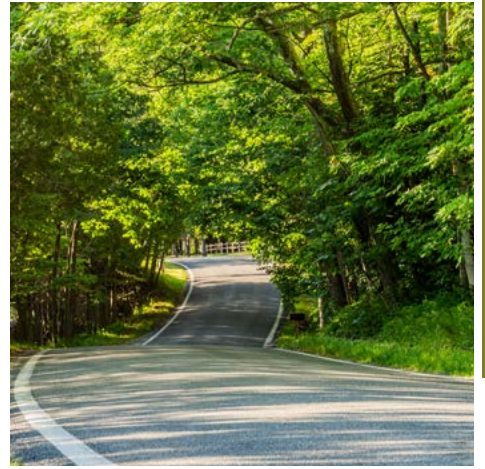


TN Thrive North
More Water. Less Traffic.
A Better Business Model.



Mancelona Antrim County One Scholl Road



Robert Tol - Owner

(616) 458-7015

bobtol@tolcompanies.com

PREPARED BY:



WWW.FOURTHECONOMY.COM



WWW.NETWORKSNORTHWEST.ORG

Opportunity

Located on the SouthWest corner of US 131 and Scholl Road, this property would be ideal for apartments, equipment sales, storage facility or a hotel with a restaurant.

Size: 5-26 acres

Shovel Ready: Yes

Zoning: Commercial

Current Owner: Bob Tol; Tol Companies, Inc.

Topography/Grade: Flat

Site Amenities

Public Transportation: None

Highway/Interstate Access: Yes

Distance to:

- **Transit Corridor:** 2 miles
- **Rail:** 2 miles
- **Nearest Airport:** 8.5 Miles
- **Major Highway:** US 131, 3 miles
- **Major Interstate:** I-75, 27 miles
- **Nearby Retail Hub(s):** Downtown Mancelona, 3.5 miles
- **Nearby Housing Development(s):** N/A
- **Nearby Developments:** Lakes of the North Golf Course, 9 miles



Utilities

Electric Provider

Great Lakes Energy

Business Service: 1-888-485-2537

glenergy@glenergy.com

Natural Gas Provider

DTE Energy

Business Service: 1-855-383-4249

Broadband/Fiber Providers:

Spectrum

1-855-670-1454

Viasat

Business Service: 1-866-463-8862

Water Provider

Mancelona Area Water and Sewer

(231) 587-0744

Contact

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