



Property Sub-Type:
Retail

Total # Bldgs: 1	New Construction: No	Status: Active
Total # Units: 1	Tax ID #: 12-0015-0024-09-7	List Price: 800,000
# Fin Bldg Lvlis: 1	Road Frontage: 48	List Price/SqFt: \$207.42
Lot Acres: 1.55	Total Net SqFt: 3,857	Days On Market: 0
Lot Dimensions: 148 x 745 x 223 x 577	Total SqFt: 3,857	Waterfront: No
Municipality: Lincoln Twp	Year Built: 1981	
County: Berrien		

Lot Measurement: Acres
Lot Square Footage: 67,518

Directions: -

Legal: On file.	SEV: 510,300	For Tax Year: 2024
Taxable Value: 509,953	Tax Year: 2024	Homestead %: 0
Annual Property Tax: 23,168	Zoning:	Special Assmt/Type: None Known
School District: Lakeshore		

Additional Details:		Sewer: Public
Additional Features:		Foundation:
Air Conditioning: Central Air	Docs Req Conf Agrmnt:	SqFt Information:
Below Grade:	Driveway:	Street Type:
Business Includes: Non-Applicable	Exterior Material:	Tenant Pays All:
Business Opportunity:	Heat Source: Natural Gas	Uses: Restaurant; Retail
Construction Type: Block	Heat Type: Forced Air	Util Avail at St: Cable Available; Electricity Available; Natural Gas Available; Phone Available; Public Sewer; Public Water
Docs at List Office:	Income and Expenses:	Water: Public
	Ownership:	Water Fea. Amenities:
	Purchase Terms Avail: Cash; Conventional	Water Type:
	Roofing:	
	Sale Conditions: None	
	Send to Econ Dev Org: MEDC; SWMI First, Region 5	

Public Remarks: +/- 3,857 SF former McDonald's with drive thru on +/- 1.55 Acres. The Red Arrow Highway corridor in Stevensville, MI, presents significant retail & economic potential, particularly in the sectors of shopping & dining, bolstered by substantial vehicular traffic. The Village of Stevensville has demonstrated a proactive stance toward economic growth. In 2023, it achieved the Redevelopment Ready Community (RRC) designation from the (MEDC). This recognition highlights the Stevensville's commitment to fostering a development-friendly environment through strategic policies.

4661 Red Arrow Hwy, Stevensville, MI 49127-9301, Berrien County

APN: 11-12-0015-0024-09-7 CLIP: 2969666631

OWNER INFORMATION			
Owner Name	Mcdonalds Corp No 5936	Carrier Route	B055
Mail Owner Name	Mcdonalds Corp No 5936	Tax Billing Address City & State	Columbus, OH
Tax Billing Address	Po Box 182571	Tax Billing Zip	43218

COMMUNITY INSIGHTS			
Median Home Value	\$361,315	School District	LAKESHORE SCHOOL DISTRICT (BERRIEN)
Median Home Value Rating	5 / 10	Family Friendly Score	60 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	52 / 100	Walkable Score	42 / 100
Total Incidents (1 yr)	67	Q1 Home Price Forecast	\$369,341
Standardized Test Rank	73 / 100	Last 2 Yr Home Appreciation	13%

LOCATION INFORMATION			
City/Village/Township	Lincoln Twp	School District Name	Lakeshore
Township Range Sect	5S-19W-15	Flood Zone Code	X
Property Zip Code	49127	Flood Zone Panel	26021C0092D
Property Zip+4	9301	Flood Zone Date	04/25/2024
Census Tract	14.00	Parcel Comments	SUMMER TAX (2024) 1940 3.88
Carrier Route	R005	Within 250 Feet of Multiple Flood Zone	No
School District	Lakeshore		

TAX INFORMATION			
New Parcel ID	111200150024097	Total Assessed Value	\$510,300
Property ID	111200150024097	Tax Year	2024
Property ID	11-12-0015-0024-09-7	Total Taxable Value	\$509,953
Assessment Year	2024	Total Tax Amount	\$19,404
Legal Description	COM 1016.88'S & 66'E OF W1/4 PST SEC 15 T5S R19 W TH S 147.3'TH N89DEG5 0'18"E 339.5'TH N58DEG2 1'51"E TO A P T E OF BEG T H W TO POB PER 1040/178		
Michigan Max Assessed Value	\$509,953	Account Number	111200150024097
State Equalized Value	\$510,300		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$510,300	\$492,900	\$468,800

Market Value - Total	\$1,020,600	\$985,800	\$937,600
YOY Assessed Change (\$)	\$17,400	\$24,100	
YOY Assessed Change (%)	3.53%	5.14%	
Michigan Max Assessed Value	\$509,953		
State Equalized Value	\$510,300		
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$20,982		
2023	\$22,080	\$1,098	5.23%
2024	\$19,404	-\$2,676	-12.12%

Period	Tax Year	Tax Amount	Change (\$)	Change (%)	Administrative Fee
Winter	2023	\$3,600			
Summer	2023	\$18,480			
Total	2023	\$22,080			
Summer	2024	\$19,404	\$924	5%	
Total	2024				

Period	Ad Valorem Tax				
Winter					
Summer					
Total					
Summer					
Total					

CHARACTERISTICS			
Lot Acres	1.55	Land Use - CoreLogic	Misc Commercial Services
Lot Area	67,518	State Use	Commercial
Land Use - County	Business Improved		

SELL SCORE	
Value As Of	2025-01-26 04:36:58

Courtesy of RYAN ARNT, MICHRIC, LLC

Generated on: 01/30/25

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