

**REDEVELOPMENT/
INVESTMENT SALE**



GRATTAN RACEWAY PARK

7201 & 7511 Lessiter Avenue NE | Belding, Michigan

For more information, contact:

JOE RIZQALLAH (616) 822 6310 | jrizqallah@signatureassociates.com



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.



PROPERTY SUMMARY

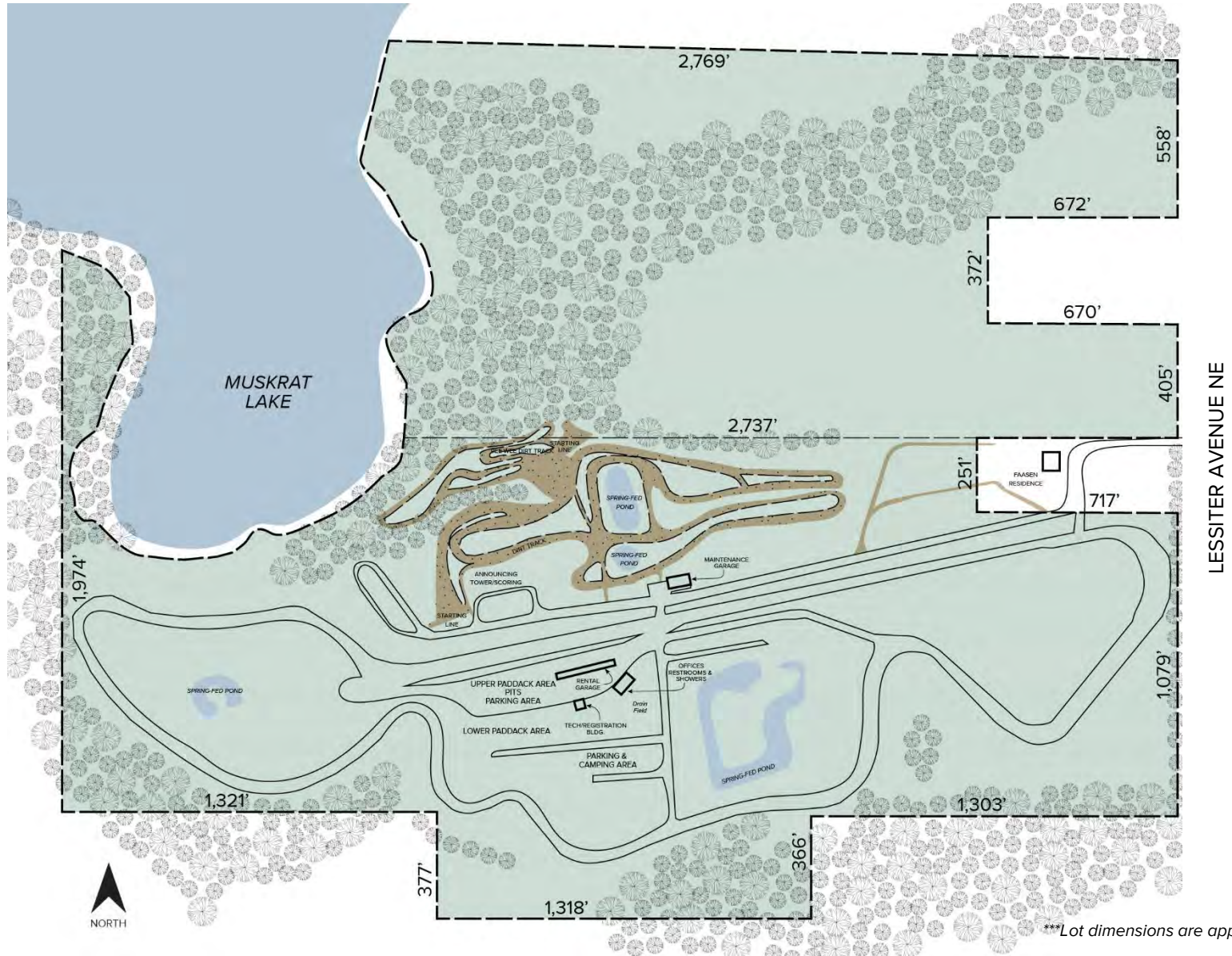


Over 200+ acres of land for redevelopment or private racetrack:

- Grattan Raceway is considered one of the finest privately owned courses in America
- Approximately 25 miles northeast of Grand Rapids, MI
- Features a two-mile, newly repaved course with a 3,200 foot straightaway and approximately 1.25 miles for a Motocross course
- Full concession area and covered viewing area for spectators
- Well-maintained, spacious grounds with scenic views
- Private in-ground swimming pool, several ponds and a lake for swimming or fishing
- Property has utilities off the road and on-site
- Two separate parcels with over 4,000 feet of frontage along Muskrat Lake
- Zoned AG2

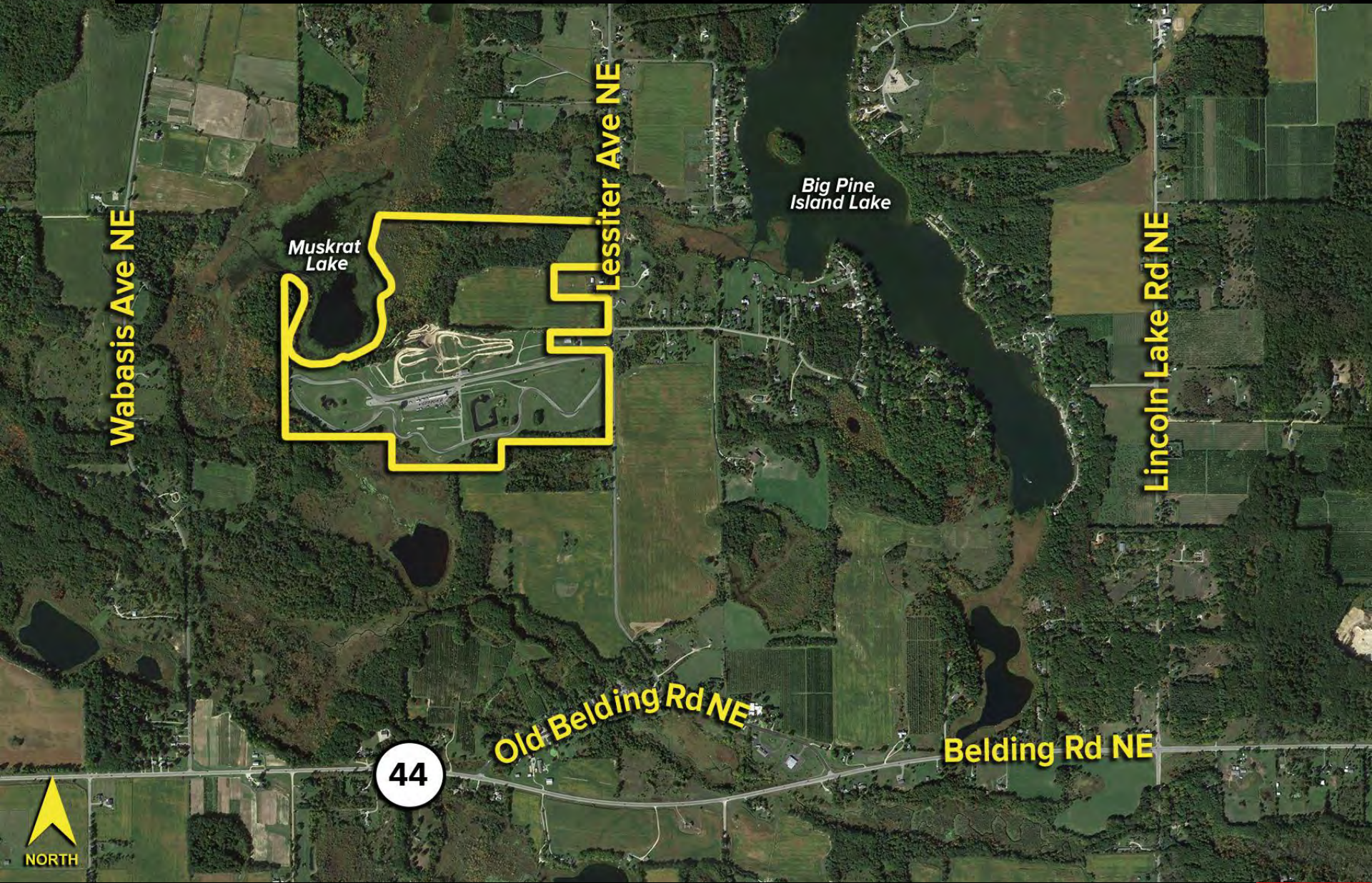


SITE PLAN





AERIAL VIEW



Wabasis Ave NE

Muskrat Lake

Lessiter Ave NE

Big Pine Island Lake

Lincoln Lake Rd NE

44

Old Belding Rd NE

Belding Rd NE



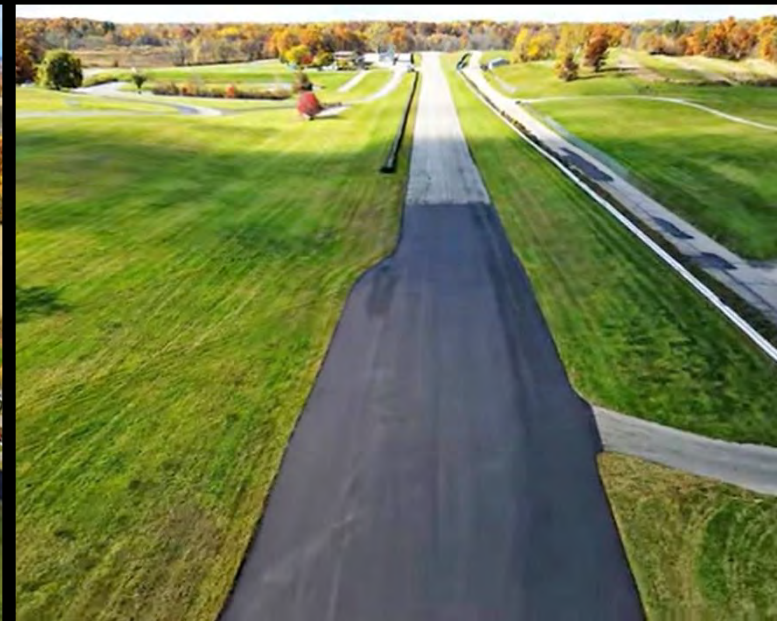


PROPERTY PHOTOS





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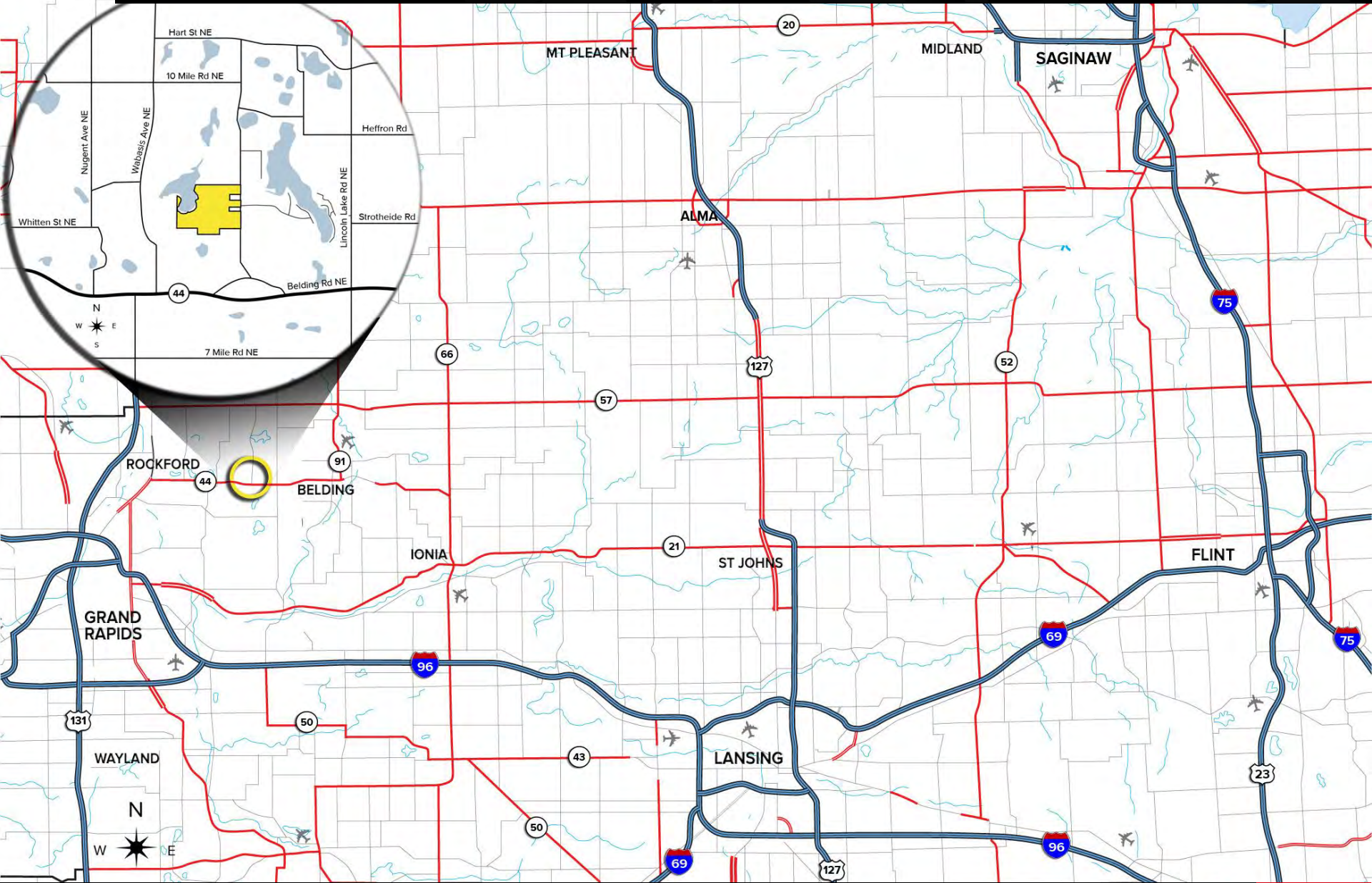


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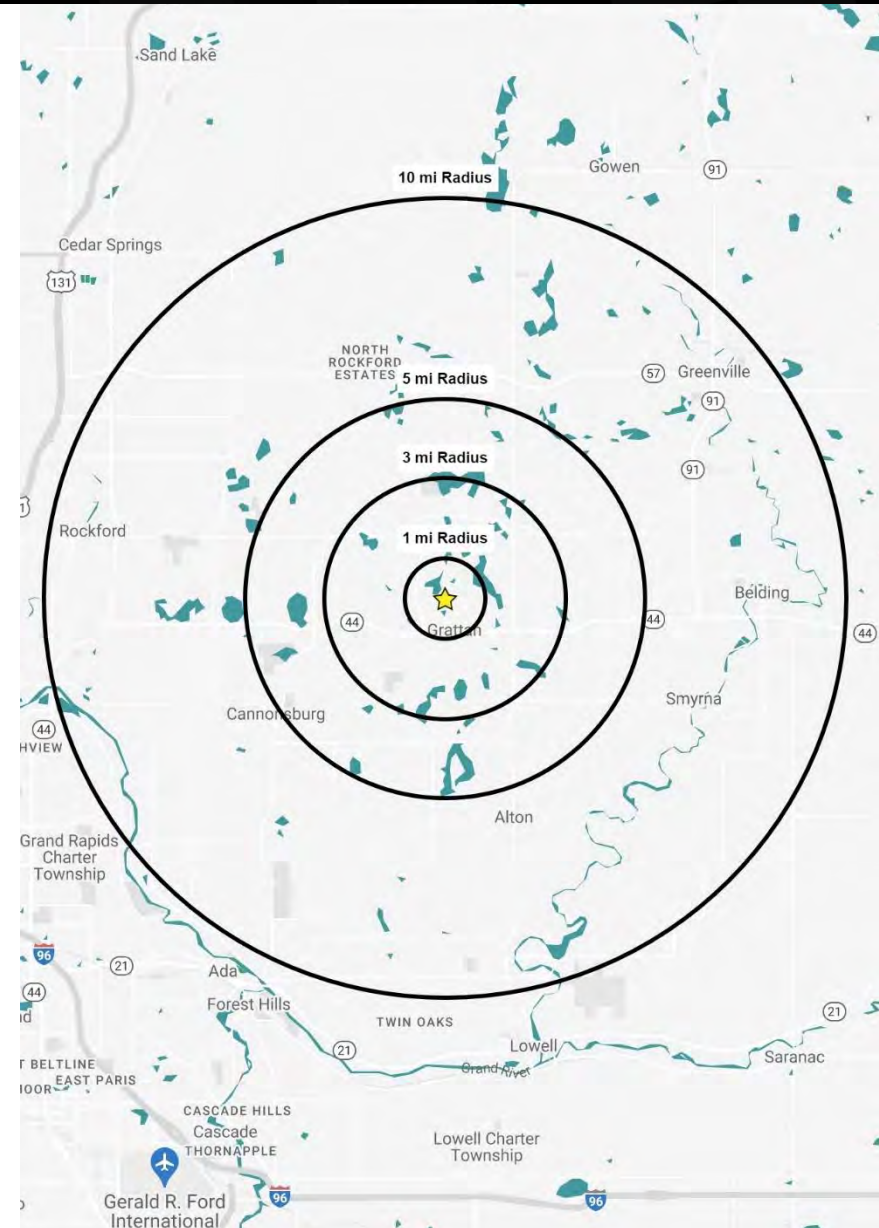
AREA MAP





DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
POPULATION			
EST 2022 Population	121	11,225	78,484
EST 2027 Population	128	11,713	80,196
HOUSEHOLDS			
EST 2022 Total Households	46	4,133	29,104
EST 2027 Total Households	50	4,397	30,146
INCOME LEVELS			
EST 2022 AVG Household Income	\$131,193	\$122,903	\$113,407
EST 2027 AGV Household Income	\$155,528	\$138,397	\$132,655
BUSINESS			
Total Businesses	3	198	1,871
Total Employees	26	1,316	\$18,489
Total Headquarter Establishments		11	87
Total Headquarter Employees		186	4,485



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BROKERAGE SERVICES

TENANT REPRESENTATION

INVESTMENT SALES

BUSINESS SALES

VALUATION

ADVISORY SERVICES

PROPERTY/ASSET MANAGEMENT

CONSULTING

MARKET RESEARCH

MARKETING

SIGNATURE ASSOCIATES

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