

# 1.44 ACRE VACANT LAND | READY FOR DEVELOPMENT

LOCATED AT CEDAR STREET AND WILLOUGHBY ROAD



**FOR SALE**  
4543-4553 Willoughby Rd.  
Holt, MI

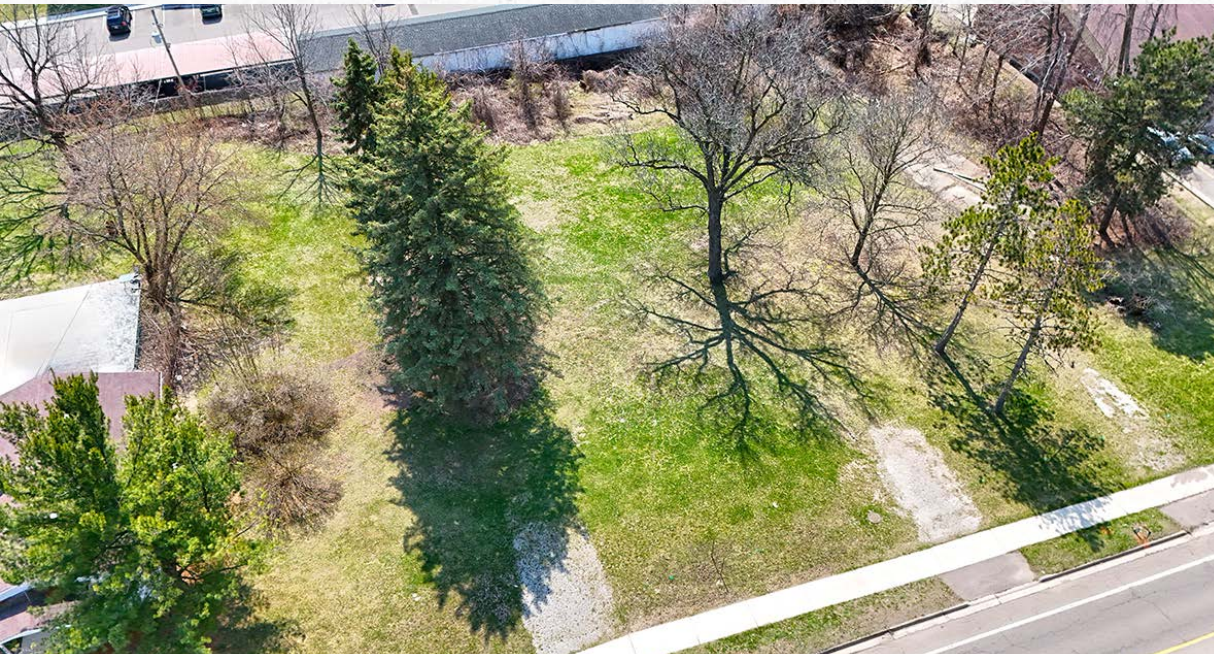
**AVAILABLE:  
1.44 ACRES**



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## CORNER DEVELOPMENT SITE WITH STRONG VISIBILITY IN GROWING HOLT CORRIDOR

Positioned at the signalized corner of Cedar Street and Willoughby Road, this 1.44-acre site offers a strong opportunity for retail or commercial development in a growing Holt corridor. There is a 1,200 SF building on site that is zoned Commercial. The property benefits from excellent visibility and convenient access to major roadways, making it well-suited for users seeking both exposure and accessibility.

Surrounded by continued residential expansion and established national retailers, the site is supported by a solid customer base and steady traffic patterns. Utilities are available at or near the property, and its proximity to Edgewood Town Center, I-96, and key Lansing-area destinations further enhances its long-term appeal.

**SALE PRICE:**  
**\$350,000**

CASH OR NEW MORTGAGE

## PROPERTY FEATURES



**VISIBILITY:**  
Strong, Easy Access  
to Major Corridors



**GROWTH:**  
Continued  
Residential Expansion  
in Area



**UTILITIES:**  
Available at or  
Near the Site



**CO-TENANTS:**  
National Retailers



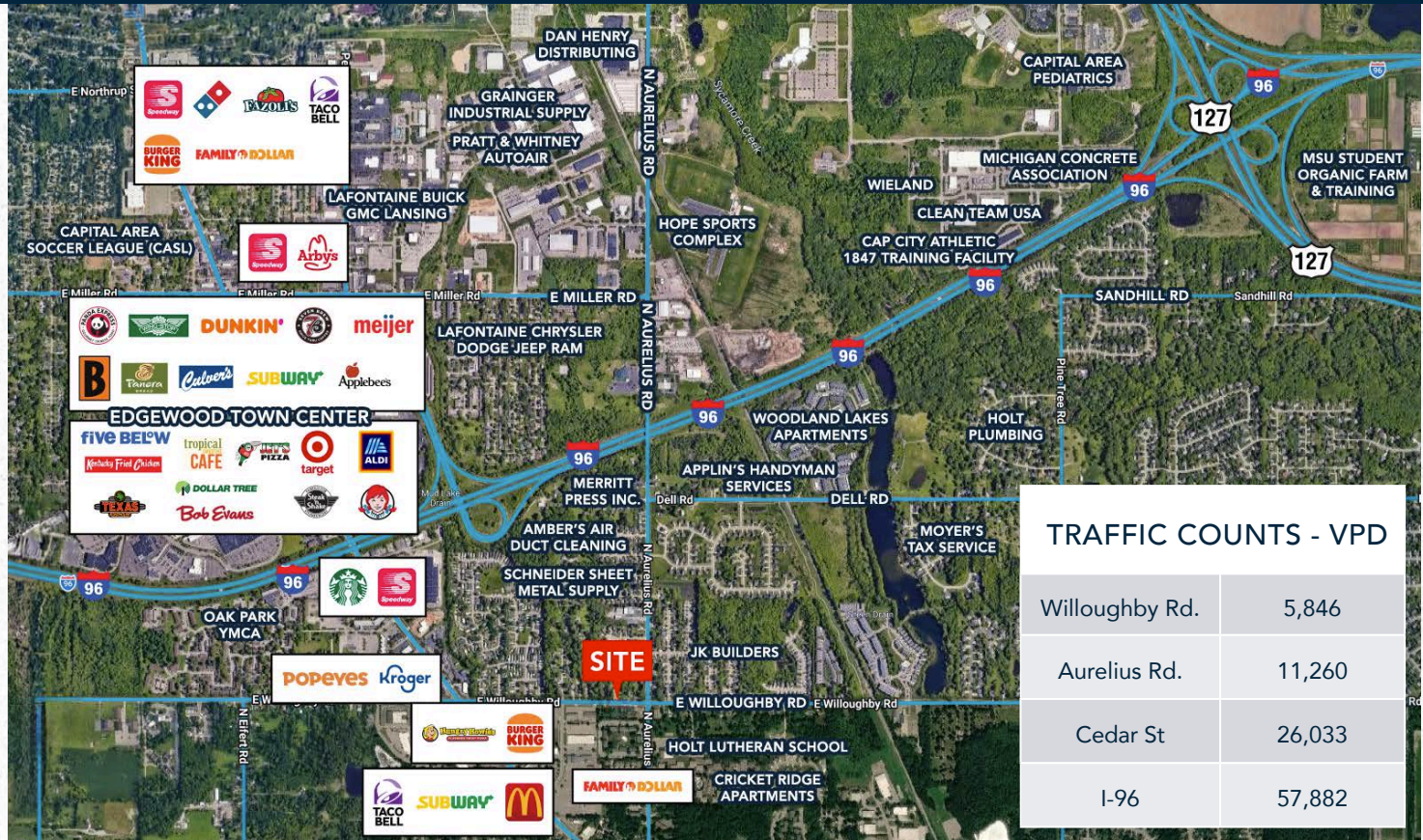
## AREA INFORMATION

**10 Minutes**  
to Michigan State University

**<25 Minutes**  
to Capital Region International Airport

**15 Minutes**  
to Capitol Building and Downtown Lansing

**Convenient to**  
Edgewood Town Center with several national retailers



Road	VPD
Willoughby Rd.	5,846
Aurelius Rd.	11,260
Cedar St	26,033
I-96	57,882

## DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	9,588	50,667	102,017
Households	4,339	21,978	42,901
Average HH Income	\$79,548	\$83,886	\$81,494

## DELHI TOWNSHIP TAX DATA

Address	4543 Willoughby Rd.	4553 Willoughby Rd.
Parcel Number	33-25-05-15-226-006	33-25-05-15-226-030
2026 SEV	\$79,400	\$64,300
2026 Taxable Value	\$79,400	\$33,012
2025 Taxes	± \$4,225 2025 Winter: + \$3,461.99 2025 Summer: \$762.97	± \$2,298 2025 Winter: \$1,882.77 + 2025 Summer: \$414.93

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