Doyon
PROPERTIES LLC

FOR SALE: $345,000

Development Opportunity:
Shovel-Ready Land for Contractor Suites

168TH AVE, GRAND HAVEN, MICHIGAN

Information is assumed to be accurate; however, has been extracted from 3rd party sources. Agents/Brokers & buyers must do their own due diligence. Seller is a licensed Broker in the state of MI.

Kyle Doyon, Broker
Doyon Properties LLC
KD@CoastLifeCompanies.com
(616) 638-9795
www.CoastLifeCompanies.com

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EXTERIOR
Concept Design

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www.CoastLifeCompanies.com

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MARKET OVERVIEW

GRAND HAVEN, MICHIGAN

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MARKET OVERVIEW

Grand Haven, MI, is a charming lakeside community known for several unique features that set it apart:

Pristine Beaches and Waterfront: Situated along Lake Michigan, Grand Haven boasts beautiful sandy beaches and a scenic waterfront. The Grand Haven State Park and its iconic pier and lighthouse attract visitors year-round. The town is known for its picturesque sunsets and water activities like swimming, boating, and fishing.

Outdoor Recreation: The city offers an array of outdoor activities, from biking along the Lakeshore Trail to hiking in the nearby Rosy Mound Natural Area. Its parks and nature reserves, combined with its location on Lake Michigan, make it a haven for nature lovers.

Charming Downtown: Grand Haven's downtown is known for its quaint shops, local restaurants, and cultural attractions like the Tri-Cities Historical Museum. The city's emphasis on supporting local businesses contributes to its vibrant community atmosphere.

These unique elements, along with its strong sense of community and appeal as a summer destination, make Grand Haven a special place to visit or live.
Inbound migration continues into Grand Haven, MI, particularly from cities like Chicago and Detroit.

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SUB MARKET: GRAND HAVEN, MI

The small business market in Grand Haven, MI is vibrant, driven by the city's focus on economic vitality and downtown revitalization. The Grand Haven Main Street program, an accredited partner of Main Street America, plays a key role in supporting local entrepreneurs through initiatives that enhance business retention, recruitment, and physical beautification. With a thriving tourism industry, local shops, restaurants, and cultural events, small businesses benefit from strong community support and the city's strategic economic development efforts.

In Grand Haven, MI, there is a growing demand for contractor suites, particularly driven by the area's active homebuilding and renovation market. Many contractors in the region are engaged in custom home building and extensive remodeling projects, indicating steady construction activity. Contractors require well-equipped suites for administrative tasks, meetings, and storage of materials and tools.

The complexity of these jobs further underscores the need for accessible workspaces to coordinate projects and store equipment, making contractor suites a valuable resource for the industry.

With the construction and renovation sectors showing strong activity in Grand Haven, contractor suites helps meet a growing need for operational efficiency in a competitive market.

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DEMOGRAPHIC PROFILE

2022 Population
11,000
0.238% 1-year growth

HOUSING
Total Housing Units
5,907

2022 Median Household Income
$57,650
8.92% 1-year growth

RACE AND ETHNICITY
White (approximately 92%), African American (1.5%), Asian (1%), Hispanic or Latino (3%).

2022 Median Age
43.7
4.55% 1-year increase

EDUCATION
Approximately 94% of residents have completed high school or higher, and about 36% hold a bachelor's degree or higher.

EMPLOYMENT
From 2021 to 2022, employment in Grand Haven, MI grew at a rate of 1.81%, from 5.02k employees to 5.11k employees.

HEALTH
96.4% of the population of Grand Haven, MI has health coverage, with 48.8% on employee plans, 16.9% on Medicaid, 17.9% on Medicare, 11.6% on non-group plans, and 1.34% on military or VA plans.

The city's economy is driven by tourism, small businesses, and proximity to the greater Grand Rapids metropolitan area, making it an attractive place for people of all ages.

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- **SITE LOCATION**

  0 168th Ave, Grand Haven, MI 49417

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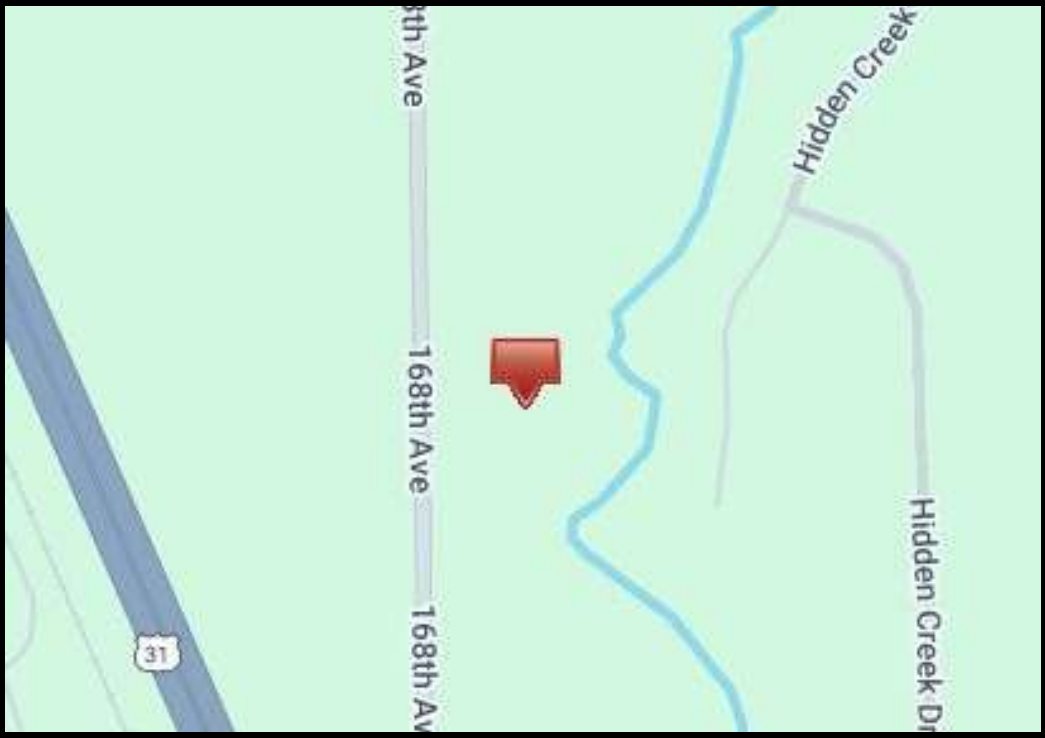
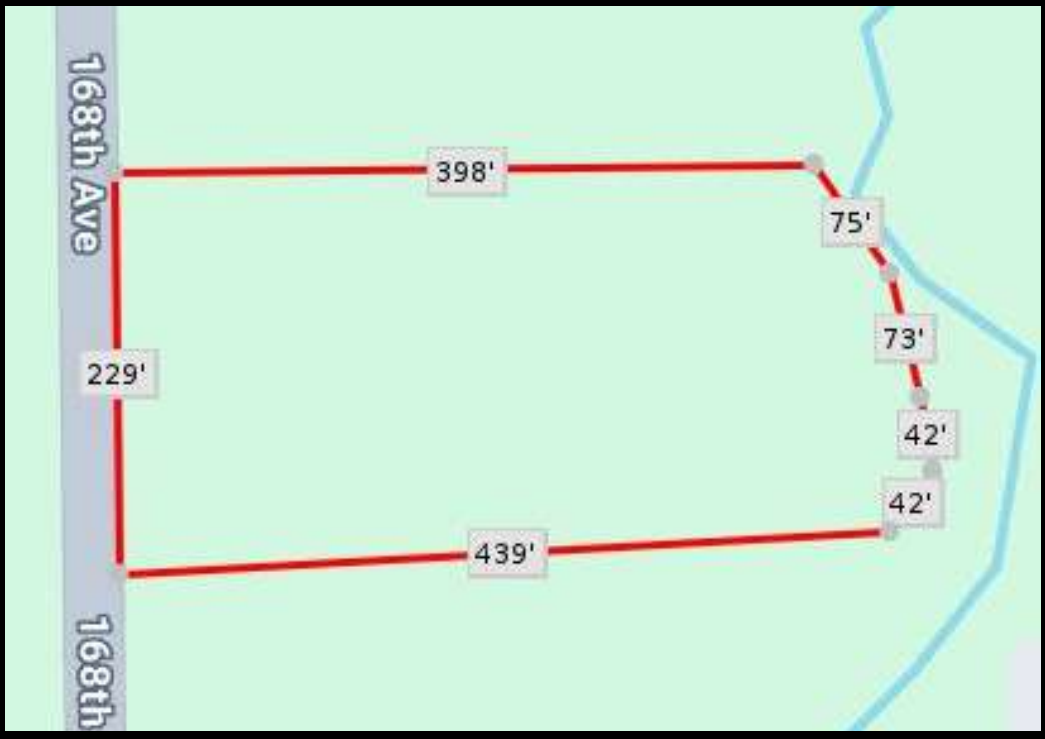
- **SITE LOCATION**

0 168th Ave, Grand Haven, MI 49417





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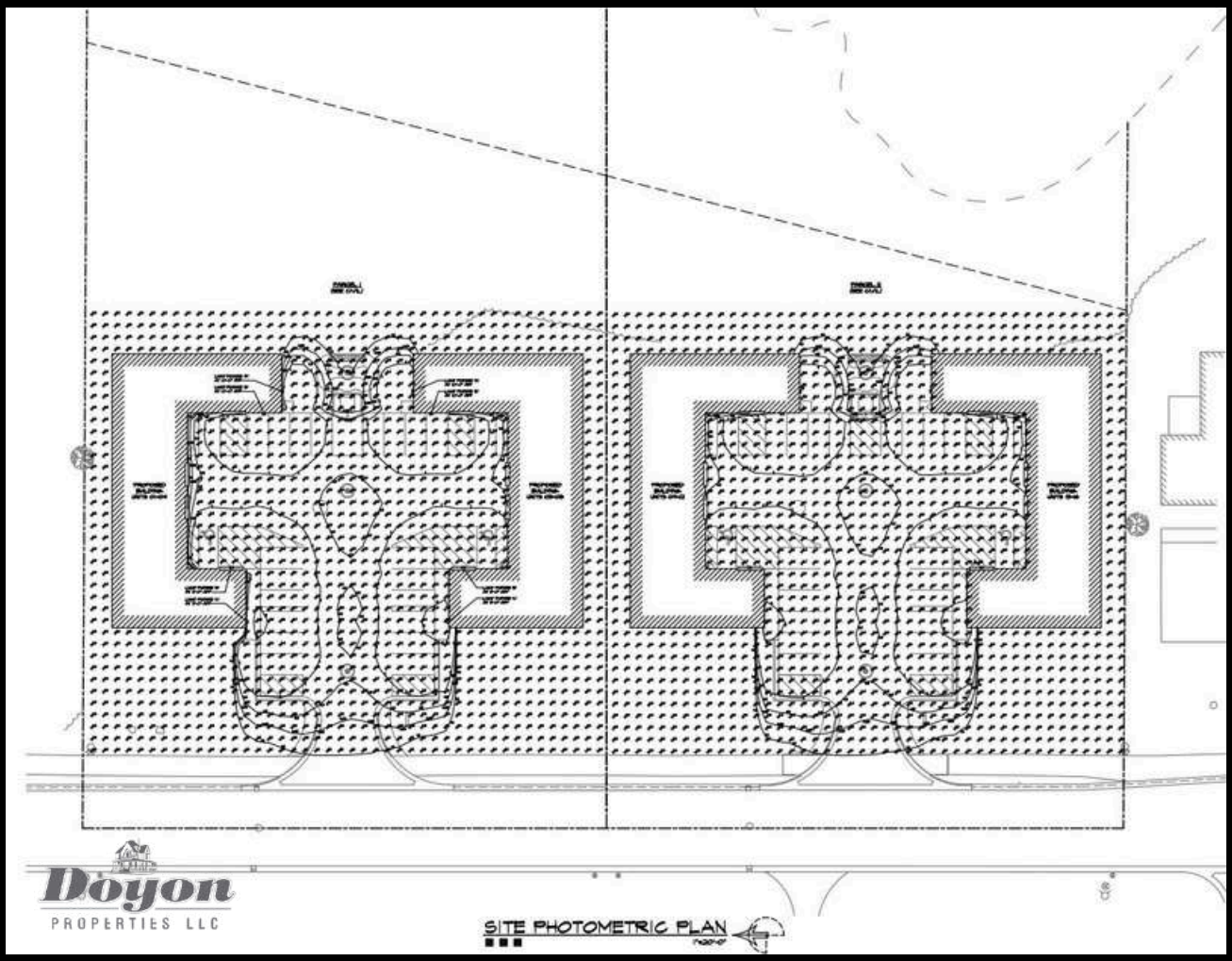
- **SITE PLAN**

0 168th Ave, Grand Haven, MI 49417



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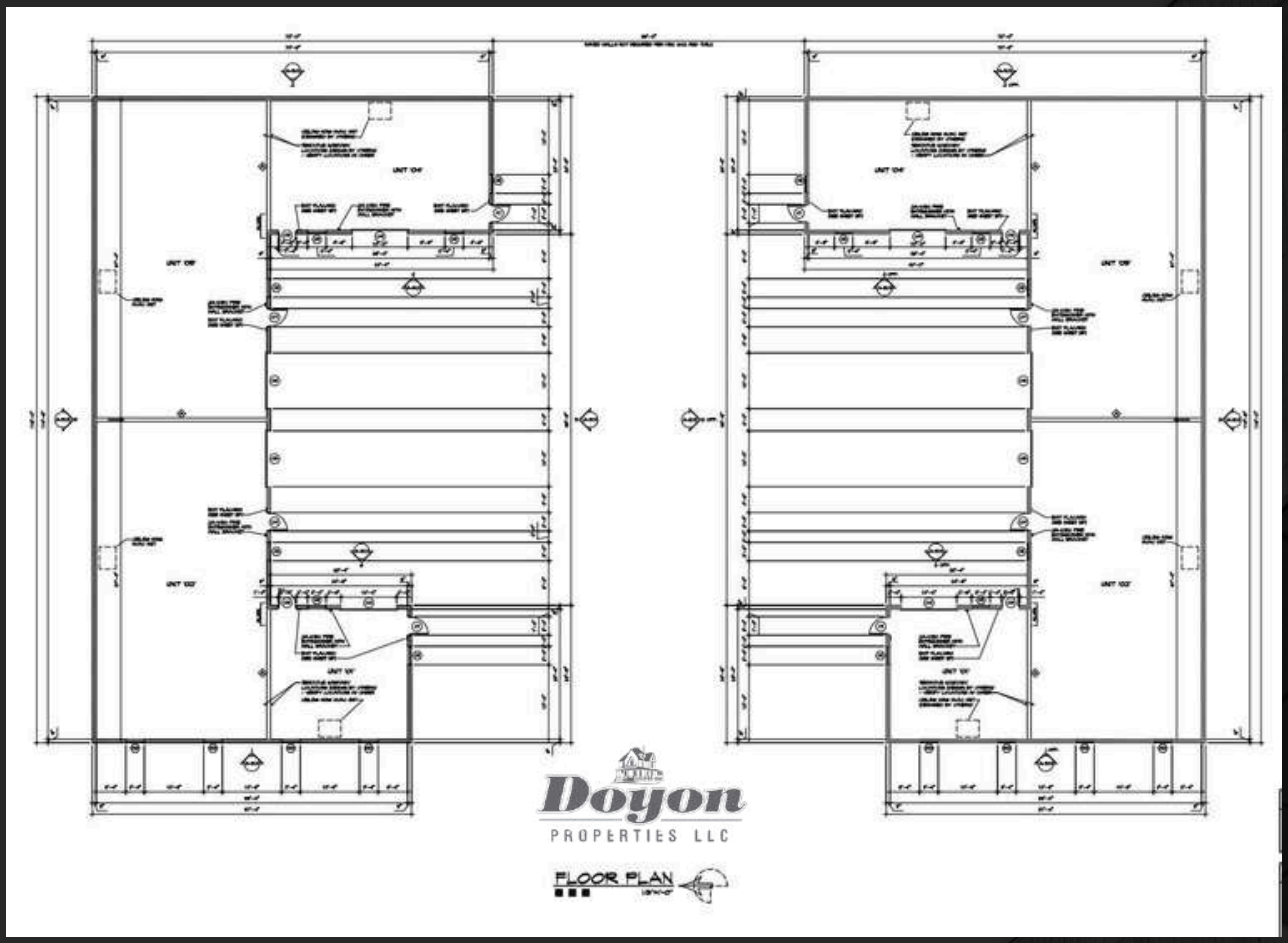

PROPERTY OVERVIEW

3.82 acres I-1 Zoning Entitled land lots with approved plans for 20,000 sq ft of Contractor Suites

16 units in total
4 structures
4 units per structure
8 smaller units = 575.6 SF
8 larger units = 1,744 SF

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INVESTMENT HIGHLIGHT

Strong Demand

The demand for high-quality commercial spaces in Grand Haven is robust. Investing in our contractor suites positions investors to benefit from a steady stream of potential tenants in one of Grand Haven's premier business locations, offering potential for significant return on investment.

Community Impact

Our contractor suites are designed to foster the growth of local businesses in Grand Haven, MI. By providing state-of-the-art facilities and a supportive ecosystem that drives mutual growth & success, we aim to nurture small and medium-sized enterprises, contributing to the economic vitality of our community.

Growth Potential

Our contractor suites offer an attractive return on investment, with competitive rental rates and the potential for property value appreciation. This combination provides the opportunity for investors to not only generate steady income, but also provides a foundation for long-term growth potential.

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INVESTMENT OVERVIEW

Doyon Properties, LLC is offering a development opportunity for contractor suites and commercial space to store equipment, materials, and vehicles securely, reducing clutter and enhancing safety. Having a professional office space provides a suitable environment for client consultations, presentations, and contract discussions.

Entitled land with approved plans for 15,000 sq ft of premium space strategically located in the heart of Grand Haven, MI, featuring flexible layouts and state of the art design. This prime location, a hub of economic activity and growth, ensures high visibility and accessibility, attracting a steady stream of potential tenants and customers.

168th is 16 units in total. 4 units per structure. 8 small units = 575.6 SF
8 larger units = 1,744 SF

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Coast Life Companies, LLC

Coast Life Companies, LLC is a development and asset management firm based in Cape Coral, FL. Coast Life was founded by an experienced real estate developer and operator focusing on creating value through workforce and multifamily investments and development. Coast Life Companies acquire, develop, and manage commercial, multi-family, and mixed-use buildings in Florida and Michigan, emphasizing workforce housing.

- **Experienced Operator with a Long-Term Vision**

The Coast Life Companies Team has a total of over 60 years of combined experience and has owned and operated over 200 properties.

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KYLE DOYON, CEO

Kyle Doyon, a seasoned real estate developer with almost three decades of experience, began his career at 18 by founding his first construction company and swiftly progressed from remodeling to building custom homes. By 22, he had moved to Michigan, where he established a development company, diversifying his portfolio to include custom homes, seller-financed properties, land subdivisions, and commercial properties. By 2014, Kyle managed 15 companies and 150 properties through his property management firm. Transitioning into full-time commercial development, his recent projects include mixed-use developments, retail and office spaces, and contractor suites in Western Michigan, Detroit, and SWFL.

In 2022, Kyle relocated to Florida, founding Coast Life Companies, LLC to focus on developing workforce housing, aiming to create over 5,000 units emphasizing sustainability, walkability, and community. A devoted Christian and proud father of 4 with his wife Sara, Kyle's family values and faith significantly influence his commitment to creating meaningful, community-oriented developments.

239) 402-5581
KD@CoastLifeCompanies.com

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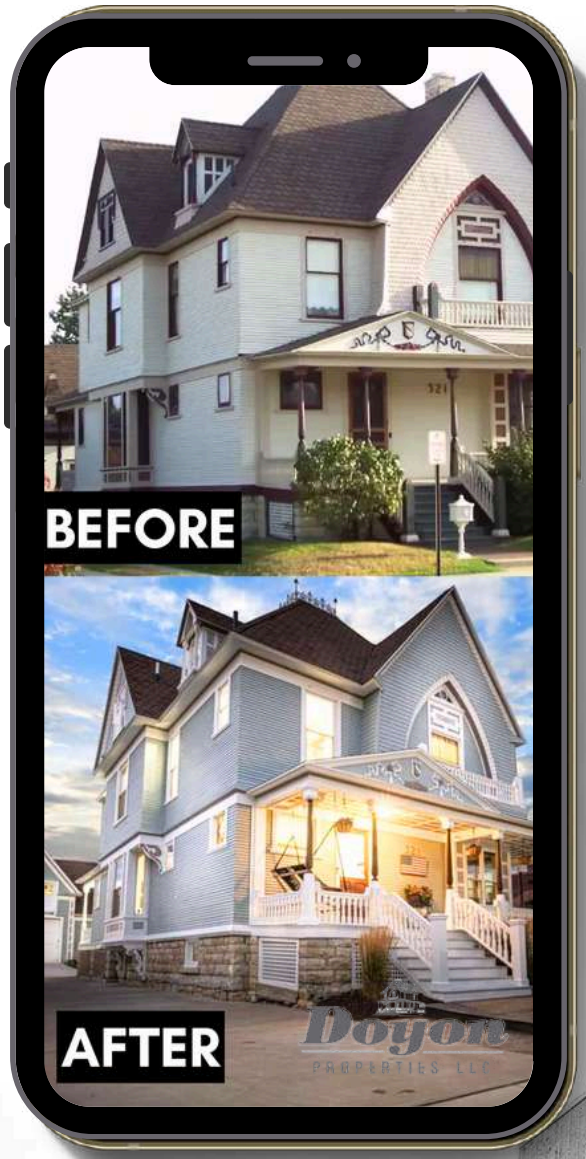
Client Testimonials



"I've been investing with Kyle Doyon since 2007 both individually, and with my partners, and have consistently achieved a 12% ROI. His expertise and dedication have made a significant positive impact on our portfolios. We highly recommend his services to anyone looking to grow their investments."

John G & Assoc.

"I've been investing with Kyle Doyon since 2016, and the experience has been exceptional. The consistent returns and transparency have given me the confidence to not only continue growing my portfolio, but also to refer other family members to invest as well. The trust and reliability of their team are truly unmatched."

Jon A.

"I've invested with Kyle and his company since July, 2016 and I am so thankful I did. The original agreement was for 5 years though it was extended, and ongoing, as the investment is so financially beneficial. It feels great to diversify money to reap the benefits now. The income has been 100% consistent thus my trust is as well. I have recommended Kyle to many people, including my financial advisor."

Toni

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