

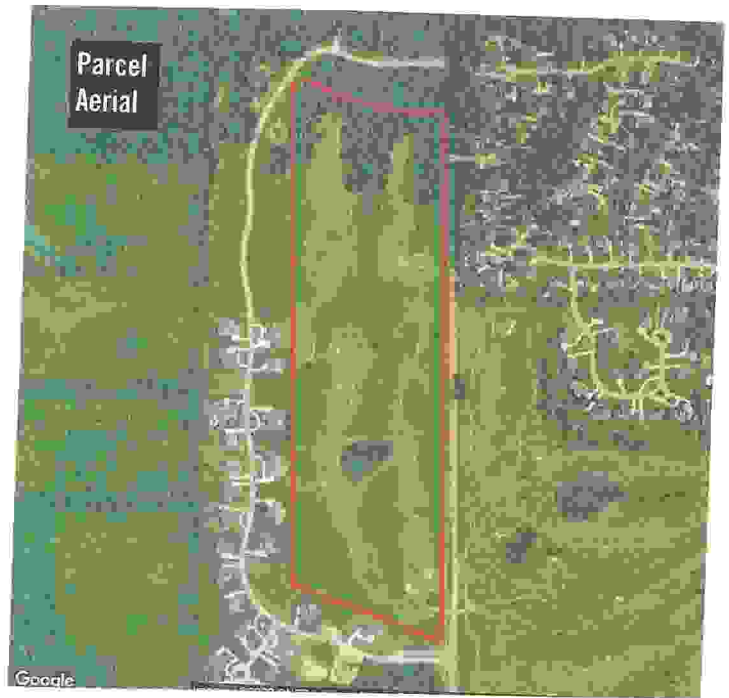
Queen's Meadow Subdivision

0 Genesee Rd, Grand Blanc, MI 48439

Listing ID: 30825110
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Residential (Single Family)
Gross Land Area: 52 Acres
Sale Price: \$1,200,000
Unit Price: \$23,076 Per Acre
Sale Terms: Cash to Seller, Owner Financing

Overview/Comments

New site plan approved development parcel in the City of Grand Blanc, MI. A very innovative site plan that includes 49 nice lots and 3 Ten acre parcels as part of the subdivision. Located on the west side of Genesee Rd, just north of Perry Rd. It has been designed and approved by the City to replace part of what was the former Jewel golf course. The Price includes full engineering plans as they were approved by the City.



More Information Online

<https://cie.cpix.net/listing/30825110>

QR Code

Scan this image with your mobile device:

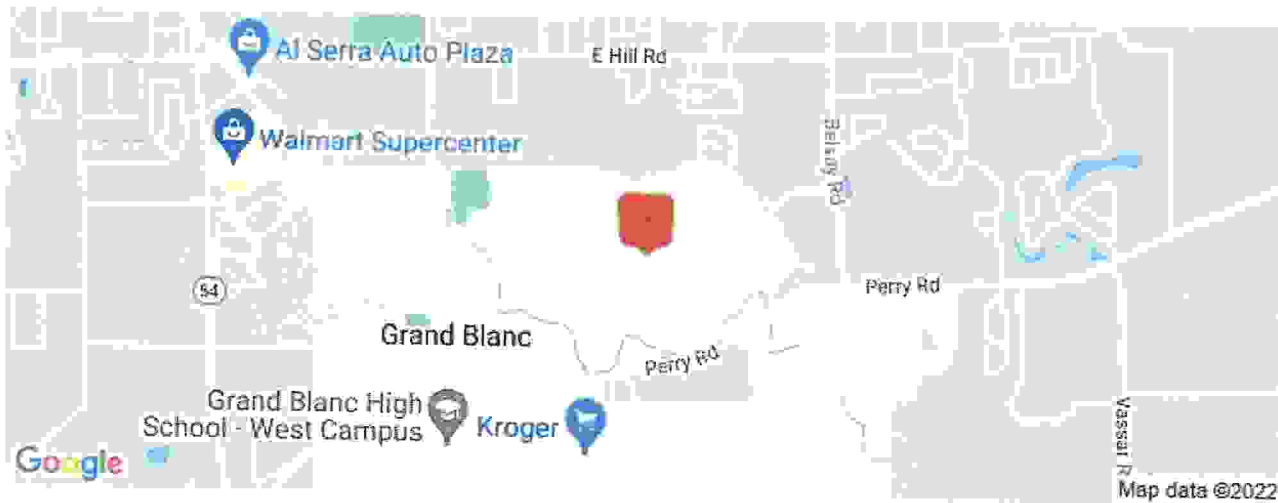


General Information

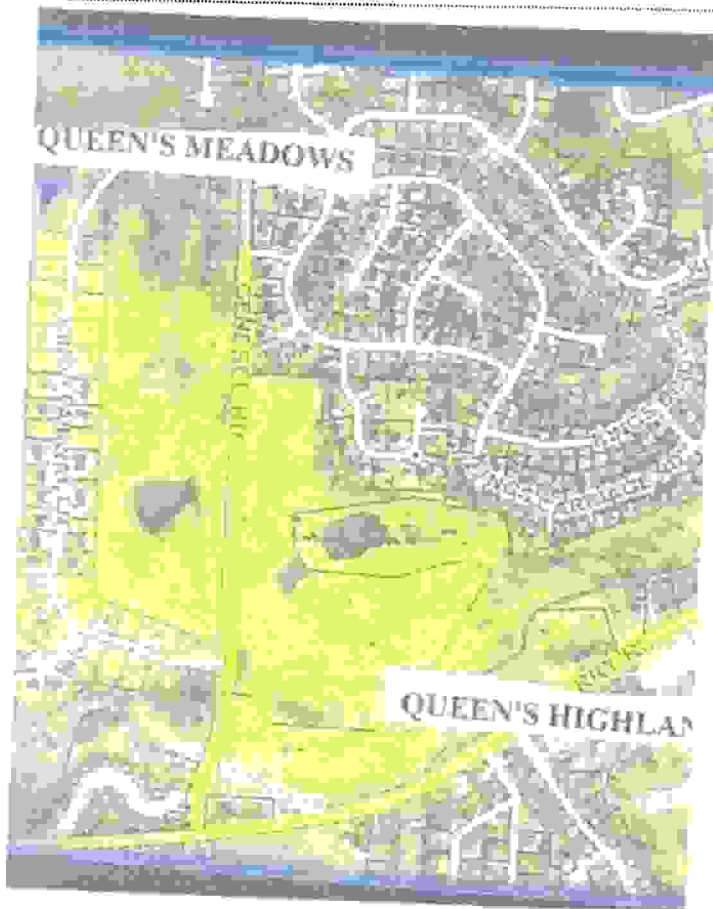
Tax ID/APN:	25 56 10 400 004	Zoning:	RESIDENTIAL
Possible Uses:	Residential (Single Family)	Sale Terms:	Cash to Seller, Owner Financing

Location

Address:	0 Genesee Rd, Grand Blanc, MI 48439
County:	Genesee
MSA:	Flint



Property Images



QUEEN SUB GIS OVERLAY

Property Contacts



David M Goldstein

RE/MAX Platinum
810-516-5592 [M]
810-750-5522 [O]
rothgold55@aol.com

Parcel
rial



**MIKE DE WIT,
4899 I JEFFERSON
CHESTERFIELD, Michigan 48047
(586)980-2079**

SHEET 1 - OVERALL PLAN
SHEET 2 - CONTIGUAL PLANTINGS PLAN
SHEET 3 - PLANTING THE PLAIN (TREES) & MEADOWS
SHEET 4 - SOUTH SIDE PLAIN
SHEET 5 - NORTH SIDE PLAIN
SHEET 6 - SOUTH STONY WATERS PLAN
SHEET 7 - NORTH STONY WATERS PLAN
SHEET 8 - SOUTH LANDSCAPING PLAN
SHEET 9 - NORTH LANDSCAPING PLAN

ARCHITECTURAL PLANS

A6 - THE BRICKWOOD - 2,465 SF - F/A ELEVATION
A7 - THE BRICKWOOD - 1,016 SF - B/F/ELEVATION
A8 - THE BRICKWOOD - 2,445 SF - F/A ELEVATION
A9 - THE SPRINGHEAD - 2,245 SF - B/F/ELEVATION
A10 - THE SPRINGHEAD - 2,245 SF - F/A ELEVATION

The map shows a grid of roads and sections. At the top, 'RED ROAD' and 'DONALD BANK ROAD' are labeled. 'CENTER ROAD' runs horizontally across the top. 'HOLLY ROAD' runs vertically on the left. 'PERRY ROAD' runs diagonally from the bottom left towards the center. 'MUNDOYS ROAD' runs diagonally from the top center towards the right. 'GENESEE ROAD' runs horizontally across the middle. 'BELTSAY ROAD' runs horizontally at the bottom. 'HILL ROAD' runs vertically on the right. The map is divided into 'SECTION 10', 'SECTION 11', and 'SECTION 14'. A shaded rectangular area is labeled 'SITE' and is located between sections 10 and 11, just above Genesee Road. A north arrow is located in the upper right quadrant of the map.

THE UTILITY LOCATION AND PERSON SHALL BE BASED ON FIELD OBSERVATION AND RECORDS. THE PERSON SHALL BE FIELD TRAINED AND QUALITY CERTIFIED. HOWEVER, IT IS NOT NECESSARY FOR ANY OF THE PREVIOUSLY MENTIONED REQUIREMENTS TO BE MET FOR THE PERSON TO BE QUALIFIED TO CONDUCT UTILITY MARKING OR SETTING FIELDS WITHOUT EXCAVATION. FIELD RECORDS SHALL BE THE PRIMARY SOURCE OF INFORMATION. THE PERSON SHALL GUARANTEE THE ACCURACY OF COMPLETENESS OF THE INFORMATION PROVIDED. THE PERSON SHALL BE A MINIMUM OF THREE WORKING DAYS PRIOR TO 8:00-AM-187-273-1 AND SHALL BE AVAILABLE TO THE CONTRACTOR TO VERIFY THE UTILITY LOCATIONS PRIOR TO CONDUCTING ANY FIELD MARKING OR SETTING FIELDS. THE CONTRACTOR SHALL NOTIFY THE PERSON OF ANY DISCREPANCY IN THE FIELD RECORDS AS SOON AS POSSIBLE IN THE EVENT OF A DISCREPANCY. S. FORD

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD AND GUARANTEES IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

PUBLIC UTILITY EASEMENT: ALL SANITARY SEWERS 8" OR LARGER IN DIAMETER AND ALL WATERMAINS 6" AND LARGER FOR THIS PROJECT ARE DESIGNED FOR AND WILL BECOME A PUBLIC SYSTEM UPON SATISFACTORY APPROVAL BY THE CITY OF GRAND BLAND.

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SURVEYOR: DELTA PROFESSIONAL SERVICES, INC.
1188 MAIN ROAD



Call 800-255-7777
or 800-255-7777



**LAWRENCE
ENGINEERING P.C.**
CIVIL ENGINEERING
4344 SILVER LAKE ROAD, LINDEN, MI 48451
PH:(810)750-5280 EMAIL: 1996LEPC@GMAIL.COM

TOTAL DISTURBED AREA = 23.97 ACRES.
A WETLAND PERMIT IS REQUIRED FOR THIS PROJECT.



-

[illegible]

SITE DATA TABLE

NO	REVISION / ISSUE	DATE

SITE PLAN

4344 SILVER LAKE
ROAD
LINDEN, MI 48451
OFFICE: (810) 750-5280
EMAIL: 1998LSPC@GMAIL.COM

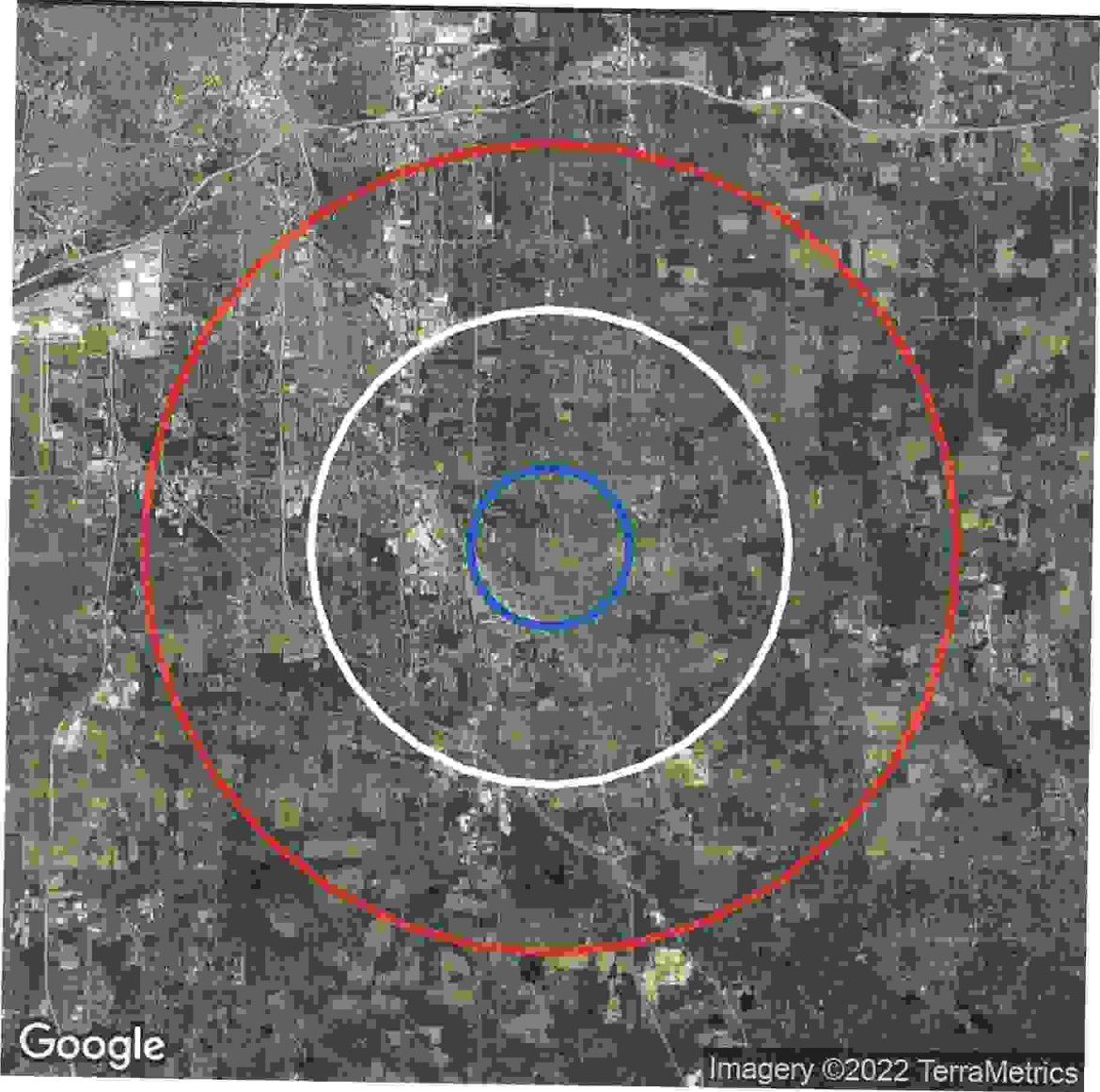


QUEEN'S MEADOWS

QUEEN'S HIGHLANDS

0 Genesee Rd

Demographic Report



0 Genesee Rd

Population

Distance	Male	Female	Total
1- Mile	1,707	1,731	3,438
3- Mile	11,372	11,653	23,025
5- Mile	23,191	23,845	47,036

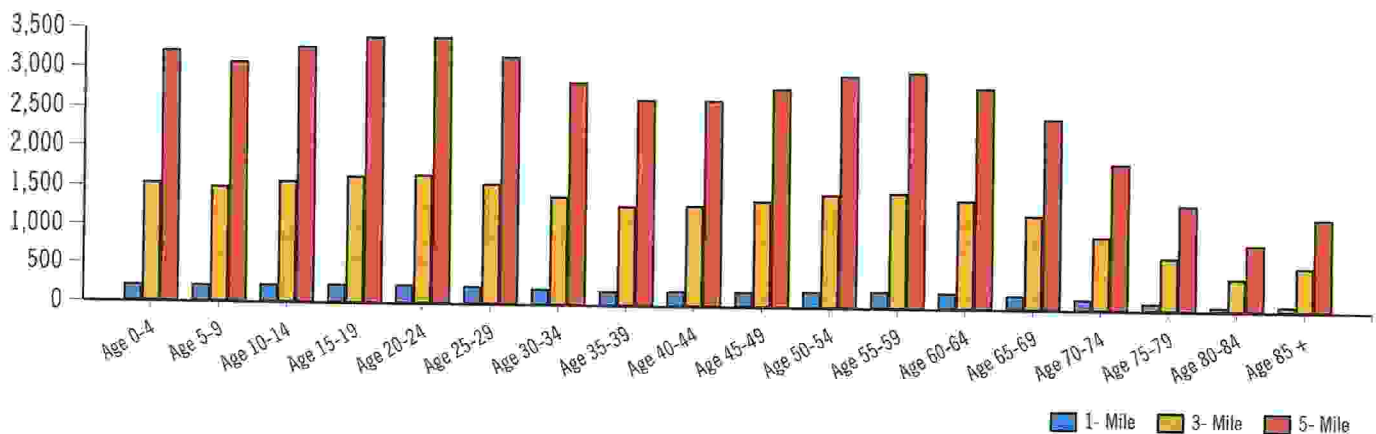


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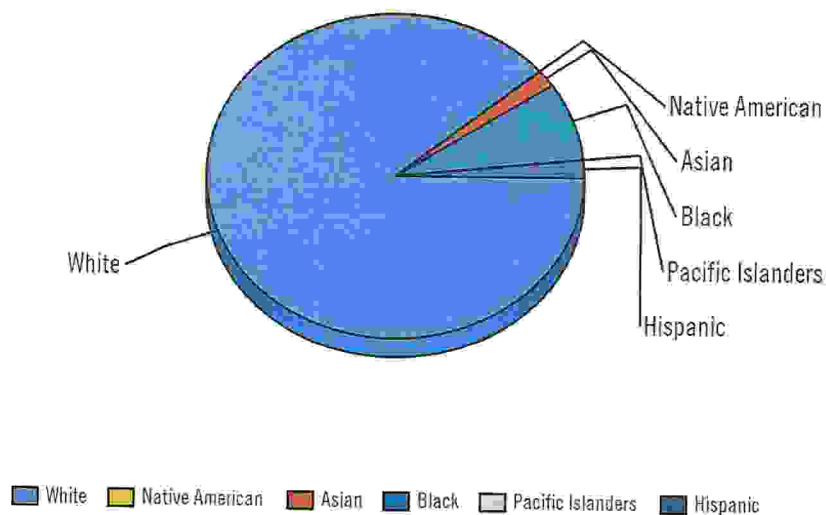


0 Genesee Rd

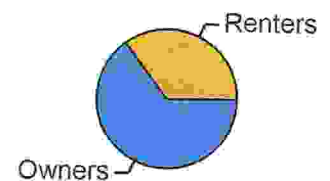
Population by Distance and Age (2018)



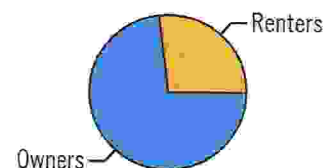
Ethnicity within 5 miles



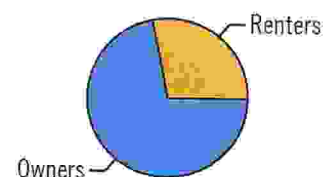
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,542	84	2.02 %
3-Mile	10,900	447	2.35 %
5-Mile	22,049	877	3.12 %



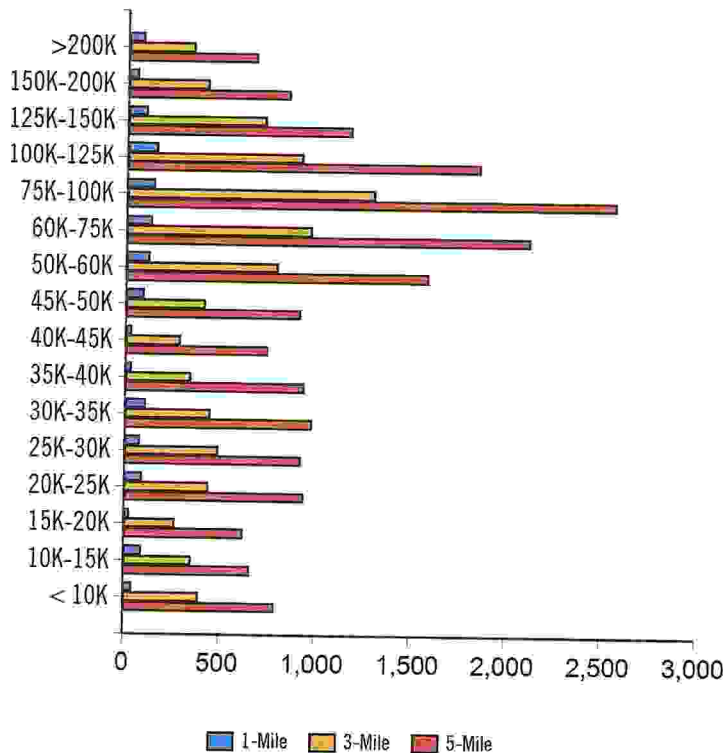
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0 Genesee Rd

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	10	0	43	263	34	156	31	10	156	492	131	37	125
3-Mile	49	8	471	1,774	303	1,300	333	203	1,008	2,872	980	400	860
5-Mile	69	26	793	3,946	556	2,833	687	405	1,968	5,597	2,222	700	1,578

Household Income



Radius	Median Household Income
1-Mile	\$23,766.98
3-Mile	\$40,109.05
5-Mile	\$46,987.81

Radius	Average Household Income
1-Mile	\$29,615.74
3-Mile	\$47,758.67
5-Mile	\$56,838.38

Radius	Aggregate Household Income
1-Mile	\$108,830,373.59
3-Mile	\$698,532,007.41
5-Mile	\$1,371,509,720.77

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,284	15,111	30,674
High School Grad	505	3,804	8,098
Some College	535	3,792	7,891
Associates	184	1,472	2,703
Bachelors	512	3,127	5,845
Masters	298	1,257	2,388
Prof. Degree	82	274	659
Doctorate	43	184	253

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	15 %	31 %	41 %
Teen's	39 %	66 %	84 %
Expensive Homes	0 %	0 %	5 %
Mobile Homes	4 %	35 %	57 %
New Homes	25 %	50 %	126 %
New Households	40 %	64 %	78 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	33 %	57 %	76 %
Public Transportation Users	3 %	8 %	6 %
Young Wealthy Households	0 %	4 %	63 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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0 Genesee Rd

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	70,152,847		451,107,070		911,135,581	
Average annual household	48,126		50,783		48,704	
Food	6,270	13.03 %	6,560	12.92 %	6,334	13.01 %
Food at home	4,106		4,248		4,136	
Cereals and bakery products	584		604		587	
Cereals and cereal products	207		214		209	
Bakery products	376		389		378	
Meats poultry fish and eggs	818		839		825	
Beef	189		195		192	
Pork	149		151		149	
Poultry	154		157		154	
Fish and seafood	131		135		132	
Eggs	66		68		67	
Dairy products	414		431		416	
Fruits and vegetables	830		864		839	
Fresh fruits	121		127		123	
Processed vegetables	159		164		161	
Sugar and other sweets	152		157		153	
Fats and oils	130		135		131	
Miscellaneous foods	774		800		778	
Nonalcoholic beverages	353		361		354	
Food away from home	2,163		2,311		2,197	
Alcoholic beverages	345		373		350	
Housing	17,361	36.07 %	18,131	35.70 %	17,546	36.03 %
Shelter	10,450		10,941		10,581	
Owned dwellings	6,201		6,675		6,349	
Mortgage interest and charges	3,121		3,398		3,198	
Property taxes	2,092		2,242		2,132	
Maintenance repairs	987		1,034		1,017	
Rented dwellings	3,407		3,364		3,390	
Other lodging	842		902		842	
Utilities fuels	4,086		4,226		4,139	
Natural gas	381		398		387	
Electricity	1,636		1,673		1,650	
Fuel oil	155		164		159	
Telephone services	1,269		1,319		1,289	
Water and other public services	643		670		651	
Household operations	1,190	2.47 %	1,257	2.48 %	1,197	2.46 %
Personal services	349		372		346	
Other household expenses	841		884		851	
Housekeeping supplies	597		609		590	
Laundry and cleaning supplies	162		165		160	
Other household products	349		357		344	
Postage and stationery	86		86		84	
Household furnishings	1,035		1,097		1,038	
Household textiles	77		81		76	
Furniture	233		245		225	
Floor coverings	26		28		26	
Major appliances	128		141		139	
Small appliances	85		89		88	
Miscellaneous	485		511		481	
Apparel and services	1,327	2.76 %	1,361	2.68 %	1,300	2.67 %
Men and boys	261		270		252	
Men 16 and over	219		227		210	
Boys 2 to 15	41		42		41	
Women and girls	466		481		466	



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 Catylist Research

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0 Genesee Rd

Women 16 and over	392	406	391
Girls 2 to 15	73	75	74
Children under 2	90	90	89

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	70,152,847		451,107,070		911,135,581	
Average annual household	48,126		50,783		48,704	
Transportation	6,578	13.67 %	6,964	13.71 %	6,694	13.74 %
Vehicle purchases	1,531		1,658		1,561	
Cars and trucks new	774		848		797	
Cars and trucks used	717		765		723	
Gasoline and motor oil	2,085		2,182		2,125	
Other vehicle expenses	2,493		2,628		2,540	
Vehicle finance charges	169		183		174	
Maintenance and repairs	863		910		878	
Vehicle insurance	1,146		1,201		1,171	
Vehicle rental leases	314		333		316	
Public transportation	468		494		466	
Health care	3,732	7.75 %	3,923	7.73 %	3,797	7.80 %
Health insurance	2,447		2,560		2,491	
Medical services	784		839		797	
Drugs	380		396		385	
Medical supplies	121		127		123	
Entertainment	2,875	5.97 %	3,042	5.99 %	2,906	5.97 %
Fees and admissions	538		590		548	
Television radios	1,020		1,059		1,033	
Pets toys	1,053		1,108		1,060	
Personal care products	625		658		628	
Reading	55		56		54	
Education	1,243		1,305		1,222	
Tobacco products	399		398		399	
Miscellaneous	759	1.58 %	812	1.60 %	785	1.61 %
Cash contributions	1,248		1,362		1,314	
Personal insurance	5,303		5,832		5,369	
Life and other personal insurance	163		177		169	
Pensions and Social Security	5,140		5,654		5,200	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,651	3,813	-5.74 %	1,142	2,278	2,116	1,535	269
3-Mile	2020	14,887	15,205	-3.60 %	3,502	10,694	11,264	3,623	1,238
5-Mile	2020	23,312	23,852	-3.36 %	6,136	15,883	16,418	6,894	2,077
1-Mile	2023	3,556	3,813	-8.19 %	1,113	2,217	2,070	1,486	351
3-Mile	2023	14,420	15,205	-6.58 %	3,390	10,359	10,971	3,449	1,532
5-Mile	2023	22,574	23,852	-6.36 %	5,934	15,386	15,929	6,645	2,594



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810-516-5592



**MIKE DE MIL
48991 JEFFERSON
CHESTERFIELD, Michigan 48047
(586) 980-2079**

INDEX OF SHEETS:

SHEET 1 - OVERALL PLAN
SHEET 2 - NATURAL FEATURES PLAN
SHEET 3 - EXISTING UTILITIES AND OTHERS/HIGHLANDS
SHEET 4 - EXISTING COLLECTOR'S PLAN
SHEET 5 - EXISTING CREEK SITE PLAN
SHEET 6 - EXISTING SITE PLAN
SHEET 7 - EXISTING COLLECTOR'S/STORMWATER PLAN
SHEET 8 - EXISTING DRAINAGE/STORM WATER PLAN
SHEET 9 - EXISTING COLLECTOR/LANDSCAPING PLAN
SHEET 10 - EXISTING LANDSCAPING PLAN
SHEET 11 - EXISTING SITE PLAN

ARCHITECTURAL PLANS

AD - THE BRICKWOOD - 2'100 SF - FFL ELEVATION
AG - THE BRICKWOOD - 2'100 SF - FFL ELEVATION
AO - THE BRICKWOOD - 2'100 SF - FFL ELEVATION
AP - THE BRICKWOOD - 2'100 SF - FFL ELEVATION
AQ - THE BRICKWOOD - 2'100 SF - FFL ELEVATION



UTILITY NOT

UTILITY NOTE

THE UTILITY LOCATIONS ARE BEING SHOWN ARE BASED ON THE UTILITY RECORDS, INCLUDING THE LOCATION OF HORIZONTAL AND VERTICAL LOCATIONS, DEPTH, PRESSURE, AND MATERIAL. FOR ANY OTHER CHARACTERISTICS OF INDIVIDUAL UTILITIES, THE CONTRACTOR SHALL CONSULT THE UTILITY RECORDS. THE CONTRACTOR SHALL ADVISE THE AGENCY OF ANY DISCREPANCY IN THE UTILITY RECORDS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES.

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SUBMITTOR: DELTA PROFESSIONAL SERVICES, INC
3180 MAIN ROAD
WATERFORD, MI 48329
810-701-9418

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[illegible]

TOTAL DISTURBED AREA = 39.59 ACRES.
A NPDES PERMIT IS REQUIRED FOR THIS PROJECT.

5313 PERRY RD



5313 PERRY RD

5313 PERRY RD
Grand Blanc, MI 48439



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