

PRIME MULTI-FAMILY DEVELOPMENT OPPORTUNITY IN GROWING BATH TOWNSHIP

On Drumheller Road off Webster Road, Just Minutes From I-69



FOR SALE
10.74 ACRES

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RESIDENTIAL DEVELOPMENT SITE IN BATH, MI

DRUMHELLER ROAD OFF WEBSTER ROAD



High-Visibility Location with Exceptional Accessibility

Positioned at a high-traffic intersection within one of the Lansing region's most active development corridors, this 10.74-acre multi-family site on Drumheller Road offers outstanding potential for new residential construction. Located near the Webster Road/I-69 interchange, the property provides excellent regional access to Downtown Lansing, East Lansing, and surrounding communities.

Ideally situated adjacent to the Bath Township Police and Fire Departments and just down the road from Somerset Park Apartments, a 384-unit community, the site benefits from a proven residential market and established neighborhood infrastructure.

Zoned High-Density Development (HDD), the property supports up to 200± apartment units, offering developers the opportunity to create a high-impact project in a rapidly growing area with strong housing demand.

SALE PRICE:

\$2,000,000

CASH OR NEW MORTGAGE

PROPERTY INFORMATION



SITE:
10.74 Acres



SITE:
<1 mile to I-69/
Webster Rd.,
Bath Exit



ZONED:
High-Density
Development
Site



LOCATION
Family Friendly &
Close To Lansing

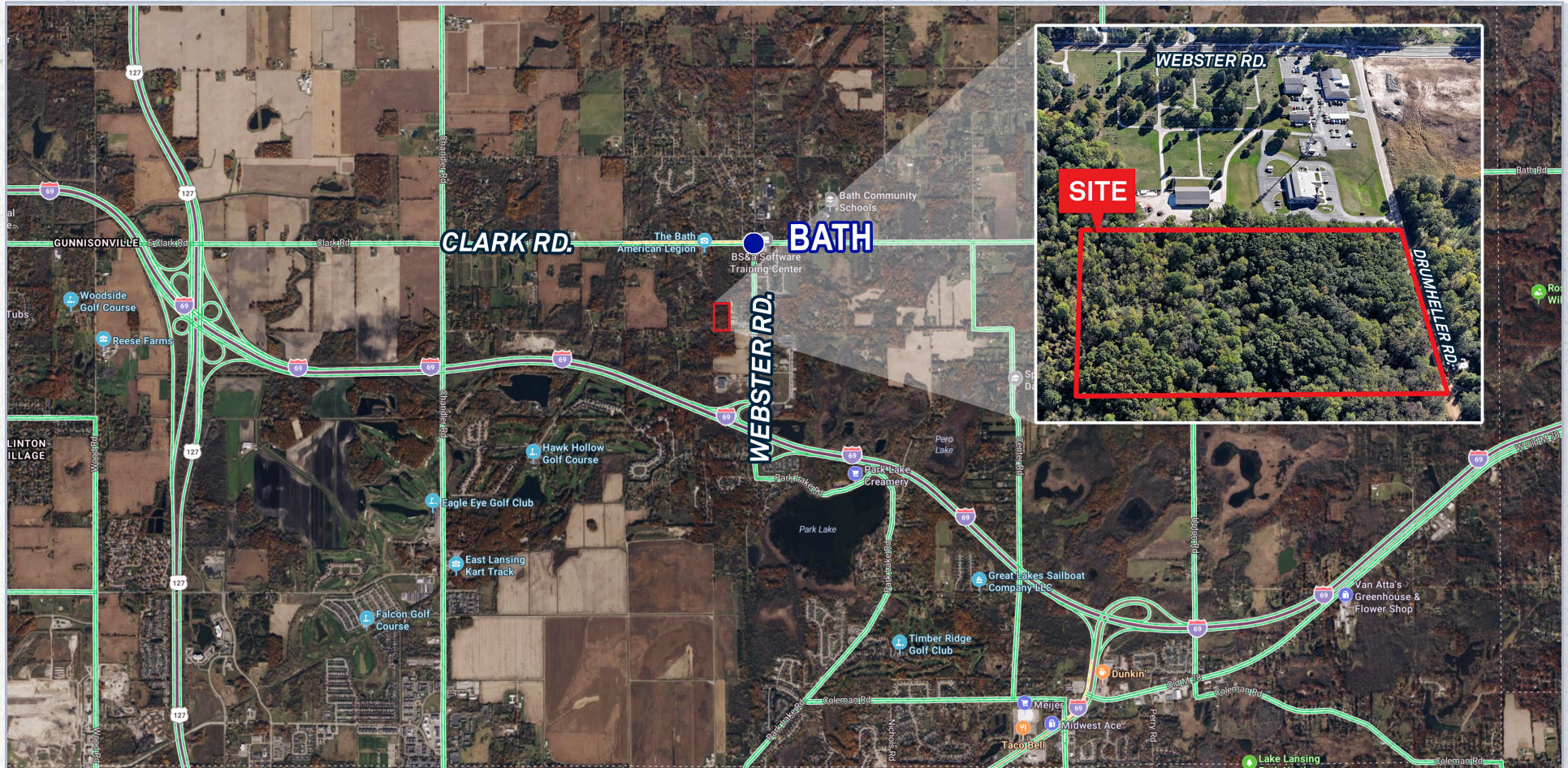


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RESIDENTIAL DEVELOPMENT SITE IN BATH, MI DRUMHELLER ROAD OFF WEBSTER ROAD



LOCAL AREA MAP



AREA INFO

0.8 Miles
to I-69/Webster Rd. Exit

3.9 Miles
to U.S.-127/ I-69
Interchange

6.0 Miles
to Downtown
East Lansing/MSU

6.5 Miles
to Meijer and Costco

<10 Minutes
to Eastwood Towne Center

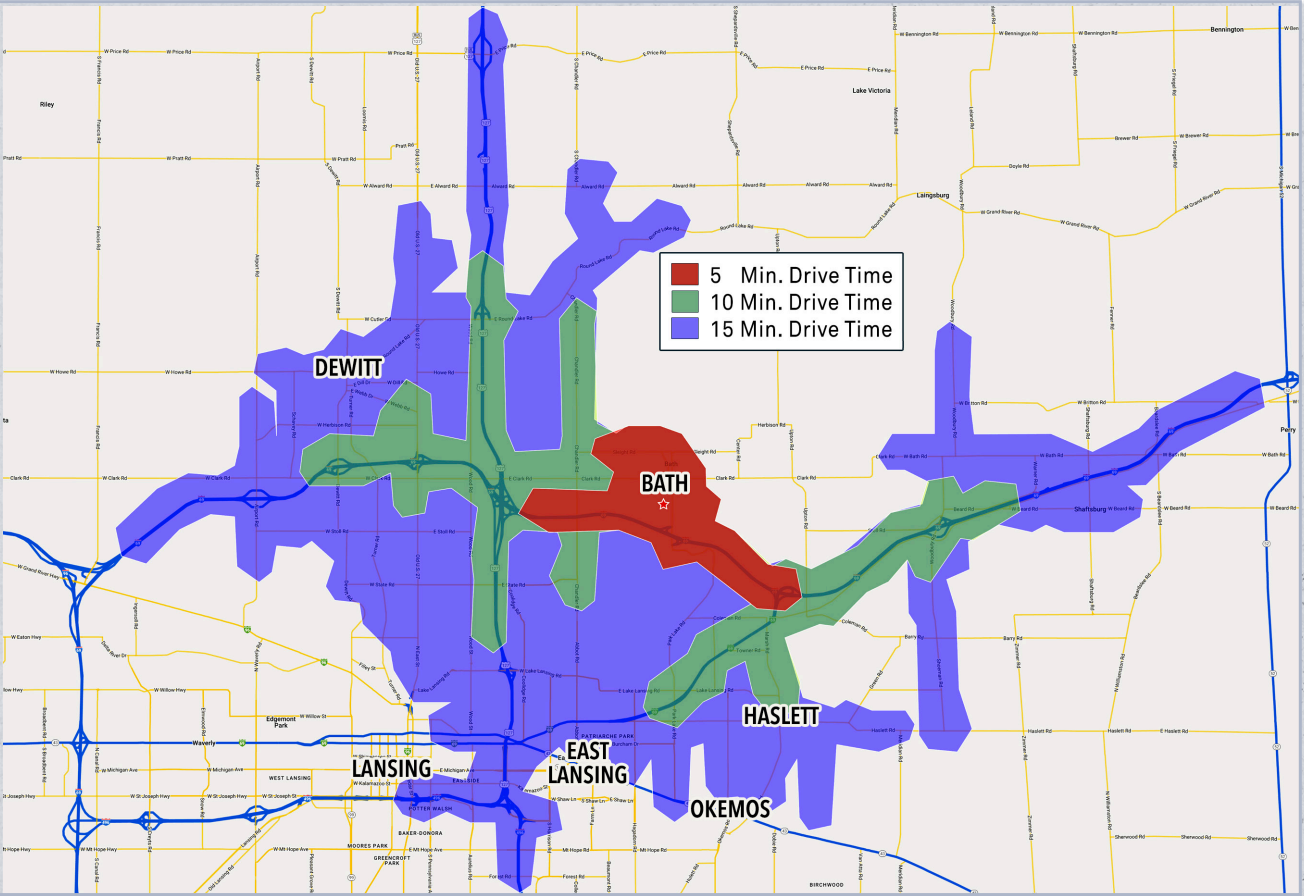
<10 Minutes
to Four Golf Courses



RESIDENTIAL DEVELOPMENT SITE IN BATH, MI
DRUMHELLER ROAD OFF WEBSTER ROAD



DRIVE TIME MAP



TRAFFIC COUNTS

Webster Road	4,613 V.P.D.
I-69	41,913 V.P.D.

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	3,397	13,242	57,546
Households	1,619	5,823	25,971
Average Household Income	\$67,253	\$78,579	\$77,362

BATH CHARTER TWP. TAX DATA

Parcel Number	010-020-100-035-02
Assessed Value/SEV	\$48,800
Taxable Value	\$48,800
2024 Taxes	\$2,710