

UP TO 19.7 ACRES OF PRIME LAND AVAILABLE FOR DEVELOPMENT

COLEMAN CORNERS IN EAST LANSING



FOR SALE
Coolidge and
Coleman Roads
East Lansing, MI

AVAILABLE:
3.01-19.7 ACRES

ERIC F. ROSEKRANS, CCIM, CPM
Executive Vice President
Direct: 517 319-9209
eric.rosekrans@martincommercial.com

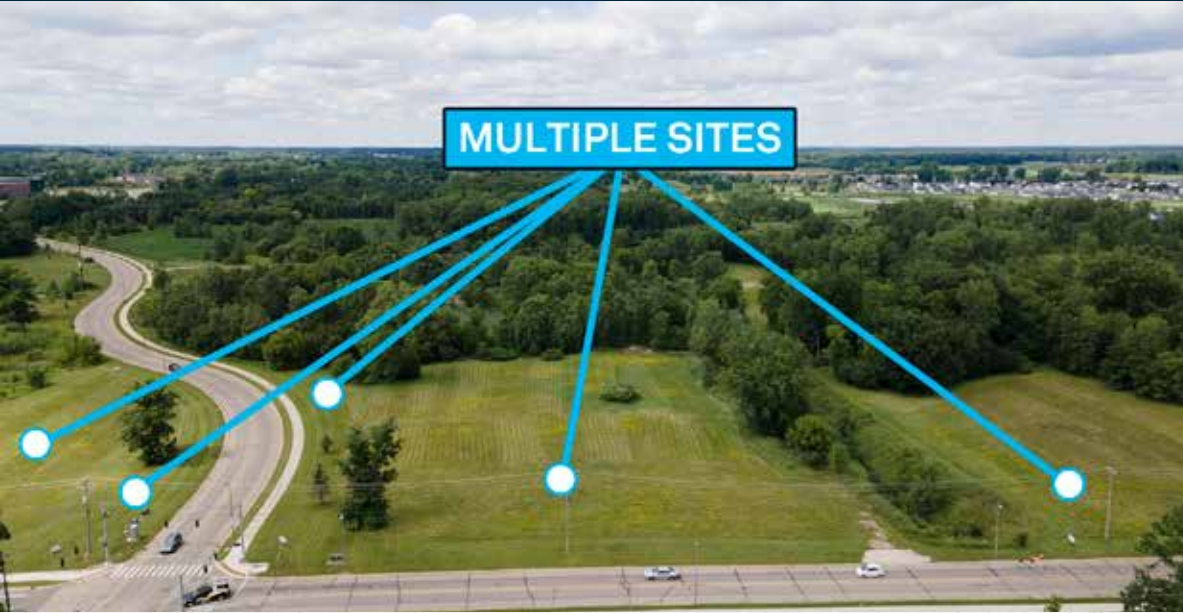
THOMAS JAMIESON, SIOR
Senior Vice President, Office Advisor
Direct: 517 319-9235
thomas.jamieson@martincommercial.com


Martin

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

PRIME LAND AVAILABLE FOR DEVELOPMENT

Coolidge and Coleman Roads, East Lansing, MI



PROPERTY FEATURES



READY:

For Immediate Development



CONVENIENT:

To Hotels, Restaurants and More



LOCATION:

Several Thousand Residential Units within One-Mile Radius



EASY ACCESS:

To MSUFCU Campus, Eastwood Towne Center



ZONED:

Parcel A & B: R3
Parcel C: Agricultural
Parcel D & E: Business



UTILITIES:

All Available to Site

COMMERCIAL & MIXED-USE DEVELOPMENT OPPORTUNITY | 3.01–19.7 ACRES

Coleman Corners presents a rare opportunity to acquire up to 19.7 acres of prime land in East Lansing's northwest tier, just southeast of the MSU Federal Credit Union campus. With parcels ranging from 3.01 to 19.7 acres, this site is ideally suited for commercial or mixed-use development, supported by a master plan and access to all utilities.

The offering includes five parcels with flexible zoning: Parcels A & B (3.95 acres) are zoned R3 for single-family and two-family residential use; Parcel C (19.7 acres) is zoned Agricultural; and Parcels D & E (3.01 acres) are zoned Business.

Strategically located near the new Coleman Road extension, the site offers easy access to Eastwood Towne Center, hotels, restaurants, and other services. With several thousand residential units within a one-mile radius, this area is primed for growth and development.

SALE PRICE:

\$699,000-\$2.3M

CASH OR NEW MORTGAGE

AVAILABLE:

PARCEL A & B: 3.95 ACRES \$700,000

PARCEL C: 19.7 ACRES \$2,300,000

PARCEL D & E: 3.01 ACRES \$699,000

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THE PROPERTY



CITY OF EAST LANSING TAX DATA

	Parcel A (1.67 Acres)	Parcel B (2.28 Acres)	Parcel C (19.7 Acres)	Parcel D (1.88 Acres)	Parcel E (1.13 Acres)
Parcel No.	19-20-50-35-400-100	19-20-50-35-400-105	19-20-50-36-300-010	19-20-50-35-400-090	19-20-50-35-400-095
2025 SEV	\$25,100	\$38,200	\$691,900	\$79,400	\$46,900
2025 Taxable Value	\$21,881	\$32,897	\$156,992	\$31,341	\$35,733
2024 Taxes	\$812±	\$1,220±	\$5,828±	\$1,699±	\$1,937±

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AREA INFORMATION

3 Minutes
to US-127

1.4 Miles
to Eastwood Towne Center

9 Minutes
to Michigan State University

2.6 Miles
to Frandor Shopping Center

4.8 Miles
to Downtown Lansing/State Capitol

Convenient
to shopping, restaurants and
interstates



TRAFFIC COUNTS

Coolidge Rd.	12,518
US-127	55,741

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	4,887	55,670	139,930
Occupation: White Collar	71.4%	66%	64.8%
Average Household Income	\$54,733	\$75,986	\$71,512