



133 E. State Street - Available for Commercial Development



List Price \$3,304

Parcel 55-201-081-00, 0.051 acres – 2,122 square feet.

B-1 Zoning District Central Business District.

No front or side setbacks required.

12-foot rear setback required.

40-ft maximum building height (can be higher with an approved special land use permit).

Please review the city's zoning code for complete information or contact Community Development Director/Zoning Administrator Dan King at 269-945-6001 or dking@hastingsmi.gov.

The City of Hastings is requesting letters of interest regarding the acquisition and development of this property. Projects must support the goals of the city's master plan and comply with zoning requirements.

City of Hastings

The City of Hastings is the county seat for Barry County located in southwestern Michigan. The city has a resident population of 7,500. The household median income is \$59,189 with a household average income of \$74,847. Hastings has both a vibrant downtown district as well as a robust western gateway district that includes many national and regional retail and restaurant businesses. Hastings is home to lively arts and entertainment including sculptures, musical entertainment, and seasonal festivals. Hastings is also home to the Barry Roubaix Killer Gravel Road Race, one of the largest bicycle races of its kind in the country.

Master Plan

The city's master plan supports the development of high-quality place components, including businesses that draw people and have strong elements of "place". Dining and entertainment uses are among the most effective, followed by general merchandise retailers. Mixed use is encouraged. **Development of the property for office purposes will not be considered.**

The building design characteristics should be like those of other structures in the area. Windows and exterior building materials should reflect building design and form standards consistent with the zoning ordinance.

Letter of Interest Requirements and Conditions

Interested developers are encouraged to submit a letter of interest to the Community Development Department, City of Hastings, 201 E. State Street, Hastings, Michigan 49058 no later than 4:00 PM on Friday November 7, 2025. Letters of interest to include the following:

- Offer Price
- Prospective Use
- Building Design Elements
- Anticipated Building Height

- Submittals evaluated on price, prospective use, impact on the business community, design and structural components, and contribution to the tax base.
- Successful candidate to execute a Purchase and Development Agreement upon acceptance by Hastings City Council.
- Conveyance will be “as is”, “where is” subject to restrictive covenants and reversion of title provision for non-compliance.
- **THE CITY OF HASTINGS RESERVES THE RIGHT TO REJECT, IN ITS SOLE DISCRETION, ANY AND ALL PROPOSALS/LETTERS OF INTEREST, AND TO WAIVE ANY IRREGULARITIES IN THE MATERIALS SUBMITTED, AND TO NEGOTIATE, DISCUSS, ACCEPT, OR REJECT, VARIOUS DEVELOPMENT SCENARIOS WITH ANY OR ALL APPLICANTS.**

