

MUNICIPAL LICENSED OUTDOOR CULTIVATION/AGRICULTURE LAND

NEC SCHOLL & SATTERLY LAKE ROADS | MANCELONA TOWNSHIP, MI 49659



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FOR SALE

C3 CRE, LLC | 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

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PROPERTY HIGHLIGHTS

- Municipal Licensed Outdoor Grow Available for Sale. Class C grow license is attached with unlimited licensed stacking permitted.
- Additionally, the township will approve all other license types to add to the site: provisioning center, processing, indoor grow, etc.
- The property is 114.60 acres of mostly flat land, with about 6 acres of trees, ready to be tilled. Rare opportunity for an outdoor grow site of this size in the state of Michigan.
- A great value add is the tree lines around the edges provide natural fencing.
- Being located in the 45th Parallel North, allows well over 100 days of harvest in this climate.
- Single phase electrical power is currently on site with the ability to upgrade through consumers energy. Cost TBD on load factor of operation.
- Well and septic will be required, but inexpensive.
- Great site located right off M-66 with easy access to Us-131 freeway.

| DEMOGRAPHICS | 5 MILES | 10 MILES | 20 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,842 | 5,065 | 67,424 |
| Total Population | 4,893 | 12,592 | 67,424 |
| Average HH Income | \$57,930 | \$63,826 | \$71,898 |

LAND SIZE

114.6 Acres

ASKING PRICE

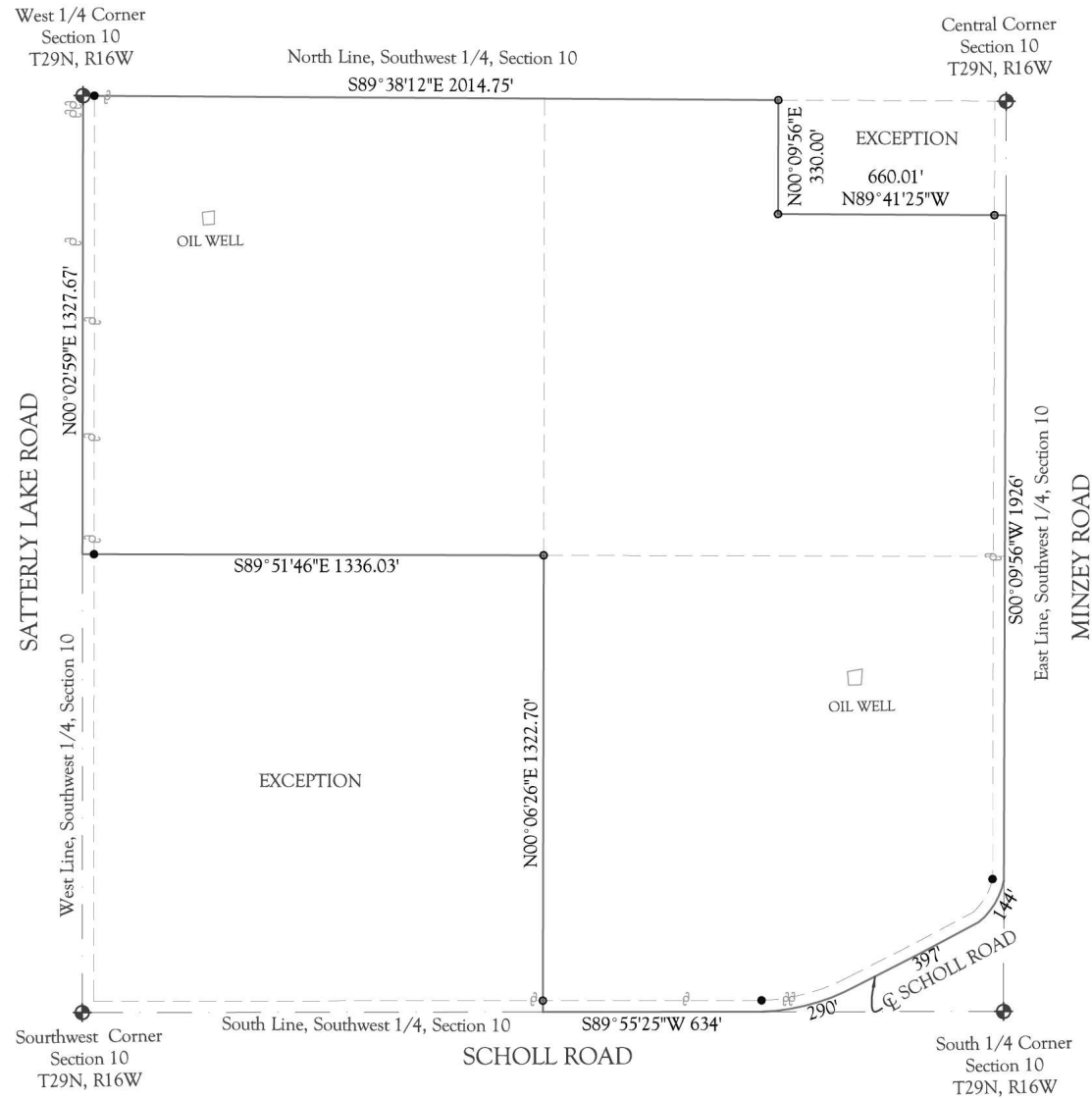
\$799,888

AREA TENANTS



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CORBIN YALDOO

Founder/President
248.220.1110 x01
corbin@c3cre.com



TARIQ COMAI

Sales Associate
248.220.1110 x07
tariq@c3cre.com

SERVICES

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Investment Sales
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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.

Affiliations:

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.

