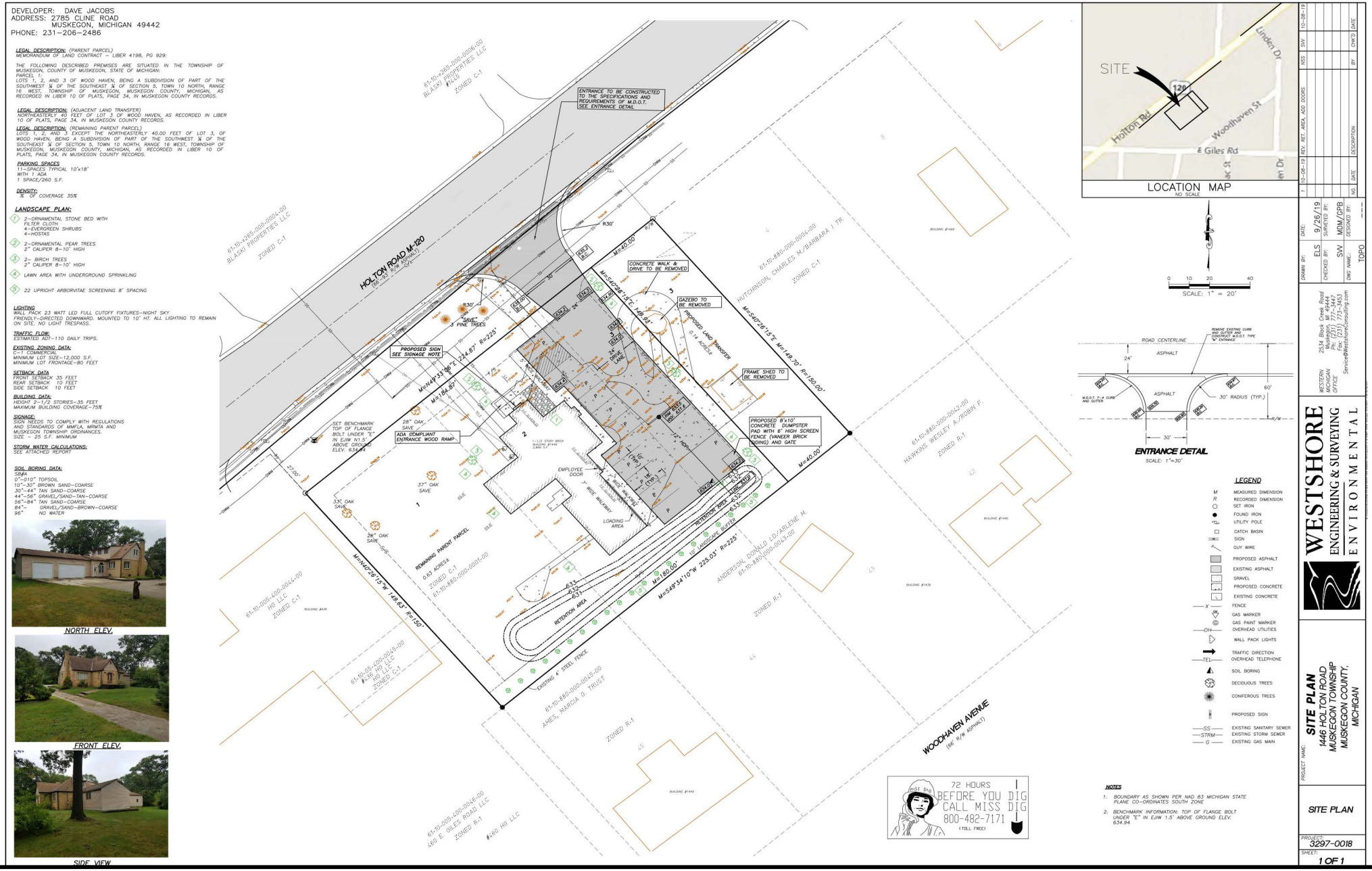
Approved Site plan



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Proposed conceptual Drawing

Concept #1

1446 Holton Road-Conceptual Drawings

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Proposed conceptual Drawing

Concept #2

1446 Holton Road-Conceptual Drawings

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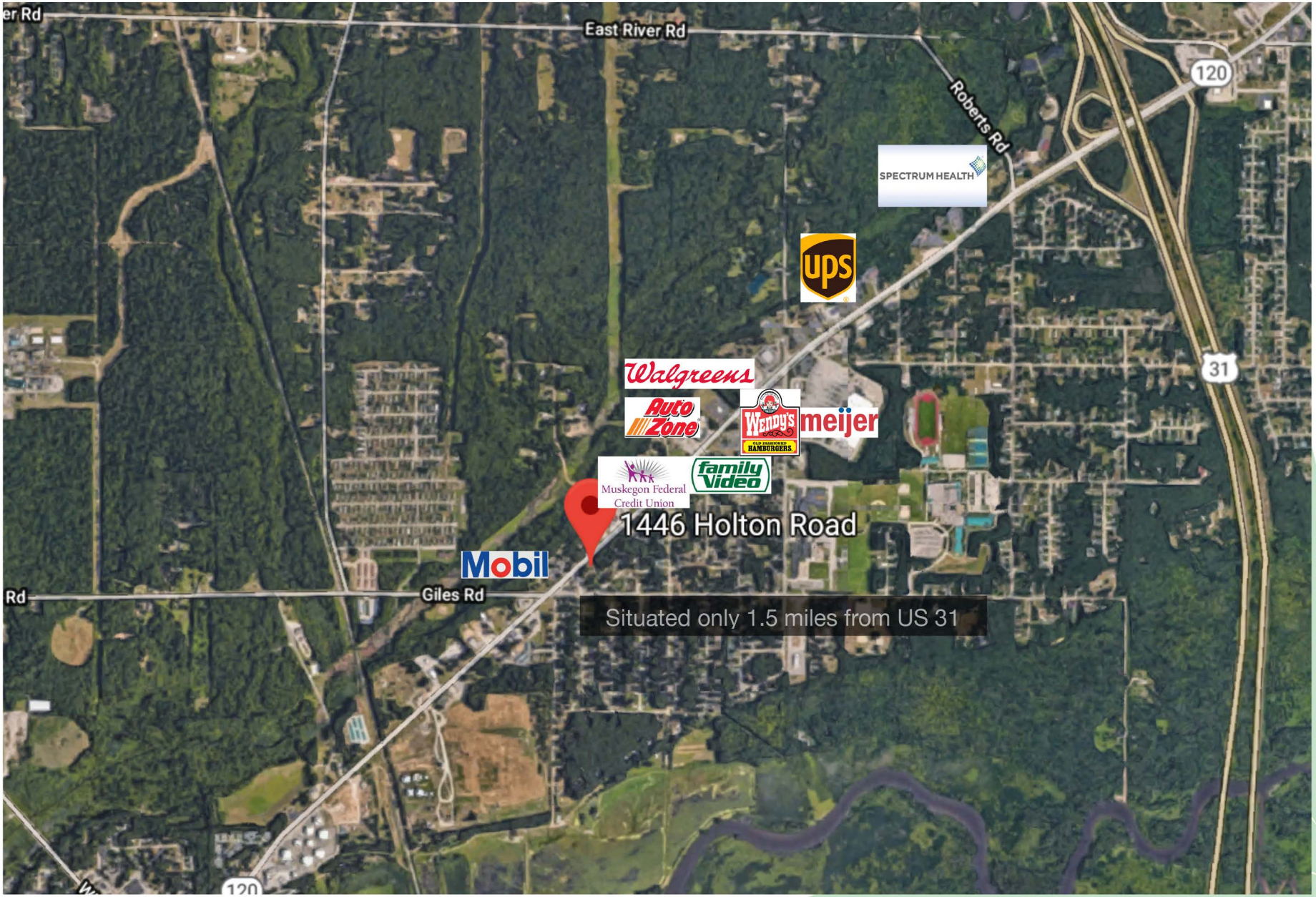

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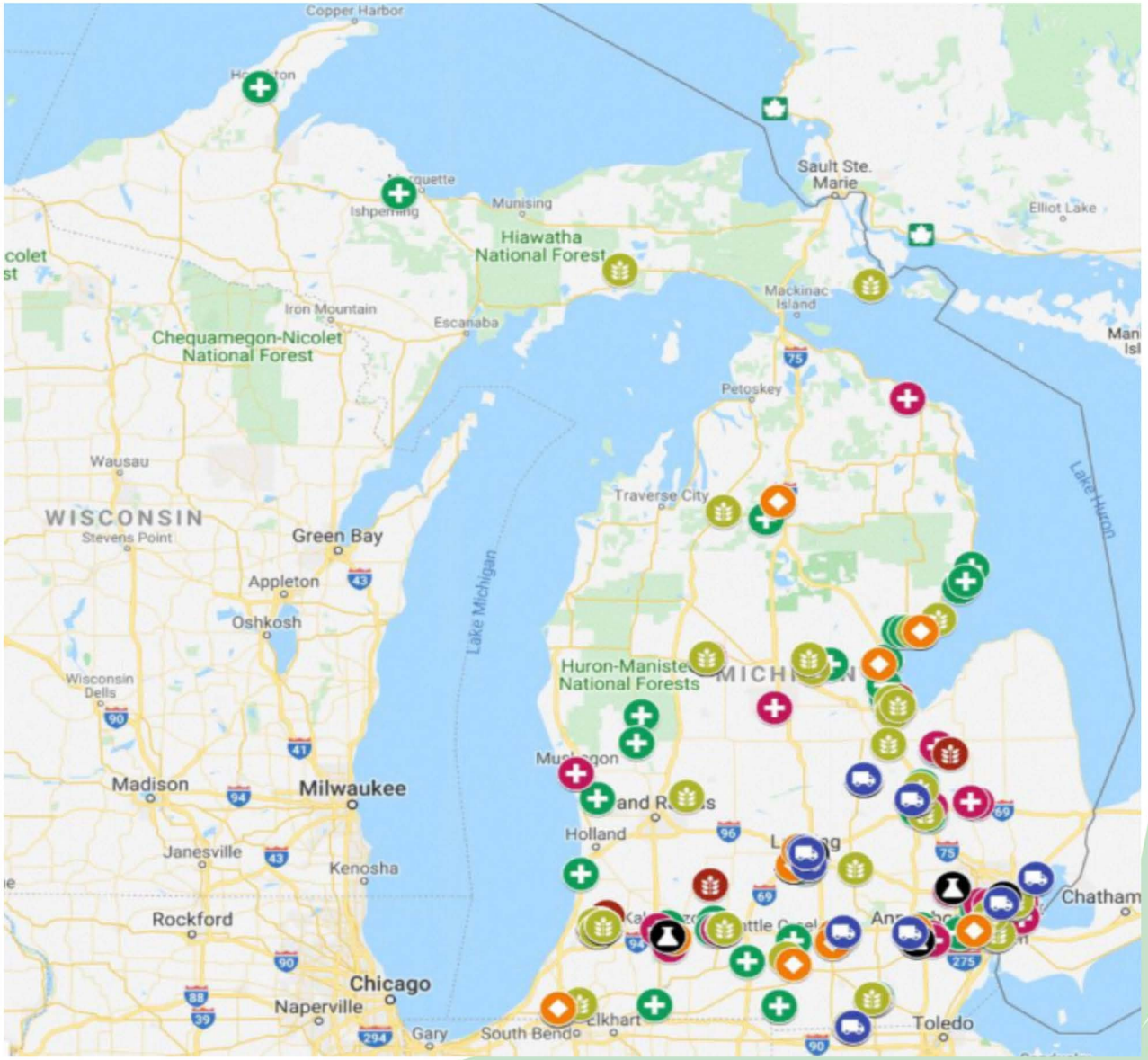
Statewide Stats

- The Michigan Market will expand from 279,000 patients to 6.6 million adults in January 2020
- There are currently only 163 provisioning licenses issued by the state of Michigan (as of 10/14/19) to service those customers
- Michigan Has a total of 1,773 municipalities, of which only 127 has opted into medical marijuana
- Michigan Has less than 10 municipalities that have officially opted into recreational marijuana



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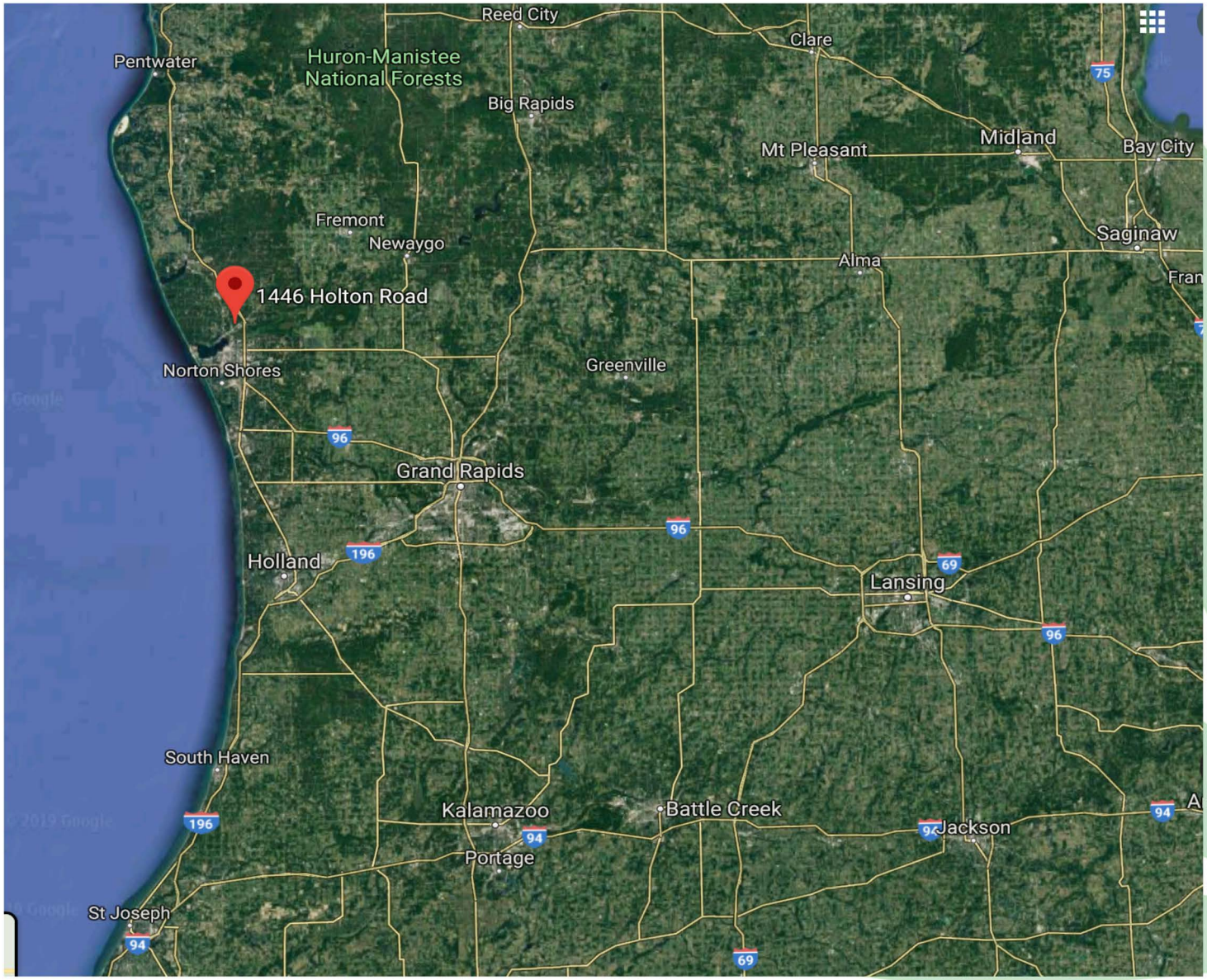
Accessibility from major highways



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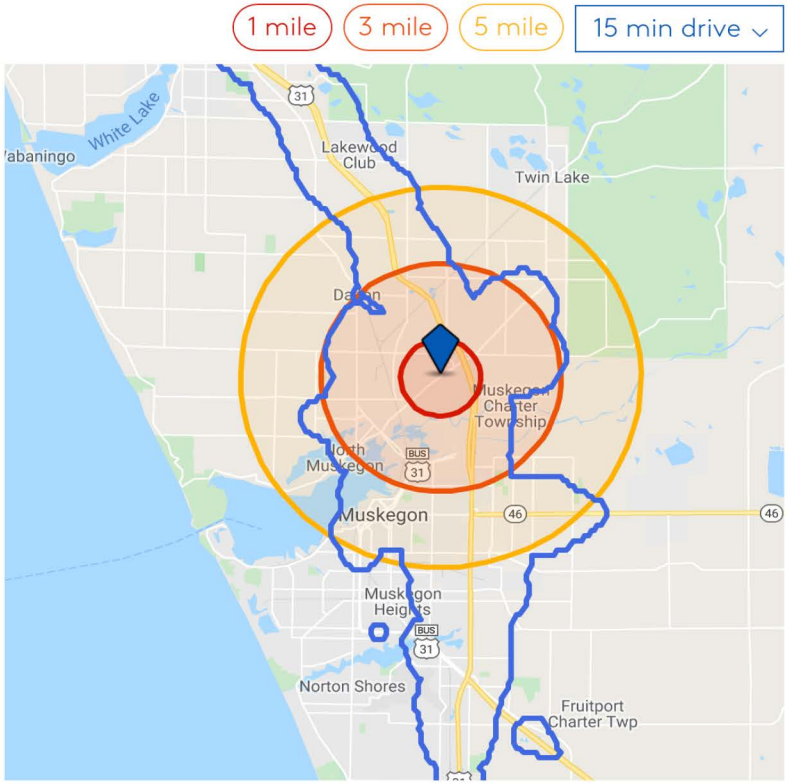
City of Muskegon Info



City Demographics

	1mile	3mile	5mile
Total Population	2,678	14,334	55,394
2010 Population	2,796	14,561	55,269
2024 Population	2,686	14,453	56,041
Employees	1,837	5,529	21,605
Total Businesses	150	522	2,214
Average Household Income	$64,412	$64,927	$50,880
Median Household Income	$55,144	$51,682	$36,542
Total Consumer Spending	$24.99M	$130.63M	$433.28M
Median Age	39.7	38.1	35.9
Households	988	5,444	21,208
Percent College Degree or Above	12%	11%	10%
Average Housing Unit Value	$123,770	$133,377	$119,977

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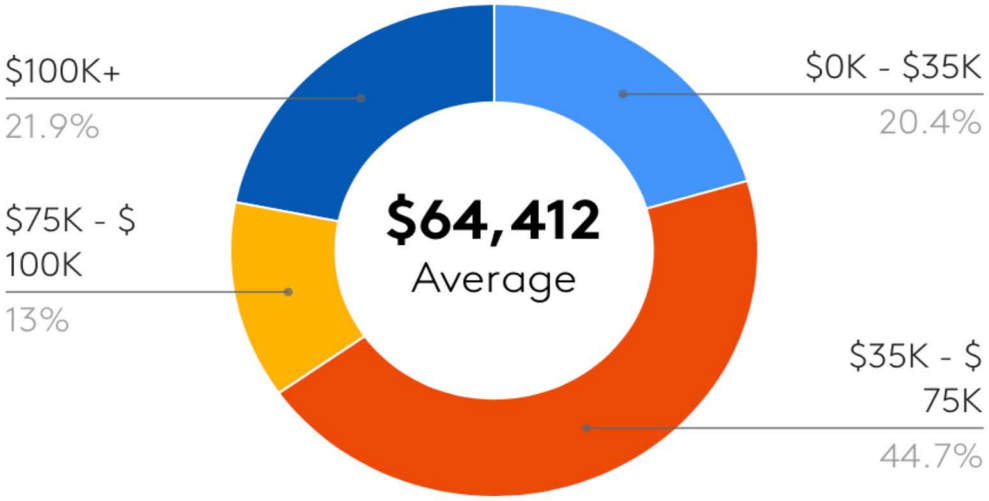
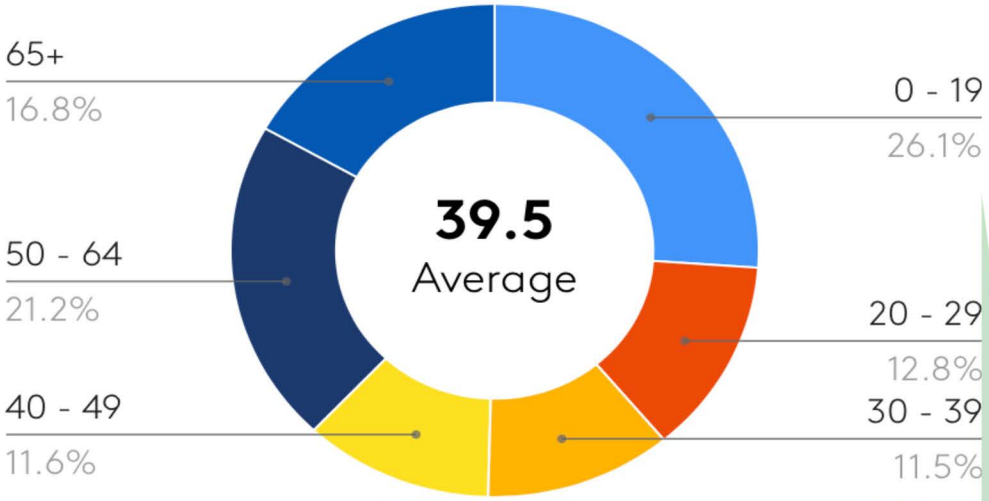
Household Income



Age Distribution



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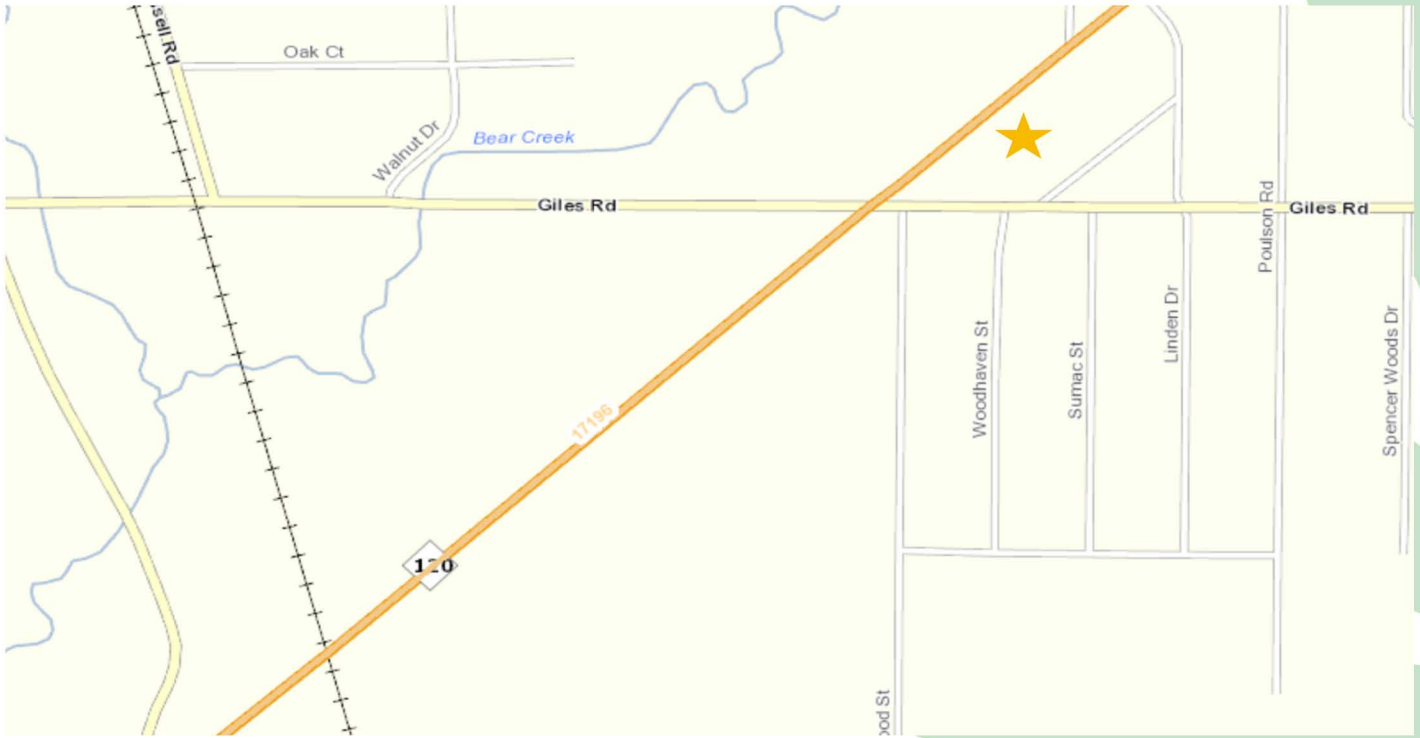
Traffic Counts

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	YEAR
Holton Rd	Joslyn Rd, NE	15,700	2017
Holton Rd	Riblet St, SW	15,563	2018
Holton Rd	N Roberts Rd, SW	15,553	2018
Holton Rd	River Rd, NE	24,933	2018
Holton Rd	E Giles Rd, NE	14,817	2018



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