



Nugent Sands Property Acquisition Opportunity



Property Description

-Approx 377
acres of
waterfront
land situated
in Norton
Shores

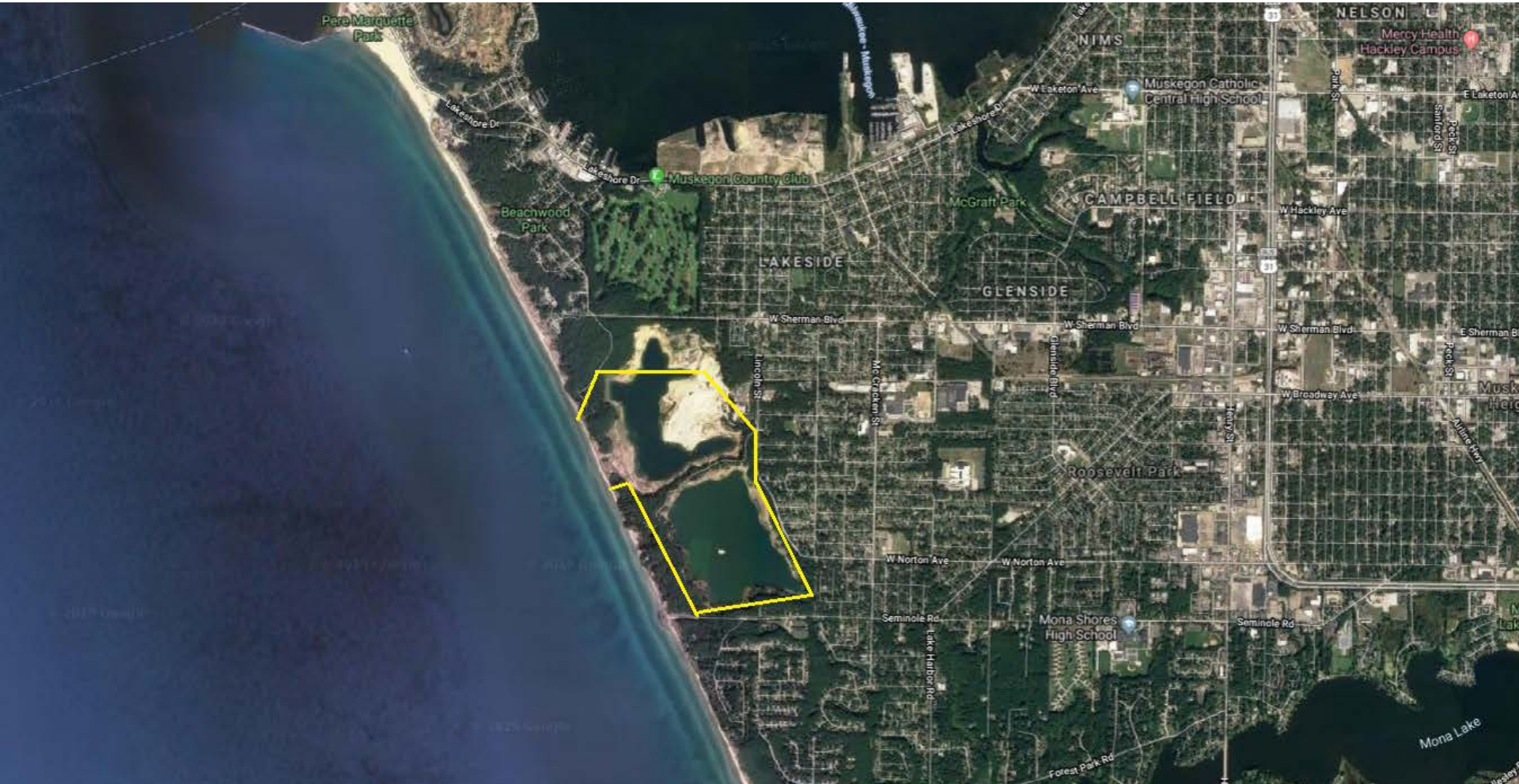
-1,662 feet of
Lake Michigan
frontage

-Two inland
lakes

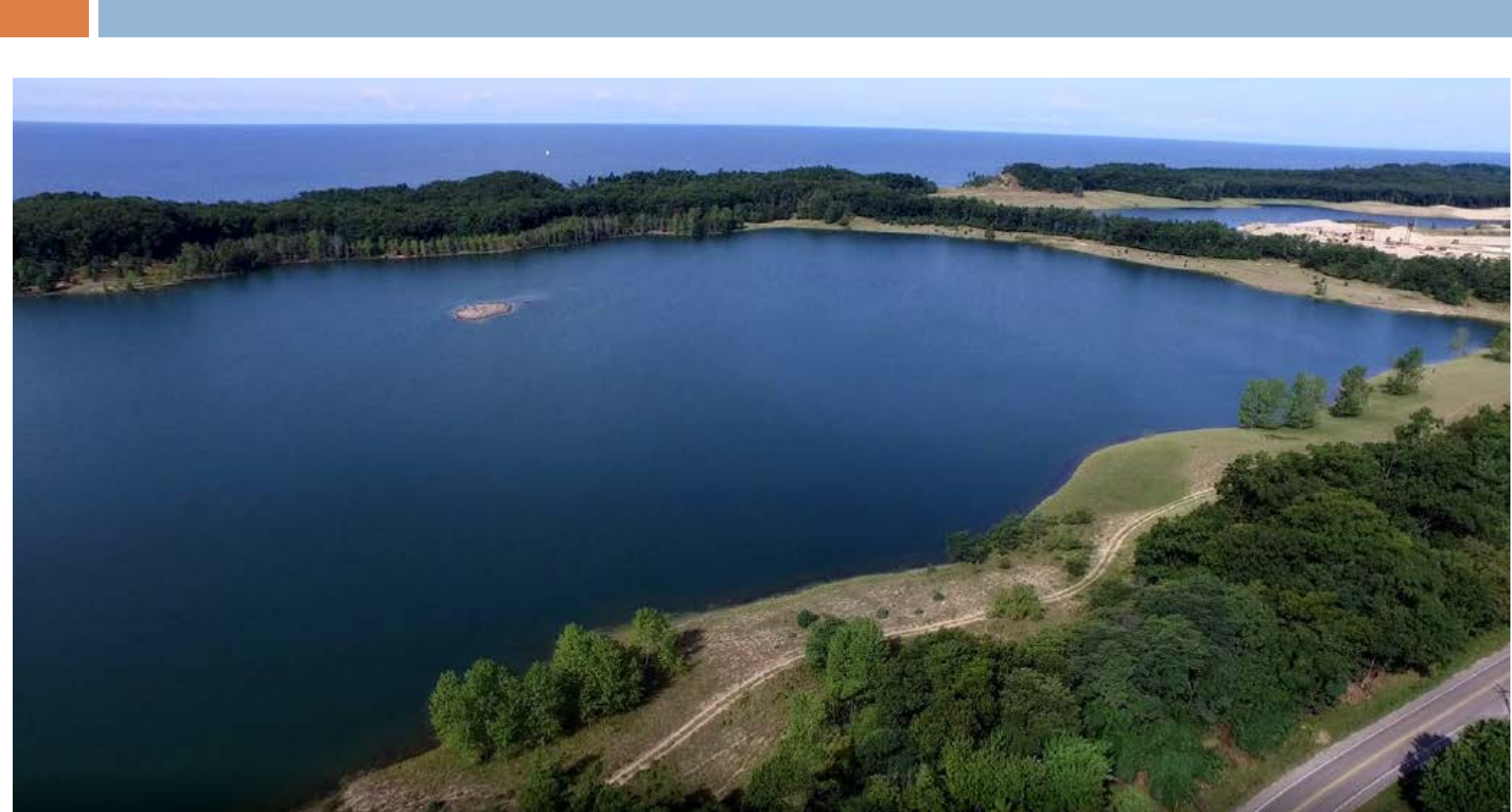


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Property Location



Cherette Group Promotional Video



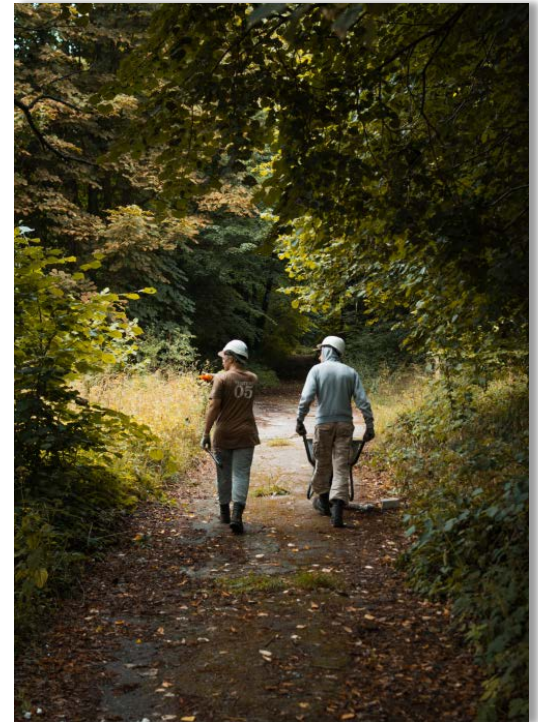
Potential Funding Sources

- Michigan Natural Resources Trust Fund Grant
 - ▣ The MNRTF provides funding for projects relating to resource protection and outdoor recreation.
- Land value donation
- Private donations
- Foundation funding

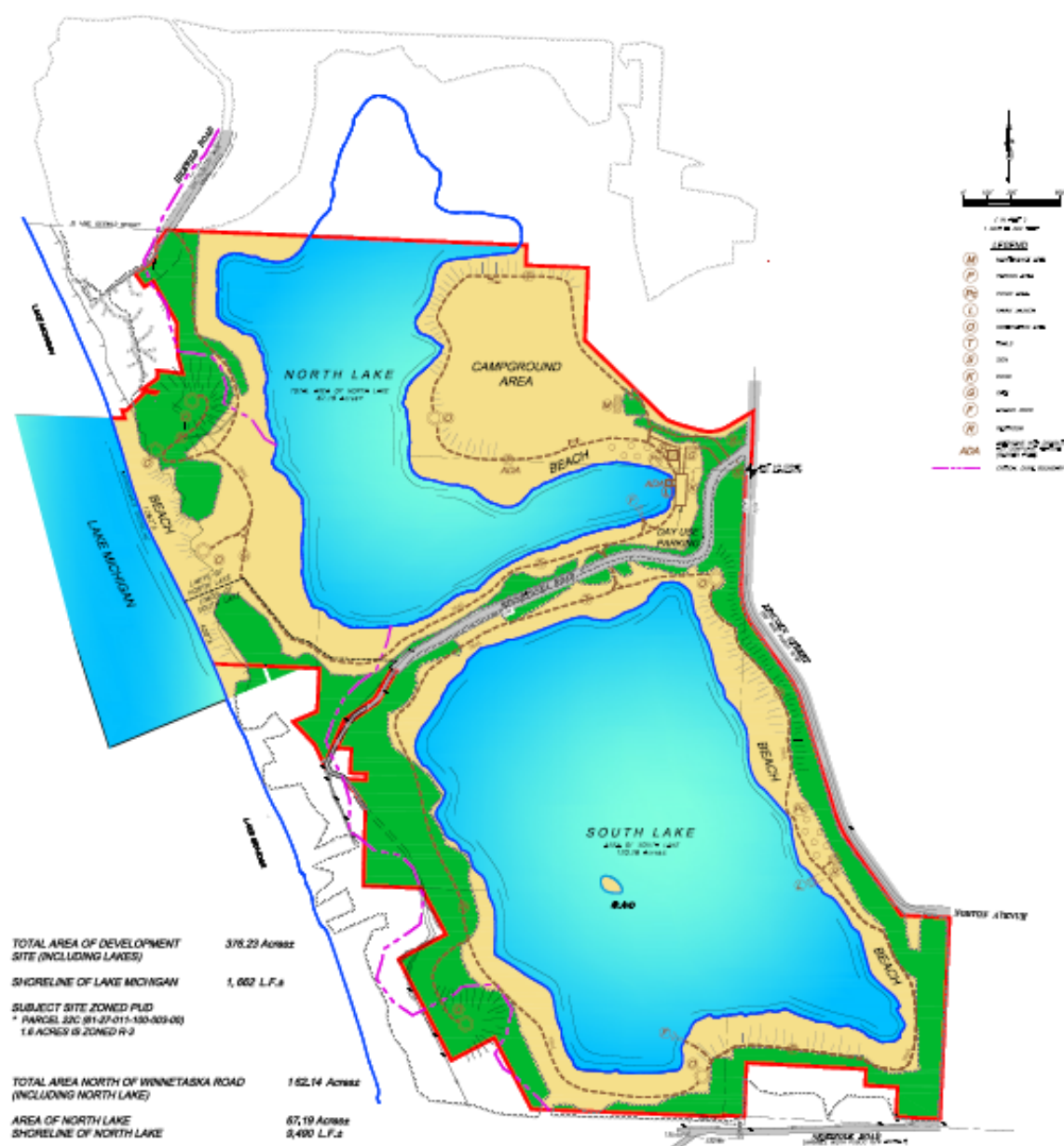


The Future- Recreational Development

- Short Term- 90 days
 - ▣ Parking area
 - ▣ Trail signage
- Long Term
 - ▣ A master plan will be completed to discuss future recreational development of the area. This could include, accessible trails, non-motorized water activity, campgrounds, increased recreational programming, etc.



Site Plan Overview



TOTAL AREA OF DEVELOPMENT SITE (INCLUDING LAKES)	376.23 Acres
SHORELINE OF LAKE MICHIGAN	1,662 L.F.e
SUBJECT SITE ZONED PLD * PARCELS 22C (81-27-011-130-003-00) 1.6 ACRES IS ZONED R-2	
TOTAL AREA NORTH OF WINNETASKA ROAD (INCLUDING NORTH LAKE)	162.14 Acres
AREA OF NORTH LAKE	67.19 Acres
SHORELINE OF NORTH LAKE	5,490 L.F.e
HWY TRAILS OF NORTH LAKE AREA	2.2 mi.
SHORELINE LAKE MICHIGAN	1,582 L.F.e
TOTAL AREA SOUTH OF WINNETASKA ROAD (INCLUDING SOUTH LAKE)	214.09 Acres
AREA OF SOUTH LAKE	120.28 Acres
SHORELINE OF SOUTH LAKE	8,674 L.F.e
HWY TRAILS OF SOUTH LAKE AREA	2.1 mi.
SHORELINE LAKE MICHIGAN	499 L.F.e



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