



Thunder Bay Development Land

Location: 416 Ford Avenue
Side of Street:
City: Alpena, MI
Cross Streets: 2nd Avenue
County: Alpena

Acreage:	93.00	Improvements:	N/A
Zoning:	Mixed Use	Dimensions:	

UTILITIES

Sanitary Sewer:	No	Gas:	No
Storm Sewer:	No	Outside Storage:	No
Water:	No	Rail Siding:	No

ADJACENT LAND

North:	East:
South:	West:

PRICING INFORMATION

Asking Price:	Contact Broker	Parcel #:	091-023-000-406-00; 01, 02 & 03
Per Acre:	Contact Broker	Assessor Number:	N/A
Per SqFt :	Contact Broker	Taxes:	TBD

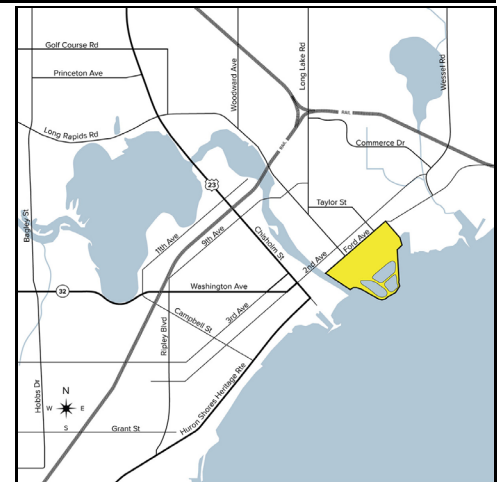
TRAFFIC INFORMATION

Yr:	2025	Count:	663	Ford Ave. SW. of Miller St.
Yr:	2025	Count:	616	Ford Ave. NE. of Miller St.
Yr:	2025	Count:	3,293	2nd Ave. SW of Miller St.
Yr:	2025	Count:	1,912	2nd Ave. NE of Miller St.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	4,184	\$50,856
3 Mile Radius	12,779	\$51,303
5 Mile Radius	16,133	\$52,517

Comments: The site is located directly on Lake Huron and adjacent to downtown Alpena, the most populated city in northeast Michigan. As developers continue to purchase sites in prime locations, the opportunity to find a strategically located site in established cities with lake frontage has become scarce. With 14.2 million visitors in 2023, northwest Michigan has become so popular that vacationers are looking to northeast Michigan for alternative vacation options with fewer crowds. Due to the scale and asset diversity of Thunder Bay, the economic impact will be comparable to a similar development in Petoskey, Bay Harbor. That project has been so successful that it now accounts for 55% of Petoskey's tax base. Additionally, in 2024, Michigan's entire tourism industry generated \$54.8 billion.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.