

Walmart Excess Land For Sale

Portage, MI
Store #6661
7090 S. Westnedge Ave



For more information
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Other sites available at
www.walmartrealty.com



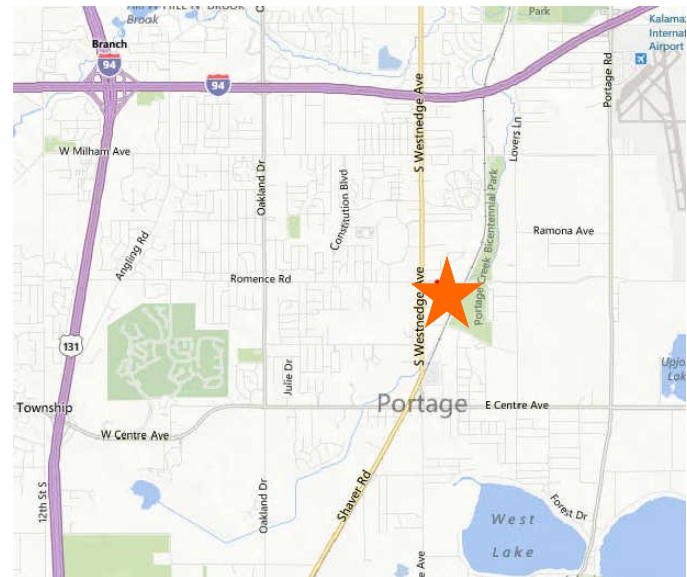
Excess Land: ±1.73 Acres (±0.95 Usable Acres) - Sale Pending

Demographic Summary

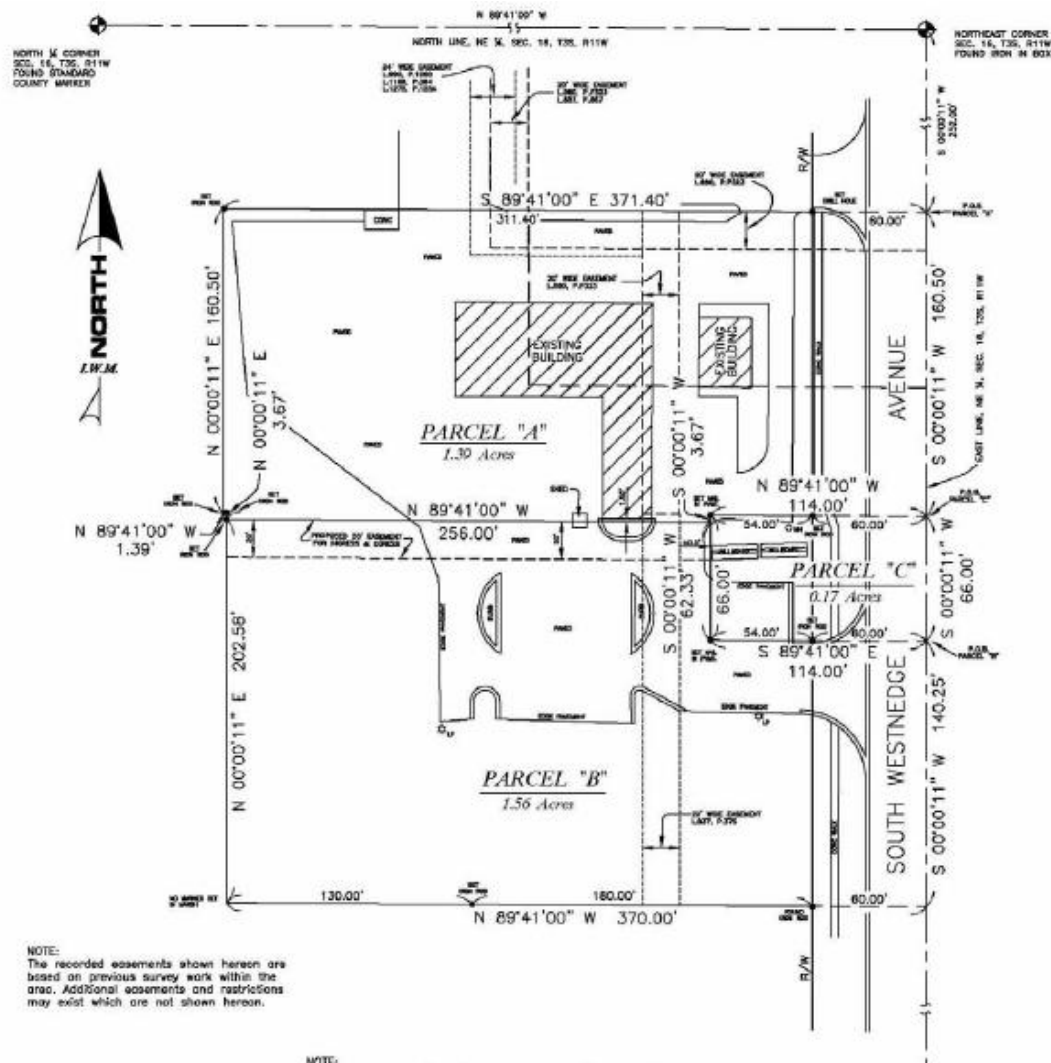
1 Mile:
Population: 5,400
Median HH Income: \$33,900

3 Mile:
Population: 41,500
Median HH Income: \$47,000

5 Mile:
Population: 105,200
Median HH Income: \$42,800



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



PARCEL "A" (7060 & 7070)

A parcel of land situated in the Northeast quarter of Section 16, T. 3 S., R. 11 W., City of Portage, Kalamazoo County, Michigan being more particularly described as follows:

Commencing at the Northeast corner of Section 16, T. 3 S., R. 11 W.; thence S. 00° 00' 11" W. 252.00 feet along the East line of the Northeast quarter of said Section 16 to the Place of Beginning; thence continuing S. 00° 00' 11" W. 180.50 feet along said East line of the Northeast quarter; thence N. 89° 41' 00" W. 114.00 feet parallel with the North line of said Northeast quarter of Section 16; thence S. 00° 00' 11" W. 3.67 feet parallel with said East line of the Northeast quarter; thence N. 89° 41' 00" W. 258.00 feet parallel with said North line of the Northeast quarter; thence N. 00° 00' 11" E. 3.67 feet parallel with said East line of the Northeast quarter; thence N. 89° 41' 00" W. 1.39 feet parallel with said North line of the Northeast quarter; thence N. 00° 00' 11" E. 100.50 feet parallel with said East line of the Northeast quarter; thence S. 89° 41' 00" E. 371.40 feet parallel with said North line of the Northeast quarter to the Place of Beginning, containing 1.39 acres of land. The East 60.0 feet being subject to highway easement.

PARCEL "B" (7090)

A parcel of land situated in the Northeast quarter of Section 16, T. 3 S., R. 11 W., City of Portage, Kalamazoo County, Michigan being more particularly described as follows:

Commencing at the Northeast corner of Section 16, T. 3 S., R. 11 W.; thence S. 00° 00' 11" W. 478.50 feet along the East line of the Northeast quarter of said Section 16 to the Place of Beginning; thence continuing S. 00° 00' 11" W. 140.25 feet along said East line of the Northeast quarter; thence N. 89° 41' 00" W. 370.00 feet parallel with the North line of the said Northeast quarter of Section 16; thence N. 00° 00' 11" E. 202.58 feet parallel with said East line of the Northeast quarter; thence S. 89° 41' 00" E. 256.00 feet parallel with said North line of the Northeast quarter; thence S. 00° 00' 11" W. 62.33 feet parallel with said East line of the Northeast quarter; thence S. 89° 41' 00" E. 114.00 feet parallel with said North line of the Northeast quarter to the Place of Beginning, containing 1.56 acres of land. The East 60.0 feet being subject to highway easement.

PARCEL "C" (BILLBOARDS)

A parcel of land situated in the Northeast quarter of Section 16, T. 3 S., R. 11 W., City of Portage, Kalamazoo County, Michigan being more particularly described as follows:

Commencing at the Northeast corner of Section 16, T. 3 S., R. 11 W.; thence S. 00° 00' 11" W. 412.50 feet along the East line of the Northeast quarter of said Section 16 to the Place of Beginning; thence continuing S. 00° 00' 11" W. 66.00 feet along said East line of the Northeast quarter; thence N. 89° 41' 00" W. 114.00 feet parallel with the North line of the said Northeast quarter of Section 16; thence N. 00° 00' 11" E. 66.00 feet parallel with said East line of the Northeast quarter; thence S. 89° 41' 00" E. 114.00 feet parallel with said North line of the Northeast quarter to the Place of Beginning, containing 0.17 acres of land. The East 60.0 feet being subject to highway easement.

PARCEL DESCRIPTION FOR INGRESS AND EGRESS EASEMENT

A parcel of land situated in the Northeast quarter of Section 16, T. 3 S., R. 11 W., City of Portage, Kalamazoo County, Michigan being more particularly described as follows:

Commencing at the Northeast corner of Section 16, T. 3 S., R. 11 W.; thence S. 00° 00' 11" W. 412.50 feet along the East line of the Northeast quarter of said Section 16; thence N. 89° 41' 00" W. 114.00 feet parallel with the North line of said Northeast quarter of Section 16; thence S. 00° 00' 11" W. 3.67 feet parallel with said East line of the Northeast quarter to the Place of Beginning; thence N. 89° 41' 00" W. 258.00 feet parallel with said North line of the Northeast quarter; thence S. 00° 00' 11" W. 20.00 feet parallel with said East line of the Northeast quarter; thence S. 89° 41' 00" E. 256.00 feet parallel with said North line of the Northeast quarter; thence N. 00° 00' 11" E. 20.00 feet parallel with said East line of the Northeast quarter to the Place of Beginning.

Parcel B + Parcel C, less 60 foot ROW

