



LAND For Sale

Location: 1331 W. Hill Road
Side of Street: South
City: Flint, MI
Cross Streets: I-75
County: Genesee

Acreage:	17.05	Improvements:	N/A
Zoning:	IND	Dimensions:	

UTILITIES

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

ADJACENT LAND

North:	Industrial	East:	Office
South:	Freeway	West:	Industrial

PRICING INFORMATION

Asking Price:	\$1,700,000.00	Parcel #:	15-12-601-003
Per Acre:	\$100,000.00	Assessor Number:	N/A
Per SqFt :	\$2.30	Taxes:	\$10,114 (2025)
Terms:			

TRAFFIC INFORMATION

Yr: 2025	Count: 26,821	I-75. N. of Hill Rd.
Yr: 2025	Count: 24,191	I-75. S. of Hill Rd.
Yr: 2025	Count: 22,000	Hill Rd. E. of I-75.
Yr: 2025	Count: 22,202	Hill Rd. W. of I-75.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,175	\$71,305
3 Mile Radius	35,479	\$67,356
5 Mile Radius	92,011	\$63,014

Comments: Over 900' of I-75 frontage.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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