



Multifamily Construction Pipeline Report

West Michigan | Bi-annual - December 2021

www.naiwgl.com

Under Construction

Grand Rapids

Project	Units	Area/District	Developer	Description
Belknap Manor	50	Grand Rapids	Third Coast Development/PK Housing	30/70 Market Rate/Affordable Housing, Townhomes, Dec. 2022
739 4th Street NW	13	Grand Rapids	O'Connor Development/Rockford Const.	Market Rate, Brownfield, Renovation of a Church
Eastern Lofts	70	Grand Rapids	MVAH Partners	Affordable Housing
Kensington Preserve Phase VI	50	Grand Rapids	RGNL	Market Rate
Meadowbrooke Apartment Homes	492	Grand Rapids	Edward Rose & Sons	Market Rate, Spring 2022
Northern Dells Commons	48	Grand Rapids	Visser Buildings	Market Rate
Rivertown Commons	437	Grandville	West View Properties LLC	Market Rate
Crescentview Village	76	Greenville	Edgewater Apartment Properties	Market Rate
Grand Rapids Total	1,186			

Kalamazoo

Project	Units	Area/District	Developer	Description
400 Rose St	101	Kalamazoo	234 West Cedar LLC	Market Rate, Mixed Use, March 2023
Coopers Landing Apartments II	120	Kalamazoo	Land & Co.	Market Rate, Phase II, Jan 2022
Redwood Texas Township	157	Kalamazoo	Redwood Living Inc.	Market Rate/Affordable, Jan. 2022
Kalamazoo Total	378			

Lakeshore

Project	Units	Area/District	Developer	Description
Harbor City Flats	16	Benton Harbor	Cornerstone Alliance	Market Rate
Peerless Flats	133	Grand Haven	River Caddis Development/AVB Inc.	Market Rate, 4 Story, July 2022
HOM Flats at Felch	114	Holland	Magnus Capital Partners	Market Rate, 2022
Towers on River	25	Holland	Holland Engineering Inc	Market Rate/Affordable Housing, March 2022
Waverly Road Development	236	Holland	Housing Next	Affordable Housing, Mixed Use, Townhomes
The Leonard	18	Muskegon	Sweetwater Development	Market Rate/Affordable Housing, Mixed Use 6 Story, Jan. 2022
Henry Street Redevelopment	126	Norton Shores	RD Management	Market Rate
Lakeshore Total	668			

Lansing

Project	Units	Area/District	Developer	Description
Park District Redevelopment	77	East Lansing	Convexity Properties	Market Rate, March 2022
Esker Square Apartments	60	Holt	The Gillespie Company	Market Rate, Mixed Use, 3 Story, March 2022
City View Apartments	117	Lansing	WestPac Companies	Market Rate, Mixed Use
Gateway Lofts Lansing	181	Lansing		Market Rate, January 2022
Red Cedar	800	Lansing	Martin Commercial Properties	Market Rate, Dormitory, Fall 2022
Elevation - Phases II & III	330	Okemos	TA Forsberg, Inc.	Market Rate, Mixed Use, 25,000+ S.F. Commercial Space
Village of Okemos	194	Okemos	True North Development	Market Rate, Mixed-Use, 33 Townhomes, 2023 Completion
Lansing Total	1,759			
Total	3,991			



Approved/Proposed

Grand Rapids

Project	Units	Area/District	Developer	Description
7590 East Fulton St	92	Ada	Wheeler Development	Market Rate
The Townhomes at Walnut Ridge	20	Byron Center	Signature Land Development Co.	Market Rate, 2022
1200 4 Mile Rd NW	552	Grand Rapids	Redhawk Multifamily	Market Rate
1340 Monroe Ave NW	310	Grand Rapids	Avgeris and Associates, Inc.	5 Story
1542 Michigan St NE	30	Grand Rapids	Michigan Street Apartment Homes LLC	Market Rate
240 Hall St. SE	54	Grand Rapids	MoTown Square Limited Dividend Housing	Affordable Housing, Assisted Living, Senior Housing
3059 Lake Michigan Dr NW	240	Grand Rapids	Magnus Capital Partners	Affordable Housing, Jan. 2023
446 Grandville Ave SW	753	Grand Rapids	Sturgeon Bay Partners	5 Story, Mixed Use
449 Market Ave SW	23	Grand Rapids	P.S. Equities	Market Rate, July 2022
470 Market Ave SW	173	Grand Rapids	Monroe Residential Partners	Market Rate, July 2022
752 on Lafayette	34	Grand Rapids	Commonwealth Development	Affordable Housing
78 South Division	36	Grand Rapids	Brookstone Capital LLC	Affordable Housing, Mixed Used
850-860 Courtney St NW	32	Grand Rapids	Genesis Non-Profit Housing Corporation	Market Rate/Affordable Housing, Nov. 2022
900 Division Apartments	93	Grand Rapids	Ginoskok Development	Market Rate/Affordable Housing, Mixed Use
Boston Square	215	Grand Rapids	Amplify GR	Market Rate/Affordable Housing, Mixed Use
Bradley Commons	54	Grand Rapids	The Woda Group	Market Rate/Affordable Housing
City Tower	118	Grand Rapids	Orion Construction	Market Rate/Affordable Housing, Jan. 2023
Eastpointe Commons	118	Grand Rapids	Hope Network Housing Development	Market Rate/Affordable Housing
Evergreen Townhomes	52	Grand Rapids	Wheeler Development	Market Rate
Former YMCA Project	119	Grand Rapids	900 W Leonard LLCC	Market Rate, 4 Story, Mixed Use
HOM Flats	47	Grand Rapids	Magnus Capital Partners	Affordable Housing
HOM Flats at Maynard	240	Grand Rapids	Magnus Capital Partners	Affordable Housing, Jan. 2022
Lincoln Country Club Redevelopment	250	Grand Rapids	Stoneleigh Companies LLC	Market Rate
Marywood Motherhouse	109	Grand Rapids	BLR Development/PK Development	Market Rate/Affordable Housing
North End Lofts	36	Grand Rapids	The Establishment Group	Market Rate
Robinson Flats	39	Grand Rapids	Wheeler Development	Market Rate, Mixed Used
Tapestry Square Senior Living	50	Grand Rapids	ICCF	Affordable Housing
Lakewood Ravines	340	Kentwood	Clover Group	Townhomes, Mixed Single Family & Senior
Orchard View PUD Apartments	80	Rockford	Visser Development	Market Rate
Grand Rapids Total	4,309			

Kalamazoo

Project	Units	Area/District	Developer	Description
390 S. Washington Ave	110	Battle Creek	Summit Investments Group Inc.	Market Rate, Approved
619 Porter St	52	Kalamazoo	PlazaCorp Realty Advisers, Inc.	Mixed Use
Brook Haven	75	Kalamazoo	Intrepid Professional Group	Affordable Housing, Age Restricted
Kalamazoo River Apartments	120	Kalamazoo	River Caddis Development Corp	Market Rate, Mixed Use, 12,500 S.F. Comm.
The Hall Block Redevelopment	11	Kalamazoo	266 Michigan Ave Kalamazoo LLC	Mixed Use
Garden Lane Development	109	Portage	Redwood Living Inc.	Market Rate
Kalamazoo Total	477			

**Under Construction
(total units)**

3,991

**Approved / Proposed
(total units)**

8,374

Approved/Proposed (Continued)

Lakeshore

Project	Units	Area/District	Developer	Description
Harbor Shores Apartments	80	Benton Harbor	Harbor Shores Community LLC	Market Rate, Fall 2022
Orchards Mall Redevelopment	116	Benton Harbor	Bedi & Associates	Dec. 2022
The Trib	39	Grand Haven	The Cherette Group	Market Rate
The Shops at Westshore	341	Holland	VERSA Development	Market Rate/Affordable Housing, Mixed Use, Multiple Phases
305 East Lakewood	180	Holland Township	Geerlings Development Co.	Market Rate
4 West Webster Ave	53	Muskegon	Greenridge Realty	Colonial Style
880 1st Street	52	Muskegon	880 First Street LLC	Market Rate
Foundry Square	130	Muskegon	Great Lakes Development Group	Market Rate
3530 Henry St	126	Norton Shores	RD Management LLC	Muskegon Shopping Center Redevelopment
Lakeshore Total	1,037			

Lansing

Project	Units	Area/District	Developer	Description
1201 E. Clark Rd	474	DeWitt	Eyde Co.	Market Rate, Mixed Use, Senior, Phase I Expansion
1 Sirhal Dr	49	East Lansing	RGNL	Market Rate/Affordable Housing, Oct. 2022
The Avenue on Grand River	222	East Lansing	Campus Village Communities	Student Housing
The Hub 2	720	East Lansing	Core Spaces	Student Housing, 14 Story, 400 Parking Spot Ramp, Jan. 2023
514 W Erie	155	Lansing	MVAH Development	Affordable Housing, Senior Living
The Wing	130	Lansing	TA Forsberg, Inc.	Market Rate, Shipping Container Construction
Walter French	76	Lansing	Capital Area Housing Partnership	Affordable Housing
2756 E. Grand River Ave	49	Okemos	The Woda Group	Affordable Housing
E. Hannah Blvd	230	Okemos	Andev Group, LLC	Senior Living, Independent Living
Hudson Senior Living	133	Okemos	Cypress Partners	Market Rate, Mixed Use, Senior Living
Newton Place	225	Okemos	Newton Pointe LLC	Market Rate, Mixed Use
Red Cedar Manor	88	Okemos	Meridian Investment Group	Market Rate, Mixed Use, 3,115 S.F. Comm.
Lansing Total	2,551			
Total	8,374			

NAI Wisinski Great Lakes Multifamily Team



Craig Black, CCIM

Senior Multifamily Investment Specialist



Scott M. Nurski, MBA

Senior Multifamily Investment Specialist

Combined Experience:

Over
60 Years
in the industry

8,700
Units Sold

For a free Broker Opinion of Value, please contact us at 616-575-7006