

PRIME DEVELOPMENT OPPORTUNITY IN THRIVING WEST LANSING

CREYTS RD. AND ST. JOSEPH HWY., DELTA TWP.



FOR SALE

Parcel on W. St. Joseph Hwy.
Creyts Rd., Delta Twp.

AVAILABLE:

51.71 Acres
Can be divided

VAN W. MARTIN, CCIM, SIOR, CRE
President and CEO
Direct: 517 319-9262
van.martin@martincommercial.com


Martin

1111 Michigan Ave., Ste 300
East Lansing, MI 48823
martincommercial.com

PROPERTY BROCHURE

51 Acres Land Parcel on W. St. Joseph Highway, MI



© 2025 MARTIN COMMERCIAL PROPERTIES, INC. ALL RIGHTS RESERVED. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. YOU SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY AND VERIFY ALL INFORMATION. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK. MARTIN COMMERCIAL PROPERTIES AND THE MARTIN LOGO ARE SERVICE MARKS OF MARTIN COMMERCIAL PROPERTIES, INC. ALL OTHER MARKS DISPLAYED ON THIS DOCUMENT ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.

PROPERTY INFORMATION

Prime Commercial Development Opportunity in Delta Township

This 51.71-acre parcel presents a rare opportunity for developers, investors, and owner/user's seeking a premier site in one of Greater Lansing's most dynamic and rapidly expanding markets. Strategically located in Delta Township, the property offers exceptional access, strong demographics, and proximity to major employers, retail centers, and transportation corridors.

The Township is open to flexible zoning, allowing for a broad range of potential uses including commercial, office, mixed-use, multi-family, or senior living development. All utilities—water, sewer, gas, and electric—are available to the site, with final capacity dependent on end-use requirements.

Situated just 0.5 miles from the I-496 interchange, the property enjoys outstanding regional connectivity and visibility with more than 34,000 vehicles per day. Nearby economic drivers include Auto-Owners Insurance Headquarters, Amazon's new 1M SF distribution Center & GM/LG Ultium Battery Plant.

The property is also surrounded by key retail and lifestyle destinations, including Lansing Mall and Delta Crossings, a \$200 million mixed-use development.

SALE PRICE:

Contact Agent for Pricing

AVAILABLE:

51.71 Acres

Can Be Combined



LOCATED: Ideal Residential Site Close to Employers and Amenities



CONVENIENT: Only 0.5 miles to I-496



UTILITIES: Water/sewer:
Delta Township,
Gas/electric:
Consumer's Energy



ZONING:
RB - Low Density Residential

PROPERTY BROCHURE

51 Acres Land Parcel on W. St. Joseph Highway, MI

AREA MAP



PROPERTY BROCHURE

51 Acres Land Parcel on W. St. Joseph Highway, MI



AREA HIGHLIGHTS

Less than a mile to the 830,052 SF regional **Lansing Mall** retail corridor with numerous restaurants and retailers

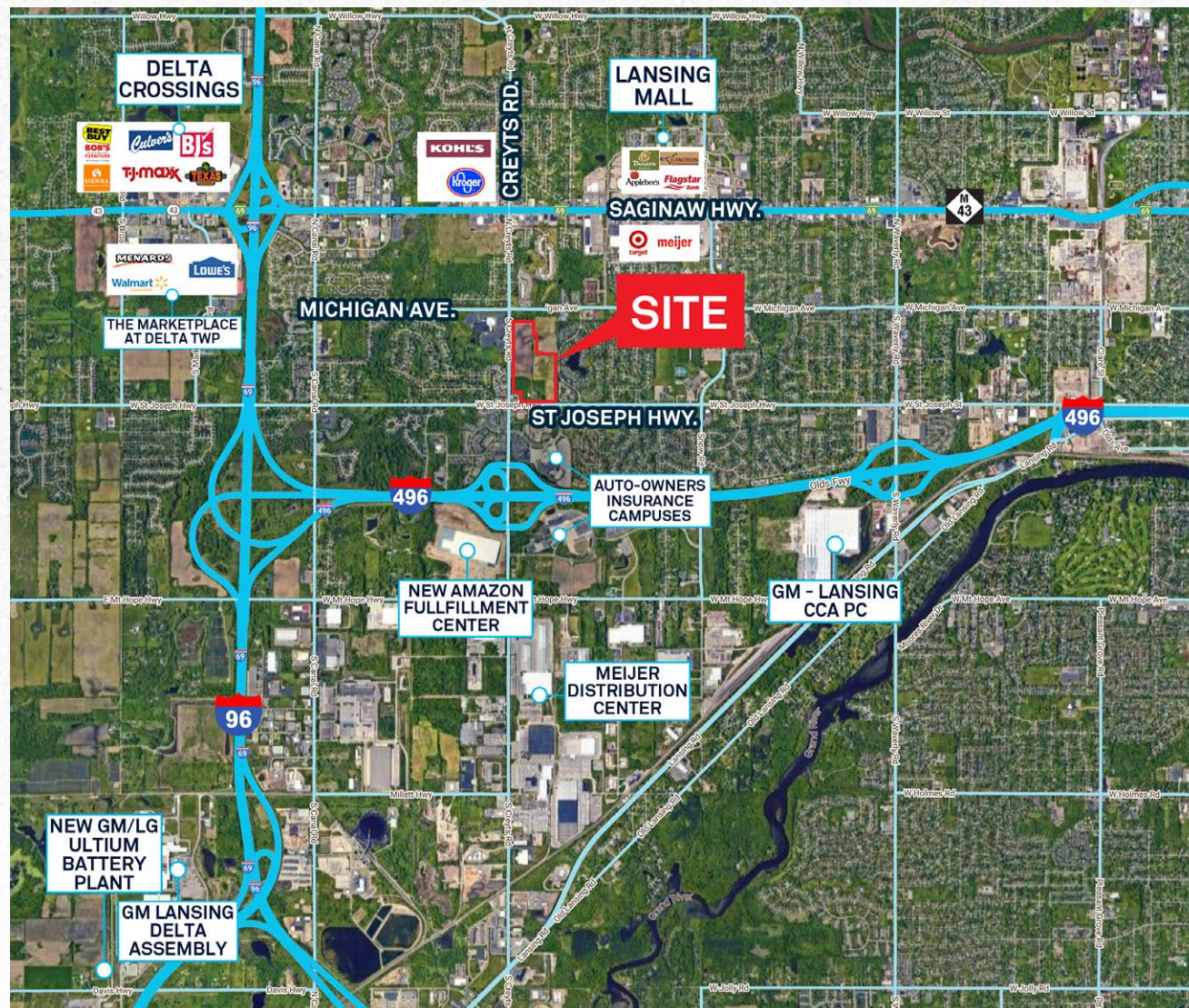
Less than a mile to **Delta Crossings**, the area's newest \$200 million mixed-use development

Less than a mile to the corporate headquarters of **Auto-Owners Insurance Company** with over 5,900 employees

2 miles to the recently completed 1-million-square-foot **Amazon Fulfillment Center** (500 new jobs)

2 miles from **The Marketplace at Delta Township**, home to 27 stores and anchored by **Walmart, Lowe's and Menards**

6 miles to the new \$2.6 billion, 2.8-million-square-foot, **Ultium Battery Plant** (1,400 new jobs). Located adjacent to the 3.6 million-square-foot **GM Delta Assembly Plant**

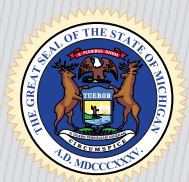


DELTA TWP. TAX DATA

Parcel Numbers	040-014-300-021-00 040-014-300-021-02
Zoning	RB - Low Density Residential



REGION'S LARGEST EMPLOYERS



REGION'S ECONOMIC HIGHLIGHTS



The region's **largest employer** is the **State of Michigan** with **over 13,880 employees**



Michigan State University employs over **20,260**



The **Lansing** market is **home to 8 insurance company HQ's**, collectively **responsible for \$30 billion** in annual premiums/revenue



Lansing is **home to three GM facilities** that **employ over 5,800 workers**



East Lansing is home to **Michigan State University**, a **premier research university** with **over 51,000 students**



Michigan Ranked **#1 Economy** with a **State Population over 2 Million**

Martin Your Vision. Our Mission.

Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, property management, construction services, investment services, and corporate services.



Brokerage
Services



Property
Management



Construction
Services



Investment
Services



Corporate
Services

martincommercial.com | 517.351.2200 | 1111 Michigan Ave., Ste 300 | East Lansing, MI | 48823

Van W. Martin, CCIM, SIOR, CRE
President and Chief Executive Officer
Direct: 517.319.9245
van.martin@martincommercial.com

© 2025 Martin Commercial Properties, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Martin Commercial Properties and the Martin logo are service marks of Martin Commercial Properties, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.