

# BREEDSVILLE - OUTDOOR CULTIVATION/AGRICULTURAL LAND

310 NORTH PINE STREET | BREEDSVILLE, MI 49027

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## FOR SALE

**C3 CRE, LLC** | 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | [c3cre.com](http://c3cre.com)

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## PROPERTY HIGHLIGHTS

- Municipal Approved Outdoor Cultivation and Agricultural Land available for sale. Grandfathered for up to ten (10) Class C Cultivation Licenses, and permits Processing/Retail/Social Consumption Licenses.
- Predominantly flat land has five (5) acres cleared with side fencing and the rest can be cleared a minimal expense.
- A great value add is the tree lines around the edges providing natural fencing and perfect for Outdoor and/or Green House Cultivation.
- The site has 3-phase electrical power, capable of supporting up to 1200 amps, ensuring operational efficiency and cost TBD on the load factor of operation.
- It is also quipped with two (2) wells - one (1) 10 GPM and one (1) 35 GPM.
- Nestled in the heart of Van Buren County, Breedsville is a charming and historic village within 15 minutes of beautiful Lake Michigan.
- The site is also suitable for traditional agricultural uses.

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	2,813	10,420	52,952
Total Population	7,377	27,307	134,622
Average HH Income	\$71,655	\$73,886	\$87,725

## LAND SIZE

19.83 Acres

## ASKING PRICE

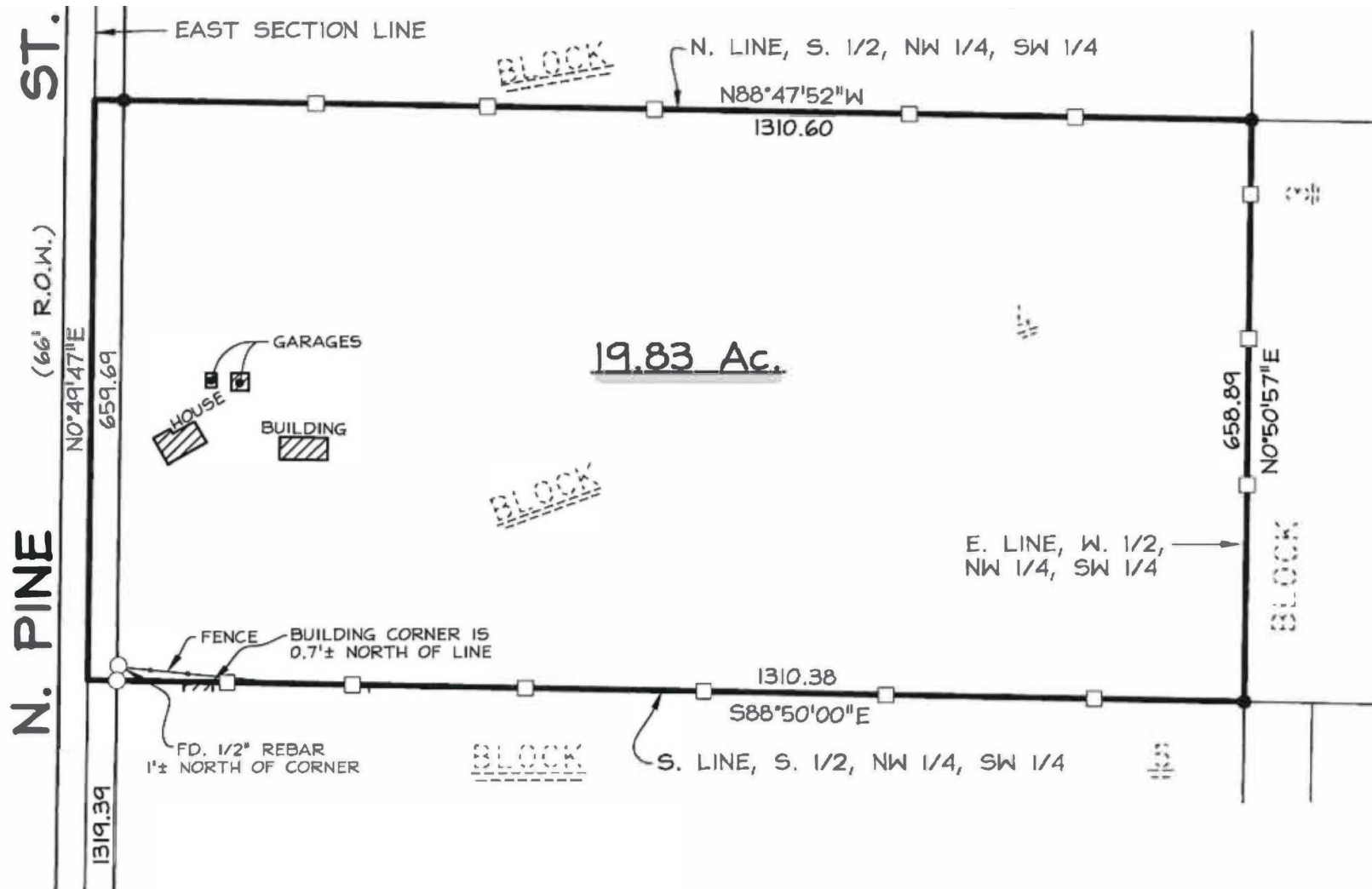
\$299,888 (Seller Financing Available)

## AREA TENANTS



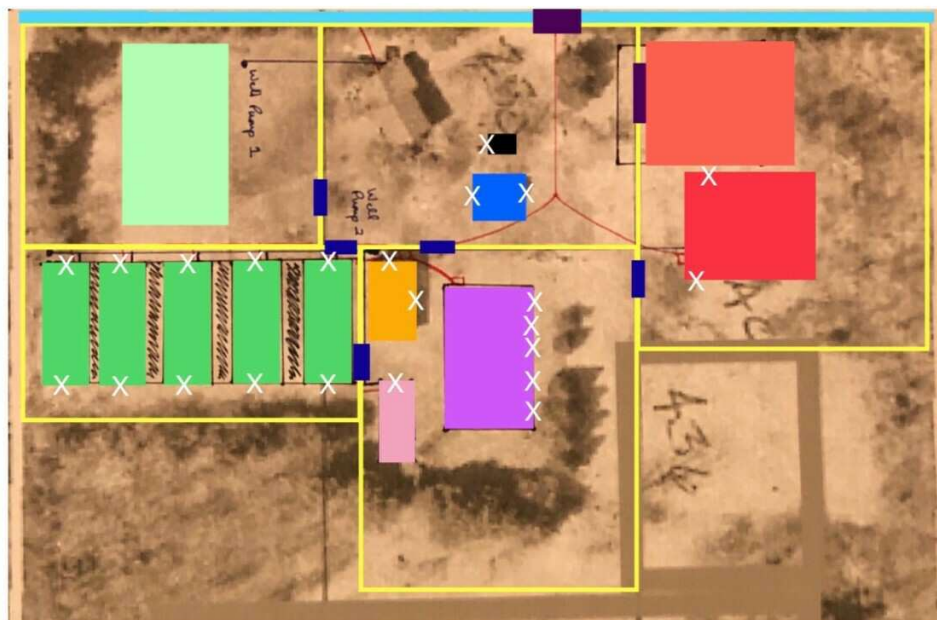


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Color Code	Location Description	Dimensions (W x L x (H) )	Structure	Notes
	Outdoor/Processing	100' X 200'	NA	Outdoor now then build processing facility
	Greenhouse Cultivation	(5) 30' X 96' - Total: 120' X 100'	New Build	DeCloet GrowMax (see attachment)
	Nursery	30' X 50'	New Build	Traditional post & pier hoop house
	Drying/Curing Facilities	(5) 10' X 40' - Total: 50' X 40'	New Build	High Cube Shipping Containers
	Cultivation Storage	50' X 70'	Existing	Existing Barn
	Provisioning Center	60' x 40'	New Build	High Cube Containers & Frame Build
	Provisioning Parking	70' X 60'	New Build	Addition of gravel & parking lines
	Hazardous Storage	30' X 40'	Existing	Existing Barn
	Public Entry/Exit	18'x6'	New	Gate to be built with rq'd security measures
	Secured Access Gates	Varies	New	Gate to be built with rq'd security measures
	Privacy Barrier	10' X 650' (X 7-20')	Both	Fence/Trees existing, adding arborvitae
	Security System Storage	10' X 20'	Existing	Partially buried cinderblock room
	Fenced Area	Varies	Existing	Existing fence lines on property
X	Entry/Exit to Buildings	Various Sizes	Both	Doors and locks per required parameters

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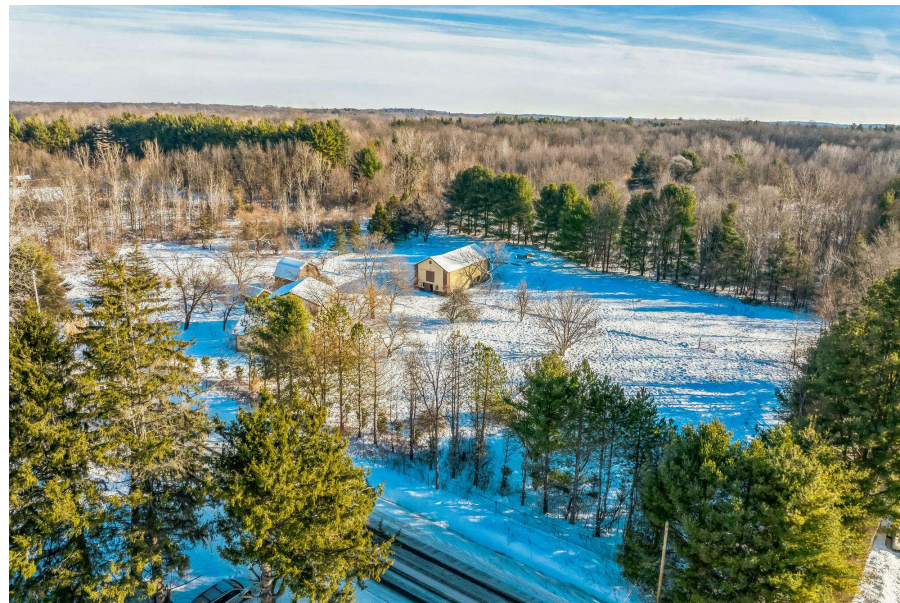
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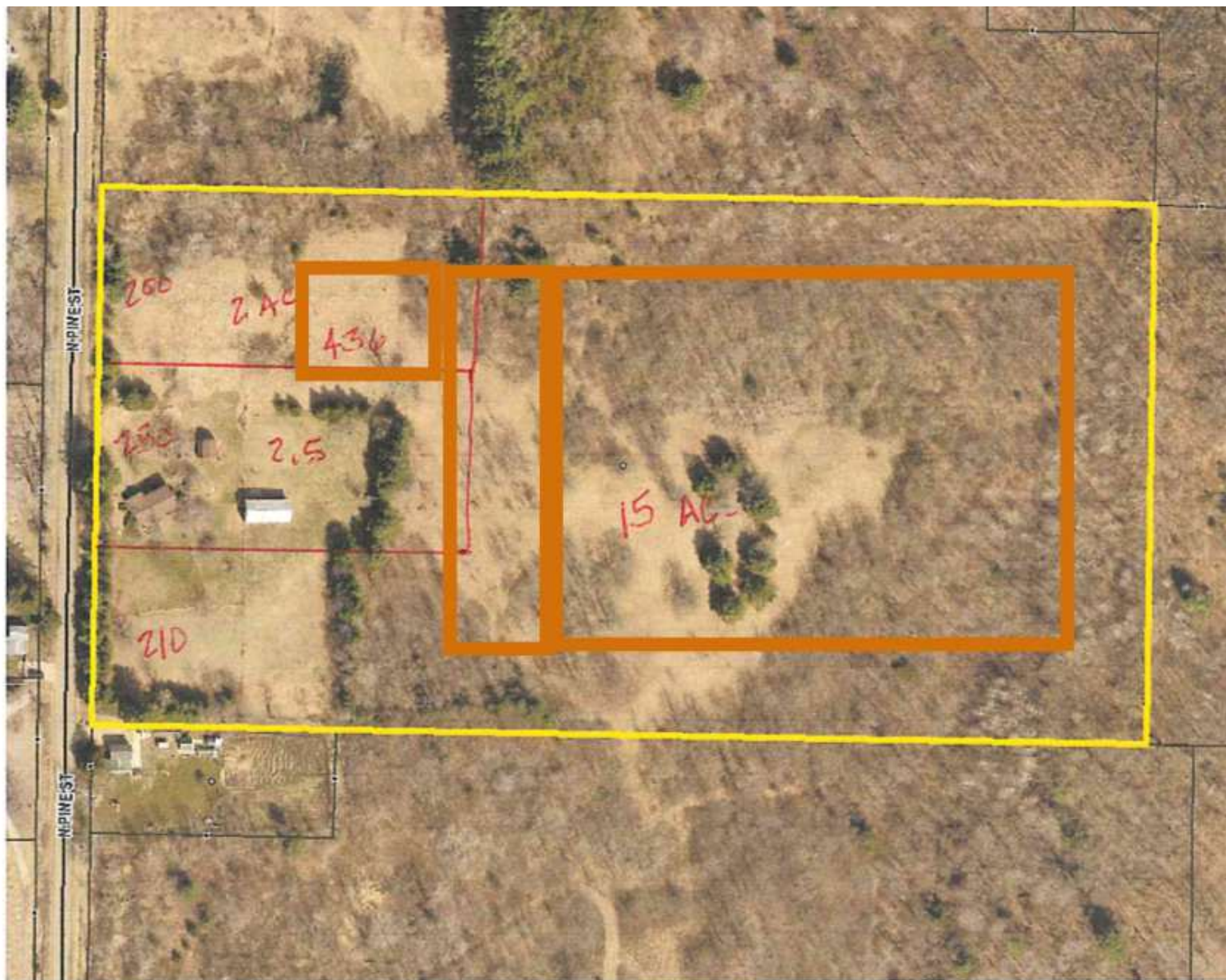
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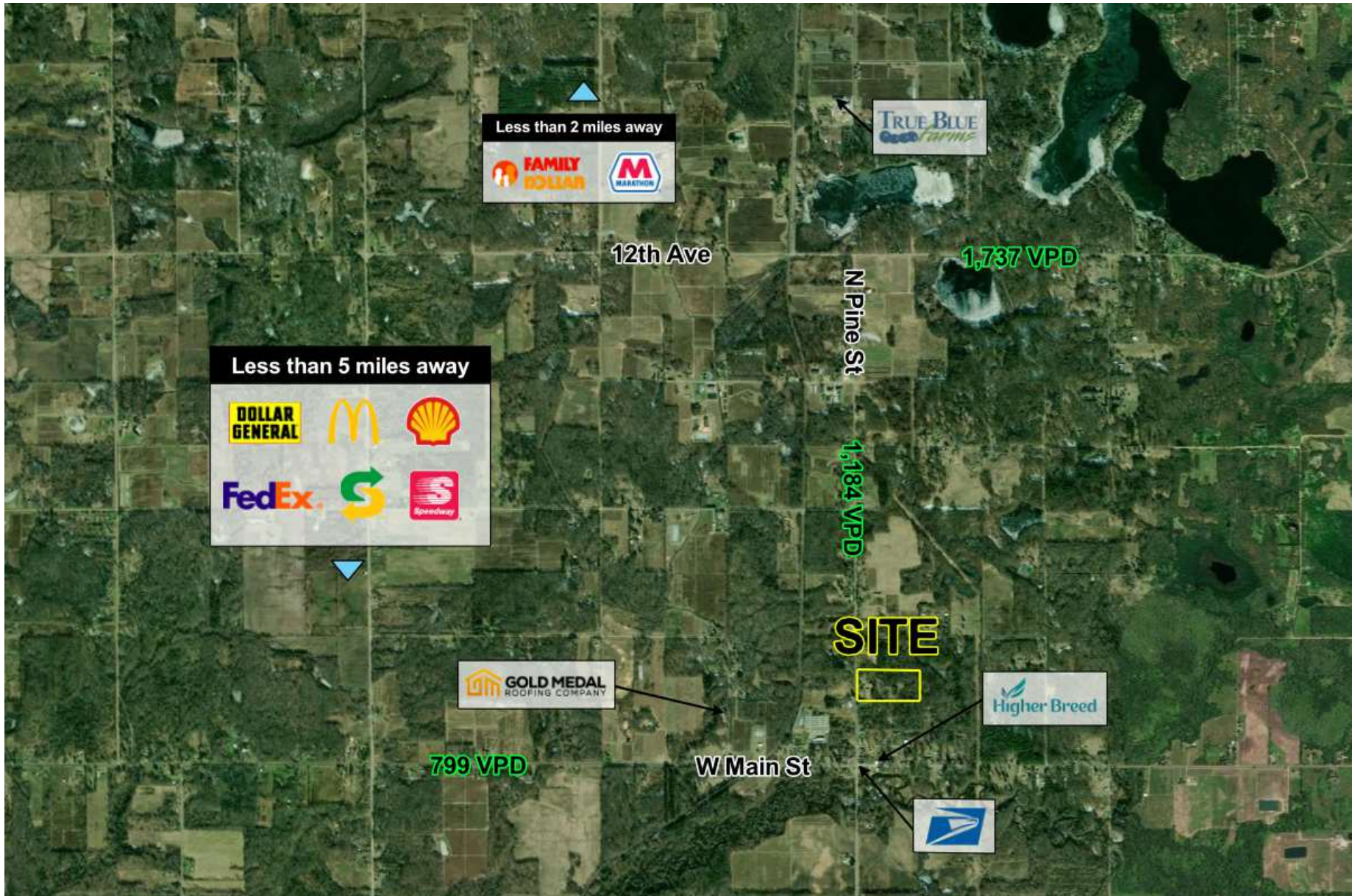
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### SERVICES

Buyer and Seller Representation

Land Brokerage

Cannabis Acquisitions and Dispositions

Portfolio and Surplus Property Sales

Investment Sales

Site Selection and Location Strategy



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## General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

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We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

## Cannabis Industry Regulation:

Our services to those in the cannabis industry are limited by state laws relating to medical and adult use cannabis operations. All cannabis-related business is currently illegal under U.S. federal law. Nothing contained on our website or other marketing materials nor any of our services is intended to assist in any violation of law. Our cannabis-related marketing materials are intended for use in jurisdictions in which cannabis is legal. Both Michigan law and municipal ordinances have licensing and permitting requirements and processes for cannabis-related businesses. You should consult an attorney or other knowledgeable professional on such matters.

## Real Estate Agency Relationships:

*Seller's Agent* - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

*Buyer's Agent* - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

*Dual Agents* - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

