

# CALL FOR OFFERS DUE JUNE 22, 2023

## WINDWARD POINTE

2400 LAKESHORE DRIVE MUSKEGON, MICHIGAN

120 ACRES OF LAND LOCATED ON MUSKEGON LAKE,  
THE LARGEST HARBOR ON THE GREAT LAKES.

### AN OPPORTUNITY TO CREATE THE GREAT LAKES DESTINATION.

NEVER HAS SUCH AN OPPORTUNITY PRESENTED ITSELF.

- 120 acres with approximately 1.25 miles of water frontage
- Potential uses include hotel, marina, primary homes, second homes, short term rental apartments, and open space for parks and recreation
- Adjacent to the Muskegon Country Club replete with an astonishing Donald Ross 18-hole golf course and full country club amenity package
- Highly motivated county that is willing to work with the chosen developer to achieve their programming
- \$15M in PFAS cleanup grant money available from the State of Michigan
- Over \$45M in TIF money available based on \$200M development costs and approved plans

*A Family's Chance To VACATION IN A  
WORLD CLASS SETTING — and perchance  
to own a piece of GREAT LAKES HEAVEN.*

### LOCAL HIGHLIGHTS

- Muskegon Country Club
- Muskegon Yacht Club
- Muskegon Museum of Art
- Muskegon's Lake Express Ferry (seasonal service to Milwaukee, WI)
- Pere Marquette Park
- Muskegon Lakeshore Trail with 11.2 miles of uninterrupted terrain
- Hartshorne Marina with 164 slips

WINDWARD POINTE is where your imagination, your experience, and your **DESIRE TO DEVELOP** a resort destination all merge in the **PERFECT OPPORTUNITY**.



### POTENTIAL USES

A wide range of housing, retail, and light industrial uses can be considered with the site. Creating a walkable urban fabric that integrates the Lakeshore Trail, Muskegon Country Club, Lakeside and Bluffton neighborhoods is entirely possible with the proper buyer.

Simply put, Muskegon and Muskegon Lake are the perfect shorelines for residential and mixed-use development.

#### Residential and Hospitality development can take many forms including:

- Conventional four-story multifamily
- Build-to-rent SF/TH community
- Residential for-sale SF/TH community
- Condominiums
- Modular housing
- Hospitality (hotel, resort and spa)
- RV campground
- Senior housing (independent living, assisted living)

#### Commercial uses:

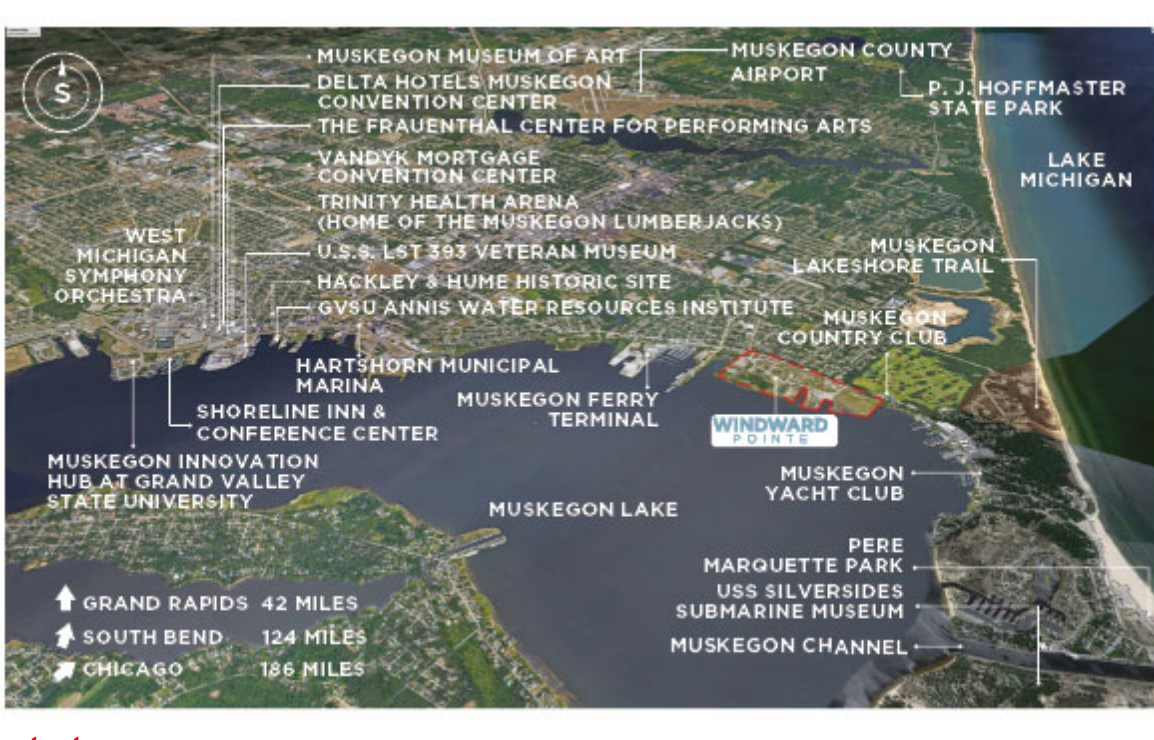
- Light Industrial
- Office

#### Recreational (Other):

- Marina
- Pool and Beach Club
- Cruise Dock
- Entertainment Retail (Amphitheater)
- Market Pavilion
- Aquarium
- Boathouse/boat storage
- Ferry Terminal
- Corner Store
- Market Pavilion
- Waterside Restaurant
- Community Pub
- Grocery



*A sailor's DELIGHT. —  
A fisherman's DREAM.*



### Contact

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