

# COLD LUXURY STORAGE COMMERCIAL-BUILT



## ABOUT US WHO WE ARE

DII Development, LLC provides commercially constructed buildings that operate as a not-for-profit HOA model for low-cost ownership. We offer our barns completely finished, and now we are offering 4 units as “Cold Storage” for lowest-cost pricing. Our new Cold Storage is built with the same quality as our completely finished, climate controlled barns, but offers the buyer initial savings and a 30% reduced owner operating cost, with the ability to finish the interiors if needed. M37RAB provides our owners a lifestyle community and a valuable asset for years to come. We like to say, “We thought of everything!”

## LOWEST COST

**NOW AVAILABLE**

Limited time offer with just 4 structures in this final phase! Contact Jen to lock in a pre-built pricing offer and savings. Select your location and take ownership this August 2025.

3032 Luxury Barn Lane-Unit 37-1200Sq Ft	\$122,900
3042 Luxury Barn Lane-Unit 31-1200Sq Ft	\$122,900
3052 Luxury Barn Lane-Unit 26-1200Sq Ft	\$122,900
3064 Luxury Barn Lane-Unit 20-1200Sq Ft	\$122,900

**Spring 2025 build for August 2025 closings!**



### WHEN SIZE MATTERS

We offer a 1200 and 2000 sq ft commercially constructed barns. Large boats and RV's fit inside nicely with easy access due to our wide roads and aprons.



### LOCATION

Located at the M37 Round-About in Traverse City gives us easy access in and out, plus we are located right by the Blair Townhall Road Trail Head.

## CLIMATE-CONTROLLED & COLD STORAGE

### NOW AVAILABLE

Climate-Controlled barns can keep a consistent temperature and humidity level. Now offering cold storage for lowest pricing at the same quality.



[WWW.M37ROUNABOUTBARN.COM](http://WWW.M37ROUNABOUTBARN.COM)

**REALTOR JEN**  
**231.492.4062**

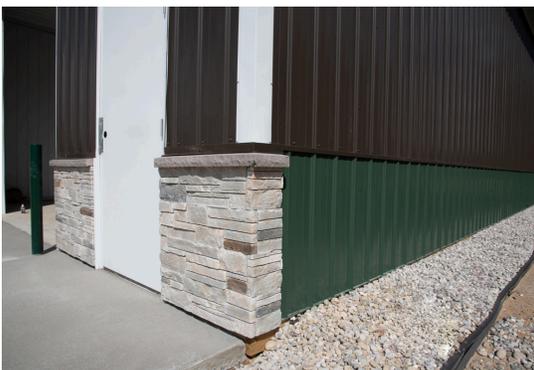
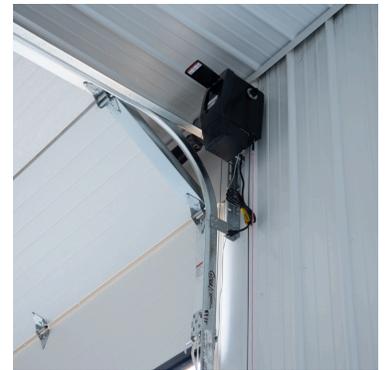


# A Truly Unique Ownership Opportunity

This development delivers a premium location, security, and an ownership model with economies of scale at the lowest operating cost while delivering the highest quality. Borkholder Craftsman Gable Buildings offering complete high-end exterior finishes with insulated and completed interiors. By removing zoning obstacles from municipalities, our owners will have a convenient, well-maintained, and secure location for their assets. This location offers convenience, ease of access, and security while at the same time building a community for like-minded enthusiasts.



1200 square feet, 30'x40', 1-12x12 flat panel insulated doors, Tytar or similar guard wrapped vapor barrier, concrete slab floor, Kynar 500 paint upgrade, 18-inch vented overhangs, french drain system, 200 amp electric service, and more. Cold Storage Barns offer finished ceilings, standard premium interior light package, and basic power outlets. **It is 100% owner-ready for utilization!**



Barn owners own their own barn and the land. Taxes and utilities are the barn owner's responsibility. Annual HOA fee \$358.

**M37 Round About Barns offers a bathroom facility** for barn owners, and offers options for portable water solutions. Plus take advantage of our access to the trails!

**LIMITED OFFER - ONLY 4 AVAILABLE**

Visit [www.m37roundaboutbarns.com](http://www.m37roundaboutbarns.com) for our current listings.