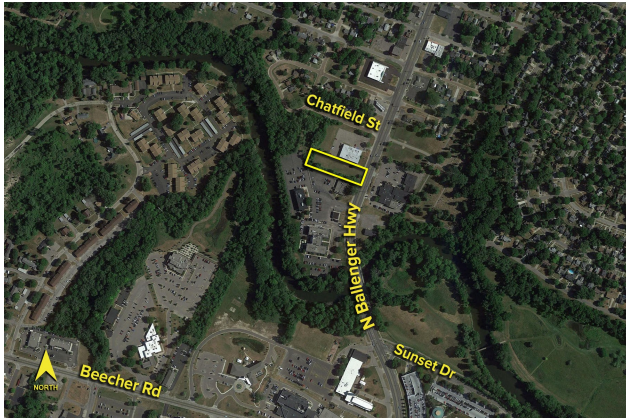




LAND For Sale

Location: 1101 Ballenger Highway
Side of Street: North
City: Flint, MI
Cross Streets: N. of Beecher Road
County: Genesee

Acreage: 0.83

Zoning: Commercial

Improvements: N/A

Dimensions: 100.00 x 360.00

UTILITIES

Sanitary Sewer: Yes

Storm Sewer: Yes

Water: Yes

Gas: No

Outside Storage: No

Rail Siding: No

ADJACENT LAND

North: Residential

South: Office

East: Office

West: Residential

PRICING INFORMATION

Asking Price: \$80,000.00

Per Acre:

Per SqFt : \$2.21

Terms:

Parcel #: 07-10-400-017

Assessor Number: N/A

Taxes: \$4,267.43 (2024)

TRAFFIC INFORMATION

Yr: 2025 Count: 22,168 Ballenger S. of Flushing Rd.

Yr: 2025 Count: 18,924 Ballenger N. of Flushing Rd.

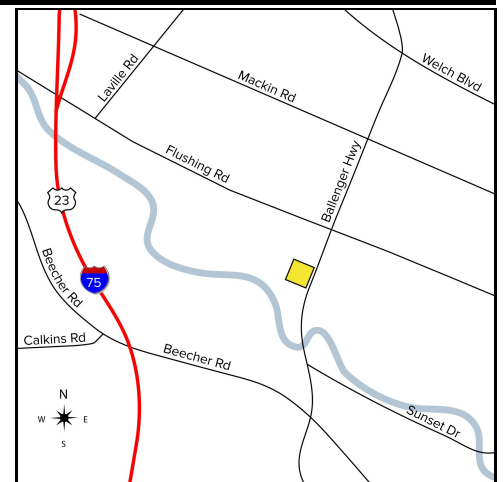
Yr: 2025 Count: 12,884 Flushing Rd. W. of Ballenger

Yr: 2025 Count: 14,897 Flushing Rd. E. of Ballenger

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	13,132	\$59,298
3 Mile Radius	59,746	\$55,487
5 Mile Radius	133,838	\$60,079

Comments: Excellent visibility with proximity to McLaren Flint Hospital.



Broker: SIGNATURE ASSOCIATES

Agent(s):

John Boyd, (248) 948-0102, jboyd@signatureassociates.com

Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com

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