



FOR SALE
3425 W Saginaw Street
Lansing, MI 48917



W Saginaw Street

VACANT LAND
1.5 - 5 Acres

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LISTING OVERVIEW

Excellent opportunity to acquire approximately 5 acres of strategically located land at 3425 W. Saginaw Street. This highly visible property offers strong development potential with convenient access to W. Saginaw St. established commercial areas, and surrounding residential communities. The property is zoned PD (Planned Development) and was previously approved for up to 95,000 square feet of commercial storage. A shared stormwater detention basin is in place, maximizing usable development area.

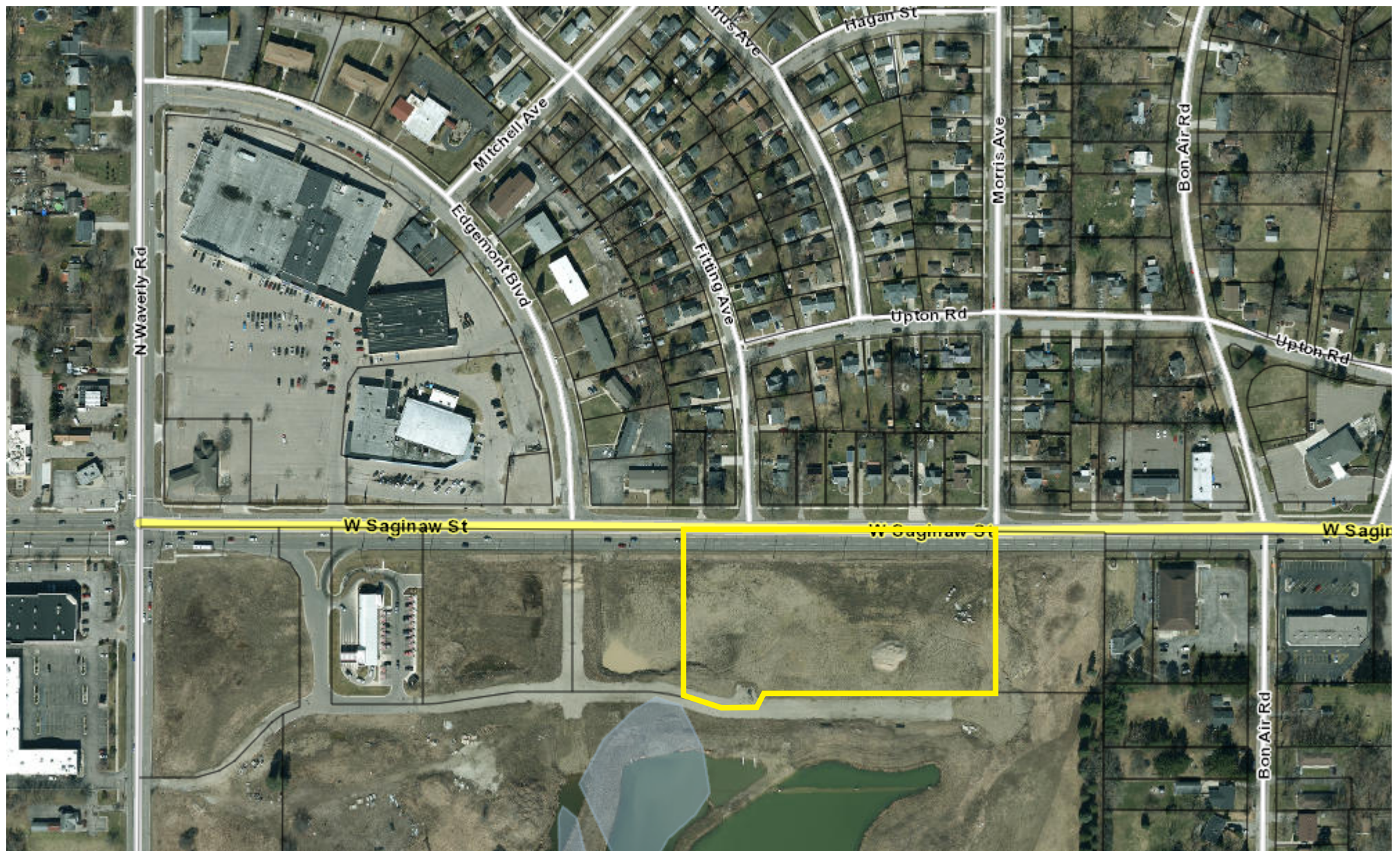
Available Acres	1.50 Acres	2.52 Acres	5.049 Acres
Sale Price	\$499,000	\$795,000	\$1,499,000
Price per Acre	\$332,666.67	\$315,476.19	\$296,890.47
APN	33-21-01-18-101-007		
Terms	Cash/Conventional		
Zoning	PD		
County	Ingham		
Taxing Authority	Lansing Charter Township		
(2026) SEV	\$217,600		
(2025) RE Taxes	\$17,328.16		

PROPERTY HIGHLIGHTS

- 5 acres
- PD (Planned Development) zoning
- Previously approved for up to 95,000 SF of commercial storage
- One of busiest intersections in Lansing @ Waverly Rd. & Saginaw St.
- Strong retail corridor, Tommy Car Wash, McDonalds, & Walgreens.
- Shared stormwater detention basin
- Convenient access to surrounding commercial and residential areas
- Ample acreage for building, parking, circulation, and future expansion
- Attractive opportunity for an owner/user, developer, or investor
- 3.5 miles to I-69 & 1.5 miles to I-496 interchanges.

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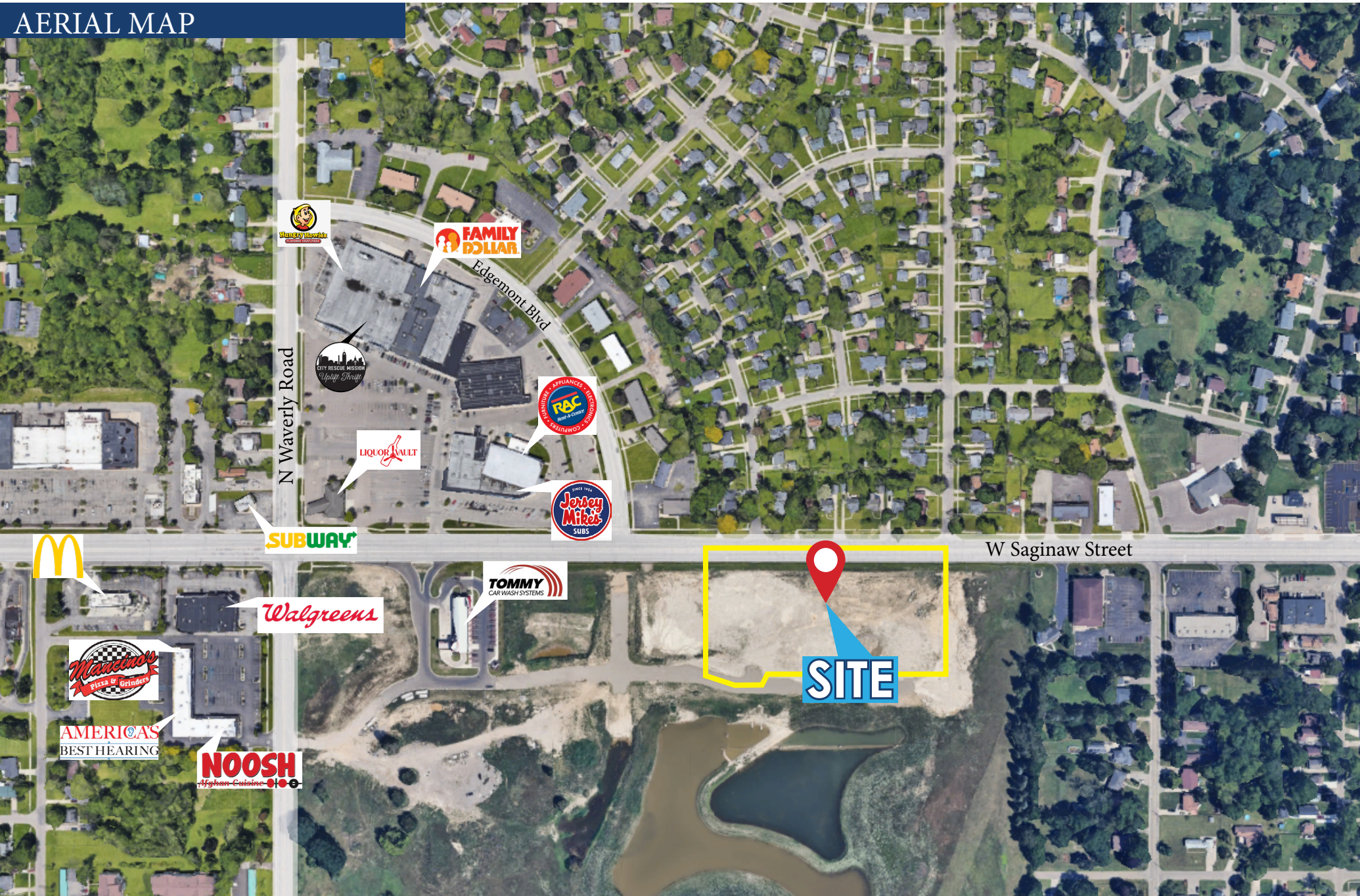
LAYOUT



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AERIAL MAP



YOUR PREMIER BROKER IN WEST MICHIGAN



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Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.