

4403 Davison Rd
Burton, MI 48509
**2.87 Acres with 396 Feet of
Davison Road Frontage**



PROPERTY FEATURES

- **Land Size:** 2.87 acres, about 125,148 square feet, of commercially zoned land held as one parcel.
- **Road Frontage:** 396 feet of frontage along Davison Road delivers strong, uninterrupted street exposure.
- **Traffic Volume:** Davison Road carries more than 12,000 vehicles per day directly past the site.
- **Corridor Position:** Located directly across from a General Motors facility on an active commercial corridor.
- **Intersection Access:** Near the Davison Road and North Genesee Road intersection, which feeds additional traffic onto the site's frontage.
- **Site Condition:** Previously improved and cleared, with existing asphalt and curb cuts in place, subject to condition verification.
- **Existing Signage:** On-site pylon sign structure offers built-in roadside visibility, subject to condition verification.
- **Topography:** Level, suburban grade simplifies site planning, grading, and ground-up development.
- **Zoning:** Commercial designation supports a broad mix of retail, service, and commercial uses.
- **Airport Access:** Bishop International Airport sits roughly 13 miles away, about a 26 minute drive.



For more information, please contact:

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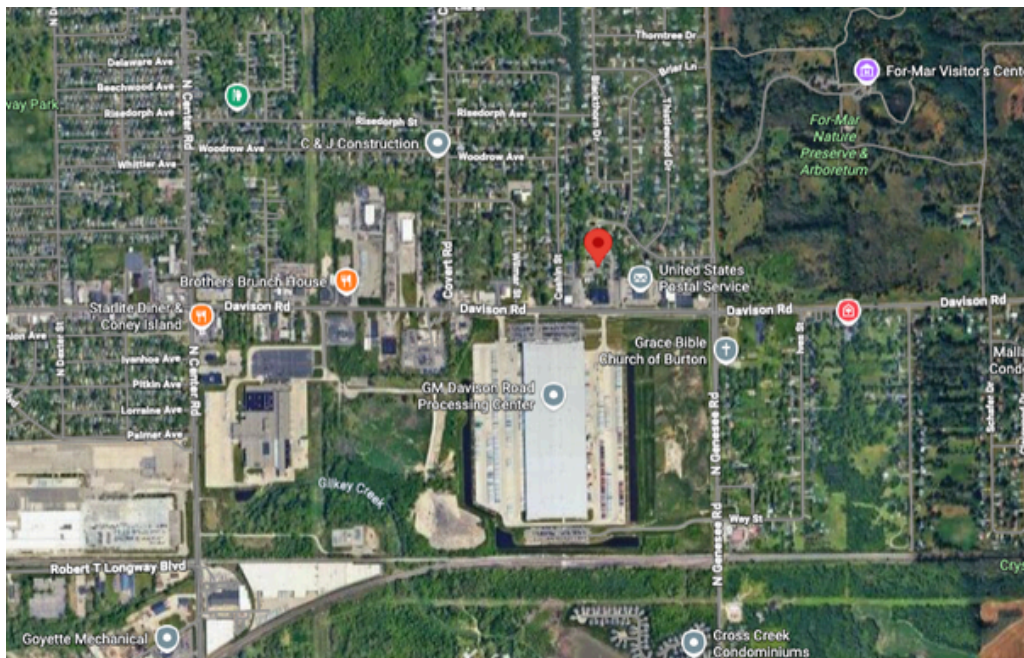
TDG Commercial Real Estate
440 S Main St,
Rochester, MI 48307
www.TDGCommercialRE.com

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High-Visibility Commercial Site Across from General Motors

2.87 Acres
AVAILABLE

Aerial



INVESTMENT SUMMARY

Priced at \$950,000, or roughly \$331,000 per acre, this 2.87-acre commercial parcel gives a developer or owner-user a cleared, high-visibility pad on one of Burton's busiest arterials. The site fronts Davison Road directly across from a General Motors facility, where more than 12,000 vehicles pass daily, and a short distance from the North Genesee Road intersection. Commercial zoning, level topography, and existing asphalt, access points, and signage position the property for fuel, convenience, retail, or service development, subject to municipal approval. For a buyer seeking frontage and traffic in an established commercial node, the parcel pairs location and flexibility with a price aligned to raw-pad redevelopment economics.

- **Entry Price:** \$950,000 for 2.87 commercially zoned acres, or about \$331,000 per acre.
- **Daily Exposure:** More than 12,000 vehicles per day on Davison Road put traffic in front of the site.
- **Development Flexibility:** Commercial zoning and a cleared pad support multiple retail and service formats.
- **Lower Site Costs:** Existing asphalt, access points, and signage structure may reduce redevelopment time and expense.
- **Established Trade Area:** Surrounding national and regional retailers anchor the immediate commercial node.
- **Two Buyer Paths:** Suited equally to operators building to occupy and developers building to lease.

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USE CASES AND BUYER PROFILES

The combination of commercial zoning, deep frontage, and a cleared pad opens two distinct development paths. Each draws a different buyer, and the site supports either without compromise.

TRACK 1: FUEL AND CONVENIENCE DEVELOPMENT

Heavy traffic counts, deep Davison Road frontage, and a position next to the North Genesee Road intersection make the parcel a natural candidate for fuel and convenience uses, the path the listing agent has identified as a leading opportunity. Fuel and convenience formats are subject to municipal special land use approval.

Candidate uses:

- Gas station with convenience store
- Fuel pad paired with a quick-service or drive-thru tenant
- Fuel and convenience center serving the Davison corridor

Why the site fits:

- **Frontage:** 396 feet on Davison Road supports multi-pump layouts and clear ingress and egress.
- **Visibility:** Existing pylon structure and corner-adjacent siting maximize brand exposure to passing traffic.
- **Volume:** More than 12,000 vehicles per day on Davison feed the trip counts these users require.

TRACK 2: RETAIL AND SERVICE COMMERCIAL

For a retail or service developer, the same frontage and traffic support a single-tenant build, a multi-tenant strip, or a service use on an established commercial corridor. Drive-thru and food uses are subject to municipal zoning verification.

Candidate uses:

- Single-tenant retail or drive-thru pad
- Multi-tenant retail or service strip center
- Auto service, medical, or professional office
- Quick-service or sit-down restaurant, subject to municipal approval

Why the site fits:

- **Flexibility:** Commercial zoning accommodates a broad mix of retail, service, and office formats.
- **Cleared Pad:** Level, previously improved ground shortens the path from purchase to vertical construction.
- **Trade Area:** Established surrounding commercial users and arterial traffic support new retail demand.

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AREA OVERVIEW AND DEMOGRAPHICS

4403 Davison Road sits on an established commercial corridor in Burton, a suburb of Flint in Genesee County. The immediate trade area pairs steady arterial traffic with a sizable daytime workforce, drawn in part by the General Motors facility across the road, alongside surrounding national and regional commercial users. Within one mile, median household income runs above \$61,000, ahead of the wider three-mile ring, and daytime employment adds a second wave of demand beyond the resident base. The corridor supports both convenience-driven, traffic-fed uses and destination retail or service formats.

TRADE AREA DEMOGRAPHICS

Metric	1 Mile	3 Miles
Population	3,651	41,358
Households	1,553	17,188
Median Age	44.3	40.5
Median Household Income	\$61,432	\$49,274
Daytime Employees	1,531	14,056

Source: CoStar demographic estimates, drawing on U.S. Census data. 1-mile and 3-mile rings.

TRAFFIC COUNTS, DAVISON AND NORTH GENESEE CORRIDOR (2024)

Road Segment	Vehicles Per Day
Davison Road at Cashin Street	12,890
Davison Road at North Genesee Road	11,169
Davison Road at Donegal Street	12,835
North Genesee Road at Cross Creek Boulevard	11,928

Source: TrafficMetrix (Kalibrate) via CoStar. 2024 annual average daily traffic estimates.

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Positioned for Fuel, Convenience, or Retail Development

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Previously Improved Pad with Existing Access and Pylon Signage

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