

E. BLUE GRASS ROAD | MT. PLEASANT, MI



MID-AMERICA<sup>®</sup>  
Real Estate-Michigan, Inc.

# GROUND LEASE OR BUILD TO SUIT COMMERCIAL LAND - WALMART SHADOW



# COMMERCIAL LAND - WALMART SHADOW

E. BLUE GRASS ROAD | MT. PLEASANT, MI

## ADDRESS

E Blue Grass Road  
Mt. Pleasant, MI 48858

## AVAILABILITY

**Parcel A:** 1.95 AC

## FEATURES

The subject property is vacant land located across the street from Walmart (#5/93 in Michigan on Placer.ai) in Mt. Pleasant, Michigan. There is cross-access with the adjacent shopping center and a shared signalized entrance.

Mt. Pleasant is home to Central Michigan University, with approximately 14,135 students enrolled.

## AREA TENANTS

sam's club

TJ-maxx

MENARDS

Burlington

HomeGoods

Walmart



## DEMOGRAPHICS

|                      | 1M       | 3M       | 5M        |
|----------------------|----------|----------|-----------|
| AVG HOUSEHOLD INCOME | \$68,428 | \$91,090 | \$101,930 |
| POPULATION           | 3,171    | 27,941   | 52,022    |
| DAYTIME POPULATION   | 5,687    | 43,479   | 76,131    |



# COMMERCIAL LAND - WALMART SHADOW

## ZONE: B-5, HIGHWAY BUSINESS DISTRICT



### B-5: PRINCIPAL PERMITTED USES

- Adult Regulated Uses
- Amusement Enterprises
- Auction, Permanent
- Automobile Wash - when completely or partially enclosed in a building
- Automobile Repair Shop/Garage - is all operations are conducted in an enclosed building
- Bakeries
- Beauty and Barber Shops
- Brewpub
- Bus, Train, and other Forms of Transportation Systems, Passenger Stations
- Business Schools, Colleges, Universities, and Private Schools Operated for Profit
- Convenience Store
- Day Care Center, Child or Adult
- Dealership, Vehicle, Automobile Dealership, and Farm Equipment Sales
- Distillery, Small
- Essential Services
- Financial Institutions
- Food Truck Court
- Gunsmith
- Health, Exercise Club, or Spa
- Home Improvement Store
- Hospital
- Hospitality Facility
- Hotels
- Indoor Commercial or Privately-Owned Recreation Facilities
- Indoor Gun and Archery Ranges
- Indoor Publicly-Owned Recreation Facilities
- Instant Oil Change Shop
- Massage Therapist
- Medical, Osteopathic, Optical or Dental Offices
- Microbrewery
- Mixed Use Buildings
- Mortuary Establishments, Funeral Homes
- Office, Professional, Technical or Administrative
- Personal Fitness Center
- Personal Service Establishments
- Pet Grooming
- Pet Obedience School
- Pet Shop
- Pharmacy

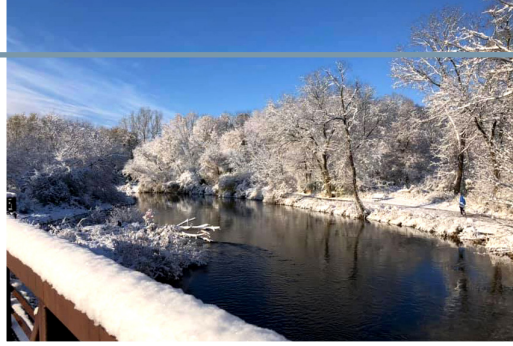
- Plumbing, Heating, and Electrical Shops
- Printing, Copy, and Bookbinding Operations
- Private Clubs, Fraternal Organizations, and Lodge Halls
- Religious Institutions
- Restaurants, Bar/Lounge
- Restaurants, Carry-Out
- Restaurants, Standard
- Restaurants, Drive-in or Drive-Through
- Retail, General
- Shopping Centers and Big-Box Stores
- Sign Painting and Servicing Shops
- Supermarket
- Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly
- Tire and Battery Shops
- Veterinary Clinic
- Wine Maker, Small

### B-5: SPECIAL USES

- Distribution Center
- Kennel, Boarding
- Motor Vehicle Filling Station, Gas Station
- Nursing Home
- Open Air Businesses
- Research Laboratories, Prototype Design and Development
- Self-Storage Facilities (Mini-Warehouse, Mini-Storage)
- Warehousing and Wholesale Trade Establishment
- Wireless Communication Towers

### B-5: ACCESSORY USES

- Accessory Use, Building or Structure
- Donation Bins
- Food Truck, Temporary Use
- Outdoor Seating Area
- Outdoor Temporary Retail Sale
- Solar Energy Facility - Direct Use



# MT PLEASANT MARKET OVERVIEW

Mt. Pleasant is a charming and vibrant city located directly in the epicenter in the state of Michigan. The city holds the county seat of Isabella County and is a popular year-round destination for the local population, tourists, and many people who vacation in Michigan. With over 1,000 acres of parkland, 19 nature preserves, and the Chippewa River, the city offers a variety of recreational outdoor activities. Mt. Pleasant is also home to a number of campgrounds, as well as 13 golf courses including Bucks Run Golf Club, PohlCat Golf Course, and The Pines Golf Course.

The city features a number of entertainment hot spots, including Soaring Eagle Casino & Resort, the Broadway Theatre, Mt. Pleasant Speedway, Hunter's Ale House, as well as Central Michigan University's number of sporting events. CMU's Kelly/Shorts Stadium is the largest on-campus stadium in the Mid-American Conference. The university is home to more than 14,000 students and brings together alumni, family, and fans of CMU from around the country. Soaring Eagle Casino & Resort is a major entertainment hot spot offering slot machines & gaming tables, multiple dining locations, and a variety of outdoor concerts and indoor shows year-round. The casino features the largest gaming floor in Michigan, bringing in 2.6 million annual visitors.



# COMMERCIAL LAND - WALMART SHADOW

MT PLEASANT MARKET AERIAL

