

FOR SALE

Vacant Land – Sam's Club Outlot

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



SEQ Howard & 32nd St.
Port Huron, MI

EXCLUSIVELY LISTED BY:

Kyle Nelson, CCIM

Sales Associate

C: (313) 467-2597

O: (248) 359-9000 x5

knelson@insitecommercial.com

(248) 359-9000

www.insitecommercial.com



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PROPERTY OVERVIEW

1.163 Acre vacant outlot to Sam's Club, located on the SEQ of Howard St. and 32nd Street, in Port Huron, MI. Property allows for numerous commercial uses. Seller is motivated and willing to give concessions for Purchaser's due diligence. Utilities at the street.

OFFERING SUMMARY

Parcel ID#:	28-750-0088-400
Size:	1.163 Acres
Zoning:	B3 – General Business
Utilities:	All available
Property Tax:	+/- \$1,309
Area Tenants:	Sam's Club, Kroger, Ollie's, Dollar Tree, Taco Bell, Tropical Smoothie Café, Subway, McDonalds, Arby's & more

DEMOGRAPHICS (5 mile radius):

- Population: 62,572 People
- Households: 26,706 Homes
- Avg. Household Income: \$88,779 Annually
- Traffic Counts: 6,180 VPD on Howard St.



LOCATION INFORMATION

Retailer Map



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The map displays the Port Huron area in Michigan. A red pin indicates the location of Port Huron High School, situated near the intersection of Howard St and 24th St. The map shows a network of streets including 32nd St, 24th St, 22nd St, 21st St, 23rd St, and Chestnut St. Major highways I-69 and I-75 are also visible. Landmarks such as Port Huron High School and All American Flames Gymnastix are labeled. The map includes a scale bar and a north arrow.

This map shows the Sarnia, Ontario, Canada area, highlighting the international border between the United States and Canada. The St. Clair River is depicted flowing through the region. A red dot marks the location of the Sarnia Correctional Centre. Major roads, including Highway 402 and Highway 25, are shown, along with various towns and cities such as Sarnia, Woodrow Beach, Eton Court, and Sarnia Correctional Centre. The map also shows the proximity to the United States, with the border line clearly marked.

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.

1B Rural St Port Huron, MI 48060	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	4,666	37,694	62,572
2031 Projected Population	4,554	36,856	61,306
2020 Census Population	4,761	37,971	63,055
2010 Census Population	4,883	39,377	64,274
Projected Annual Growth 2026 to 2031	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2026	-0.3%	-0.3%	-0.2%
Households			
2026 Estimated Households	1,857	15,883	26,706
2031 Projected Households	1,816	15,591	26,270
2020 Census Households	1,886	15,584	26,221
2010 Census Households	1,851	15,368	25,457
Projected Annual Growth 2026 to 2031	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2026	-	0.2%	0.3%
Age			
2026 Est. Population Under 10 Years	11.8%	11.5%	10.9%
2026 Est. Population 10 to 19 Years	12.8%	11.8%	12.0%
2026 Est. Population 20 to 29 Years	13.9%	14.4%	12.8%
2026 Est. Population 30 to 44 Years	21.2%	20.3%	19.3%
2026 Est. Population 45 to 59 Years	18.7%	18.0%	18.2%
2026 Est. Population 60 to 74 Years	16.9%	17.5%	18.9%
2026 Est. Population 75 Years or Over	4.7%	6.5%	7.8%
2026 Est. Median Age	36.7	38.3	40.6
Marital Status & Gender			
2026 Est. Male Population	51.0%	50.2%	49.3%
2026 Est. Female Population	49.0%	49.8%	50.7%
2026 Est. Never Married	33.9%	35.6%	31.1%
2026 Est. Now Married	44.7%	40.3%	46.3%
2026 Est. Separated or Divorced	15.8%	17.9%	15.7%
2026 Est. Widowed	5.6%	6.3%	6.9%
Income			
2026 Est. HH Income \$200,000 or More	3.4%	4.7%	6.3%
2026 Est. HH Income \$150,000 to \$199,999	2.6%	4.5%	6.3%
2026 Est. HH Income \$100,000 to \$149,999	8.2%	14.4%	16.6%
2026 Est. HH Income \$75,000 to \$99,999	12.8%	12.6%	13.3%
2026 Est. HH Income \$50,000 to \$74,999	26.3%	19.2%	18.9%
2026 Est. HH Income \$35,000 to \$49,999	15.0%	13.4%	11.2%
2026 Est. HH Income \$25,000 to \$34,999	15.3%	11.3%	9.8%
2026 Est. HH Income \$15,000 to \$24,999	5.7%	8.5%	8.3%
2026 Est. HH Income Under \$15,000	10.7%	11.5%	9.3%
2026 Est. Average Household Income	\$71,578	\$79,182	\$88,779
2026 Est. Median Household Income	\$49,095	\$56,941	\$65,384
2026 Est. Per Capita Income	\$28,547	\$33,536	\$38,015
2026 Est. Total Businesses	249	1,472	2,270
2026 Est. Total Employees	3,068	20,984	29,346

1B Rural St Port Huron, MI 48060	1 mi radius	3 mi radius	5 mi radius
Race			
2026 Est. White	83.9%	85.2%	88.1%
2026 Est. Black	8.3%	7.5%	5.2%
2026 Est. Asian or Pacific Islander	0.6%	0.6%	0.8%
2026 Est. American Indian or Alaska Native	0.4%	0.4%	0.3%
2026 Est. Other Races	6.8%	6.3%	5.6%
Hispanic			
2026 Est. Hispanic Population	283	2,068	3,110
2026 Est. Hispanic Population	6.1%	5.5%	5.0%
2031 Proj. Hispanic Population	4.7%	5.1%	5.1%
2020 Hispanic Population	6.1%	5.8%	4.7%
Education (Adults 25 & Older)			
2026 Est. Adult Population (25 Years or Over)	3,219	26,382	44,445
2026 Est. Elementary (Grade Level 0 to 8)	1.8%	2.6%	2.3%
2026 Est. Some High School (Grade Level 9 to 11)	10.2%	8.1%	6.8%
2026 Est. High School Graduate	45.0%	35.9%	33.2%
2026 Est. Some College	21.7%	25.7%	24.6%
2026 Est. Associate Degree Only	12.7%	11.8%	12.9%
2026 Est. Bachelor Degree Only	6.7%	10.0%	12.0%
2026 Est. Graduate Degree	1.8%	5.8%	8.0%
Housing			
2026 Est. Total Housing Units	2,014	17,229	28,822
2026 Est. Owner-Occupied	55.8%	51.6%	59.6%
2026 Est. Renter-Occupied	36.4%	40.6%	33.0%
2026 Est. Vacant Housing	7.8%	7.8%	7.3%
Homes Built by Year			
2026 Homes Built 2010 or later	2.7%	4.0%	4.9%
2026 Homes Built 2000 to 2009	4.7%	7.3%	8.0%
2026 Homes Built 1990 to 1999	4.0%	7.7%	10.4%
2026 Homes Built 1980 to 1989	11.8%	9.2%	11.2%
2026 Homes Built 1970 to 1979	4.9%	5.9%	8.7%
2026 Homes Built 1960 to 1969	6.7%	9.9%	9.6%
2026 Homes Built 1950 to 1959	24.0%	17.2%	15.0%
2026 Homes Built Before 1949	33.5%	31.2%	24.8%
Home Values			
2026 Home Value \$1,000,000 or More	0.2%	0.2%	0.5%
2026 Home Value \$500,000 to \$999,999	1.4%	4.2%	3.9%
2026 Home Value \$400,000 to \$499,999	3.1%	5.0%	5.3%
2026 Home Value \$300,000 to \$399,999	5.3%	6.8%	11.9%
2026 Home Value \$200,000 to \$299,999	13.8%	21.2%	27.8%
2026 Home Value \$150,000 to \$199,999	23.7%	24.8%	21.4%
2026 Home Value \$100,000 to \$149,999	35.2%	19.6%	14.6%
2026 Home Value \$50,000 to \$99,999	12.6%	12.0%	8.9%
2026 Home Value \$25,000 to \$49,999	3.0%	3.7%	3.1%
2026 Home Value Under \$25,000	1.7%	2.6%	2.6%
2026 Median Home Value	\$147,887	\$179,204	\$202,775
2026 Median Rent	\$846	\$847	\$852

LOCATION INFORMATION

Traffic Counts



Subdivision V. B-3 General Business District

40-465. District designation.

The B-3 zoning district shall be known as the B-3 general business zoning district.

(Ord. No. 147-43, § 11.300, 12-15-2003)

40-466. Statement of purpose.

(a) The intent of the B-3 general business district is to provide for intensive commercial development. B-3 districts typically exhibit one or more of the following characteristics:

- (1) Permitted businesses offer a broad range of goods and services, including both comparison and convenience goods and services.
- (2) The market for businesses in the B-3 district may include the general township population, residents in surrounding communities or region, and the people in transit.
- (3) Permitted businesses are frequently auto-oriented, rather than pedestrian-oriented.
- (4) Because of the negative impacts commonly generated by B-3 uses, these districts are not generally appropriate adjacent to residential uses unless extensive buffering is provided.

(b) Because of the variety of business types permitted in the B-3 district, special attention must be focused on site layout, building design, vehicular and pedestrian circulation, spacing of uses, and coordination of site features between adjoining sites. Accordingly, general business district developments should be:

- (1) Compatible in design with adjacent commercial development;
- (2) Designed in coordination with development on adjoining nonresidential sites;
- (3) Buffered from or located away from residential areas; and
- (4) Directly served by a major thoroughfare.

(Ord. No. 147-43, § 11.301, 12-15-2003)

40-467. Permitted uses and structures.

(a) Principal uses and structures. In all areas zoned B-3 general business district, no building shall be erected, used or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

- (1) All uses permitted in B-1 local business district as stated in section 40-407(a) and the B-2 community business district in section 40-433(a).
- (2) Service establishments including, but not limited to, a workshop maintained by electricians, plumbers, painters, upholsterers or printers, when in conjunction with retail establishments that offer merchandise of a related nature.

- (3) Hotel or motel, subject to section 40-852(l).
- (4) Public utility buildings, telephone exchange buildings, electric transformer stations and substations, gas regulator stations with service yards but without storage yards or water and sewage pumping stations.
- (5) Other uses not specifically listed in this chapter, after determination by the zoning administrator that such use is similar to other permitted uses in this district.
- (6) Accessory structures and uses customarily incidental to the above permitted use.
- (b) Special land uses. Subject to the conditions specified for each use; review and approval of the site plan; any special conditions imposed during the course of review; and the provisions set forth in article II, division 2 of this chapter and section 40-79, the following uses may be permitted:
 - (1) All special land uses permitted in the B-1 business district as stated in section 40-407(b) and all special land uses permitted in the B-2 community business district in section 40-433(b).
 - (2) Automobile and vehicle sales establishments, subject to section 40-852(a).
 - (3) Automobile fueling stations, automobile service stations, subject to section 40-852(b)(1).
 - (4) Automobile repair garage (minor repairs), subject to section 40-852(b)(2).
 - (5) Automobile washes or car wash establishments, subject to section 40-852(c).
 - (6) Bus terminals, bus passenger stations, cab stands, and other transit facilities.
 - (7) Drive-in establishments, subject to section 40-852(d).
 - (8) Indoor motion picture theaters and rental halls.
 - (9) Open air businesses, subject to section 40-852(n).
 - (10) Greenhouses or nurseries.
 - (11) Recreation facilities, indoor and outdoor, subject to section 40-852(q).
 - (12) Hospitals, subject to section 40-852(h).
 - (13) Nursing homes, convalescent homes, rest homes, orphanages and half-way houses, subject to section 40-852(m).
 - (14) Regulated uses, subject to section 40-855, including:
 - a. Adult book or supply store.

- b. Adult model studio.
 - c. Adult motion picture arcade.
 - d. Adult motion picture theater or adult live stage performing theater.
 - e. Adult outdoor motion picture theater.
 - f. Adult physical cultural establishment.
 - g. Arcade.
 - h. Bar/lounge/tavern.
 - i. Boardinghouse, roominghouse or fraternity house.
 - j. Cabaret.
 - k. Fortune telling and similar uses.
 - l. Massage parlor or massage establishment.
 - m. Pawnshops and exchange establishments.
 - n. Pool or billiard hall.
 - o. Public lodginghouse.
 - p. Smoke shop.
 - q. Specially designated distributor's establishment.
 - r. Specially designated merchant's establishment.
 - s. Tattoo parlor.
- (15) Outdoor meeting, entertainment and/or athletic venues, subject to section 40-852(v).
- (16) Restaurants, subject to section 40-852(e) and/or section 40-854(o).
- (Ord. No. 147-43, § 11.302, 12-15-2003; Ord. No. 147-47, 11-7-2005)



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C: (313) 467-2597

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