

5.65 ACRE SITE READY FOR DEVELOPMENT IN NATURAL WOODED AREA



FOR SALE
3461 Woodsedge Dr.
Okemos, MI

AVAILABLE:
5.65 ACRES

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3461 Woodsedge Dr. Okemos, MI



PRIME DEVELOPMENT SITE IN OKEMOS' WOODLAND OFFICE PARK

This 5.65-acre wooded site offers a rare opportunity for development within the established Woodland Office Park in Okemos. Positioned just south of Jolly Road near the Okemos Road/I-96 interchange, the property is surrounded by major office users including Jackson, the State of Michigan, and the Michigan Public Health Institute. With B-1 zoning and access to municipal water and sewer, the site combines a natural setting with excellent connectivity to MSU, Meridian Mall, and Downtown Lansing.

SALE PRICE:
\$740,000
CASH, NEW MORTGAGE

PROPERTY FEATURES



ZONED:
B-1 General
Business



UTILITIES:
Alaiedon Township
Water & Sewer



LOCATION:
Near Numerous
Headquarters and
Office Buildings



NATURAL SETTING:
Wooded Area
Adjacent to Two
Wetlands



AREA INFORMATION

1 Mile

to I-96 Interchange

10 Minutes

to Meridian Mall

8 Minutes

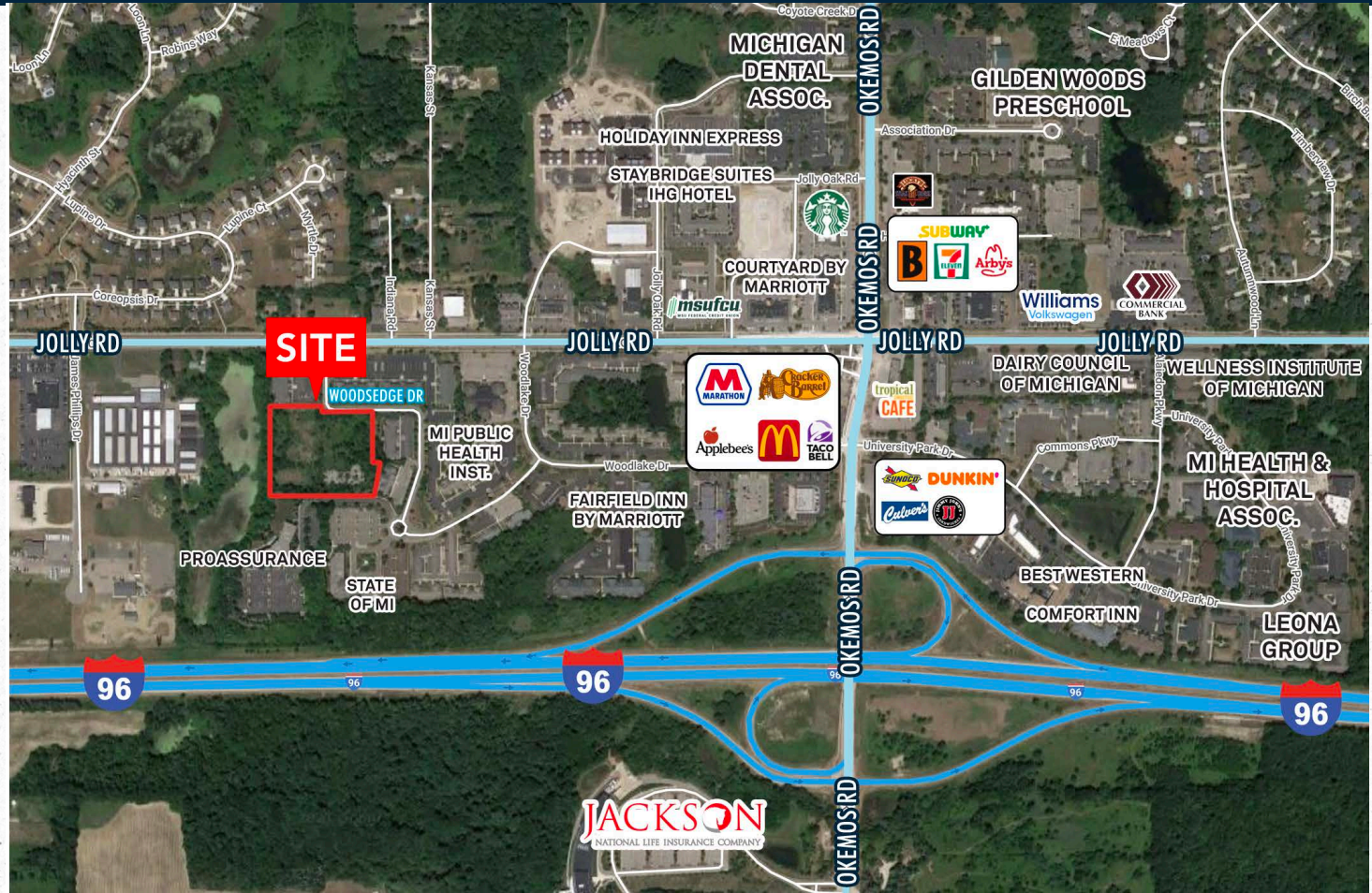
to Michigan State University

13 Minutes

to Downtown Lansing

Convenient

to shopping, restaurants, and interstates



DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	100,662	4,005	22,390
Households	37,350	1,590	8,959
Average HH Income	\$104,478	\$153,072	\$153,477

ALAIEDON TOWNSHIP TAX DATA

Parcel Number	33-06-06-04-101-021
2026 SEV	\$430,700
2026 Taxable Value	\$315,905
2025 Taxes	\$18,932±

TRAFFIC COUNTS

Jolly Rd.	16,036
Okemos Rd.	23,921
I-96	65,199

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