



► Maple Gate / Saugatuck, Michigan



The Site:

Maple Gate is located in the growing area of Saugatuck/Douglas in southwestern Michigan. This area is a residential community for people seeking the recreational amenities of lakeshore living or comfortable alternatives to an urban lifestyle. With a three hour drive time from both Chicago and Detroit, this historic community has been a popular resort destination for more than 100 years. This area has miles of sandy Lake Michigan beaches, historic inns, fine restaurants, excellent golf, full-service marinas and a safe harbor. Maple Gate is located just south of

Holland, Michigan, which is a growing employment center.

The municipalities of Saugatuck/Douglas have developed a comprehensive master plan designed to control development and preserve the intimate, small-town environment.

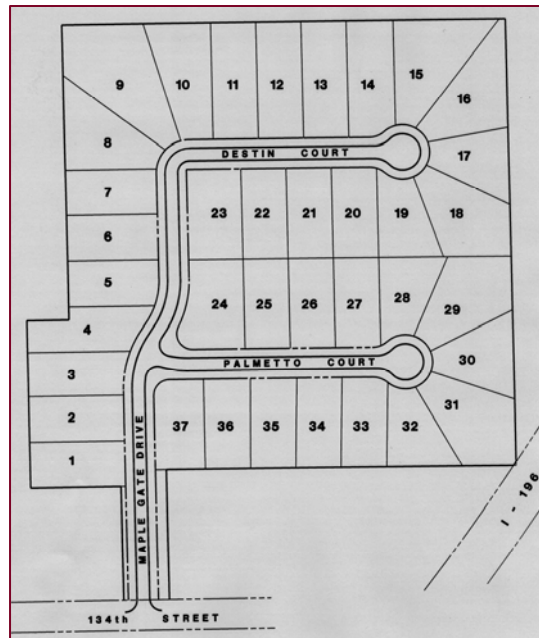
Value Added:

Maple Gate Subdivision evolved from the local communities' need for modern affordable homes offering the benefits of lakeshore living, high-quality schools and Holland's employment base. Many of Maple Gate's homebuyers work in Saugatuck and Holland and wish to remain in this desirable environment.

V3 Realty met these needs with the Maple Gate Subdivision. The project consists of 37 half-acre wooded lots serviced by public roads, public water and septic systems in a platted subdivision. V3 Realty negotiated the extension of three-fourths of a mile of water main to serve the site and surrounding area. When acquired by V3 Realty, the property was one of the few available parcels zoned and planned for this density and use.

The Maple Gate Home Owners Association controlled the architectural design and construction quality of the homes.

V3 Realty's marketing efforts were directed toward qualified builders and individual buyers who could buy one to several lots. The project was completely sold out in 2003. ▲



Realizing Potential.

