

2.01 ACRES WENDT DRIVE

6049 WENDT DRIVE | FLINT, MI 48507

Ground Lease / Build-to-Suit



PROPERTY HIGHLIGHTS

- 2.01 acres of vacant land available for ground lease / build-to-suit
- Zoned RA, Residential Agricultural, with a C-3A Hill Road Development overlay, allowing for a variety of uses
- Situated behind Tim Hortons & Chase Bank on Wendt Drive
- Convenient access to I-75 and US-23
- Minutes from Bishop International Airport
- Surrounded by major retailers, including Meijer, Costco, Starbucks, Dollar Tree, and more
- Next to numerous hotels, creating built-in traffic from hotel guests
- Over 120K residents within a 6-mile radius



PRESTON RABBAN

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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

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OFFERING SUMMARY

Lease Rate:	Contact Broker
Parcel:	15-11-100-027
Zoning:	RA, Residential Agricultural; C-3A, Hill Road Development Overlay
Land Size:	2.01 Acres

PROPERTY DESCRIPTION

2.01 acres of vacant land are available for ground lease / build-to-suit. Zoned RA, Residential Agricultural, with a C-3A Hill Road Development overlay, the property allows for a variety of uses and is situated behind Tim Hortons & Chase Bank on Wendt Drive. The site offers convenient access to I-75 and US-23 and is just minutes from Bishop International Airport. The property is surrounded by major retailers, including Meijer, Costco, Starbucks, Dollar Tree, and more. Numerous nearby hotels create built-in traffic from hotel guests, while over 120K residents live within a 6-mile radius.

LOCATION DESCRIPTION

Located on Wendt Drive off W. Hill Road, west of US-23, minutes from Bishop International Airport.

SURROUNDING BUSINESSES

TownePlace Suites, Tim Hortons, Chase Bank, McDonald's, Starbucks, Arby's, Hampton Inn & Suites, Bishop International Airport, Meijer, Costco, Dollar Tree, LaFontaine Ford & LaFontaine Lincoln, and more.

TRAFFIC (VEHICLES PER DAY)

Hill Road	16,774
US-23	56,904
(2WAY/ADT/CoStar 2026)	



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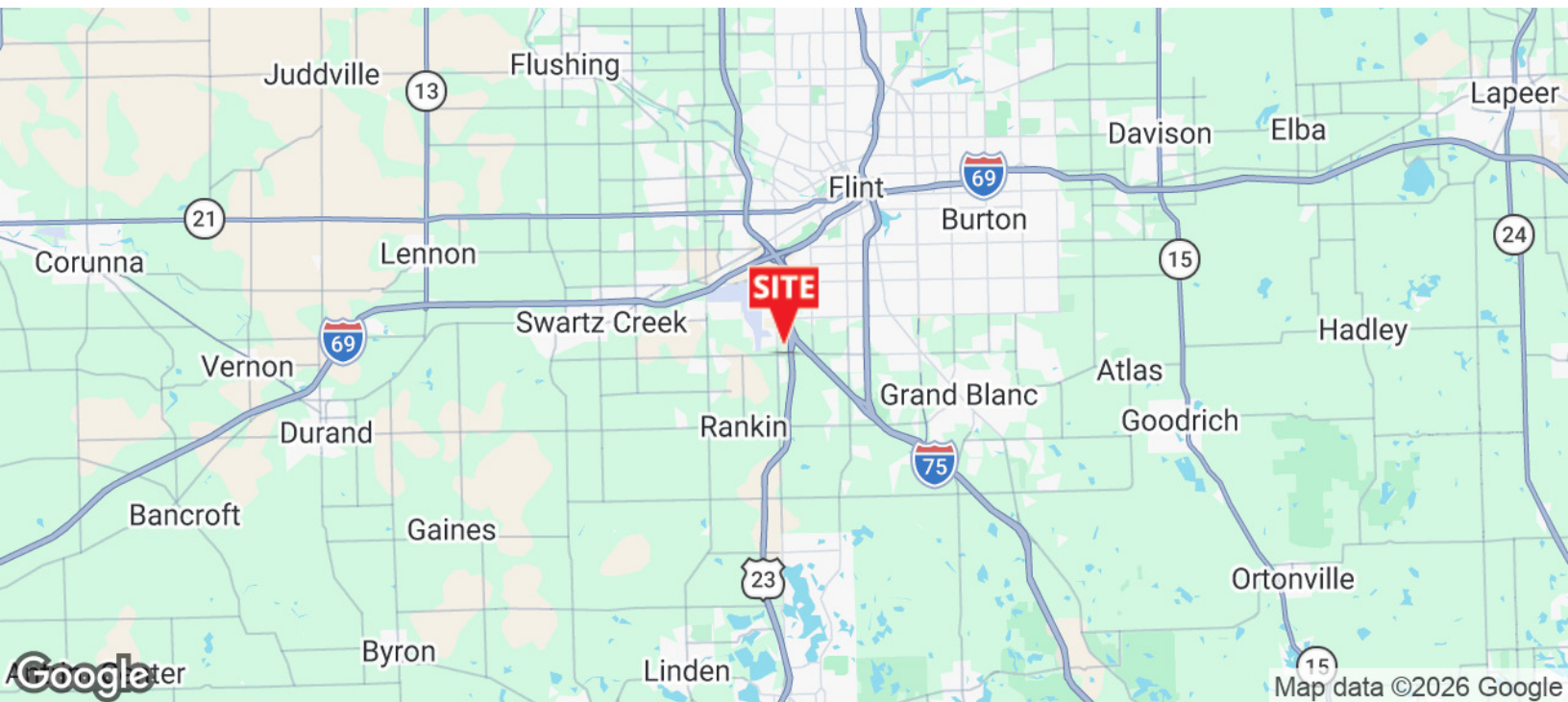
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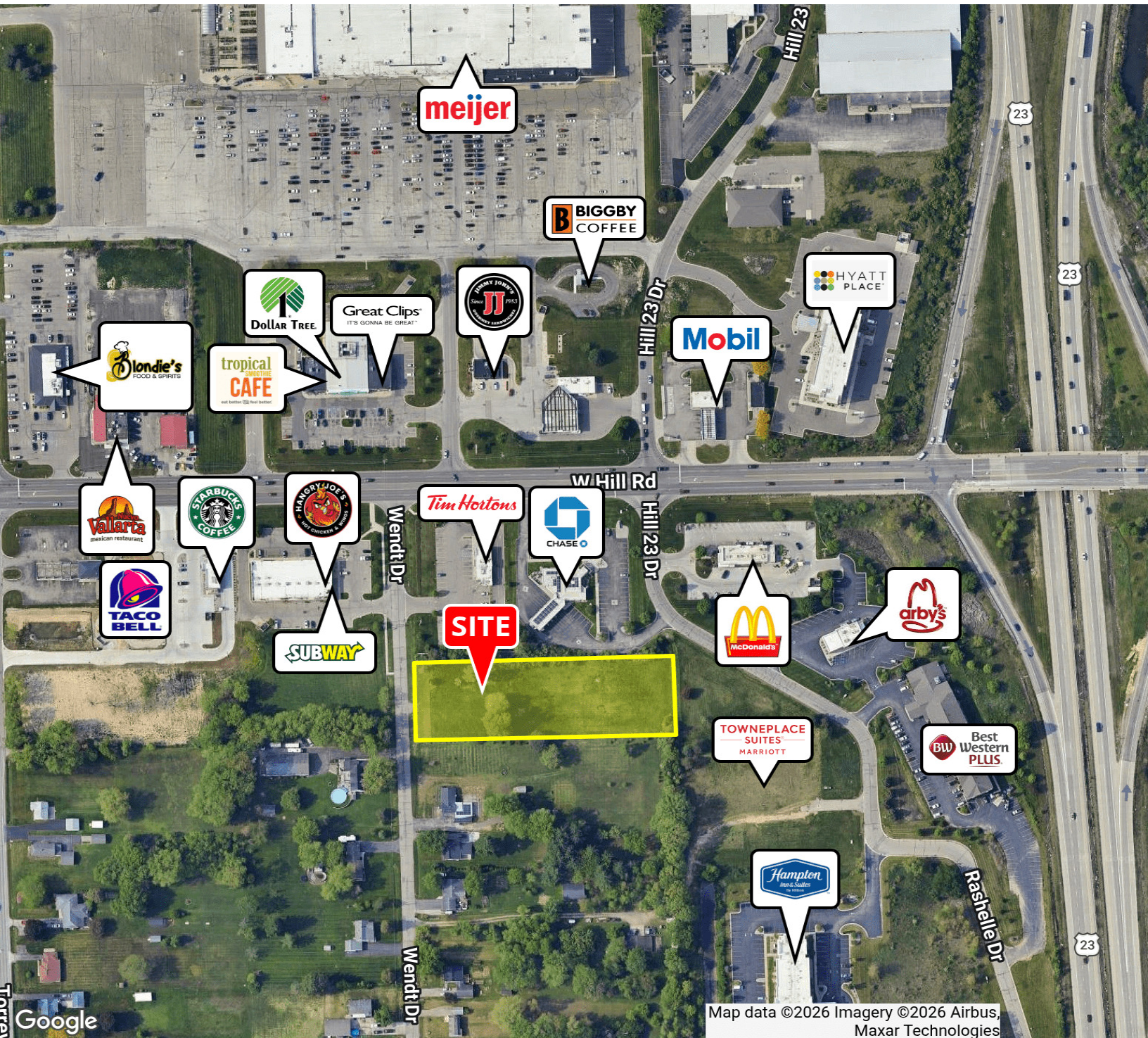
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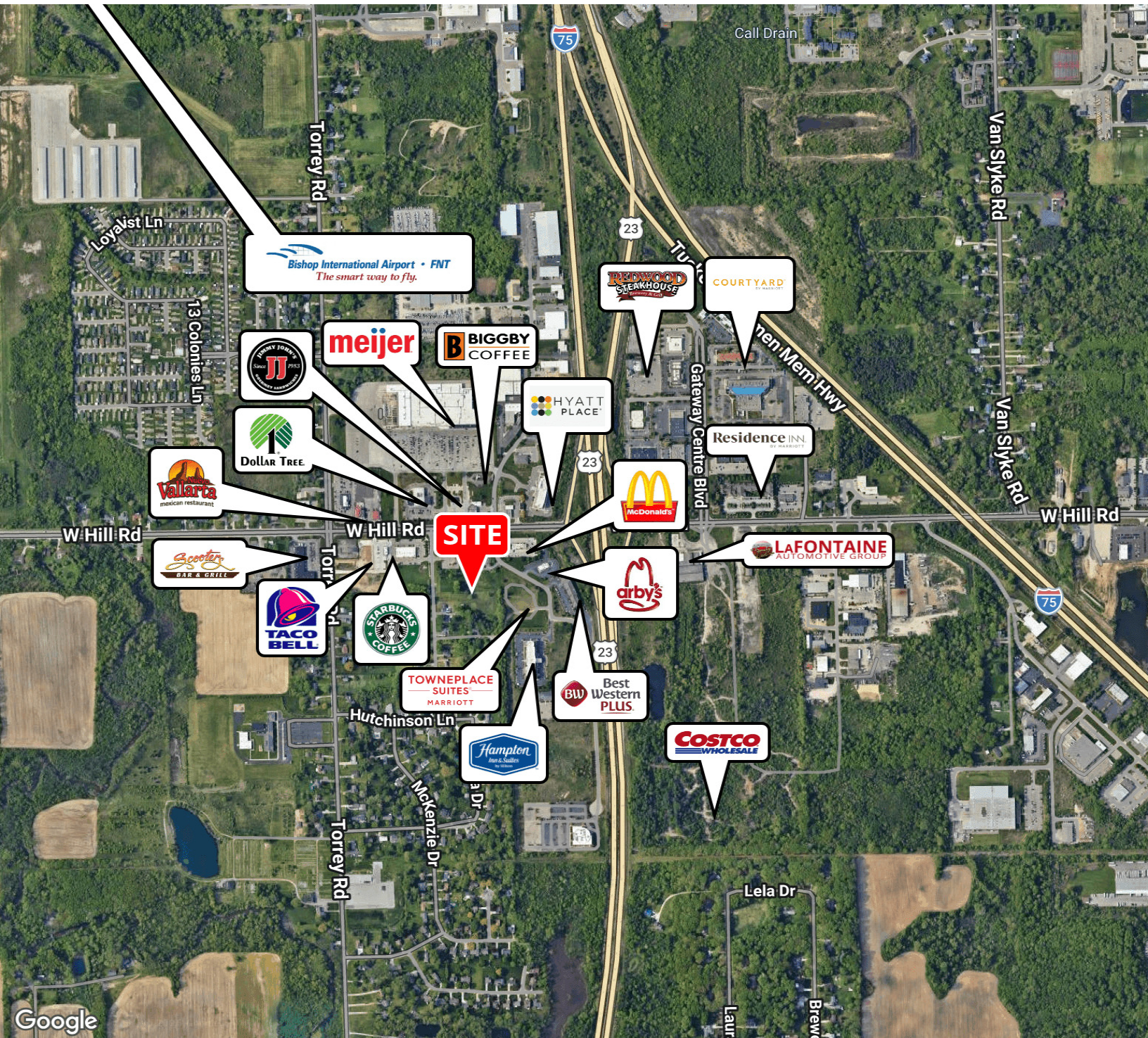
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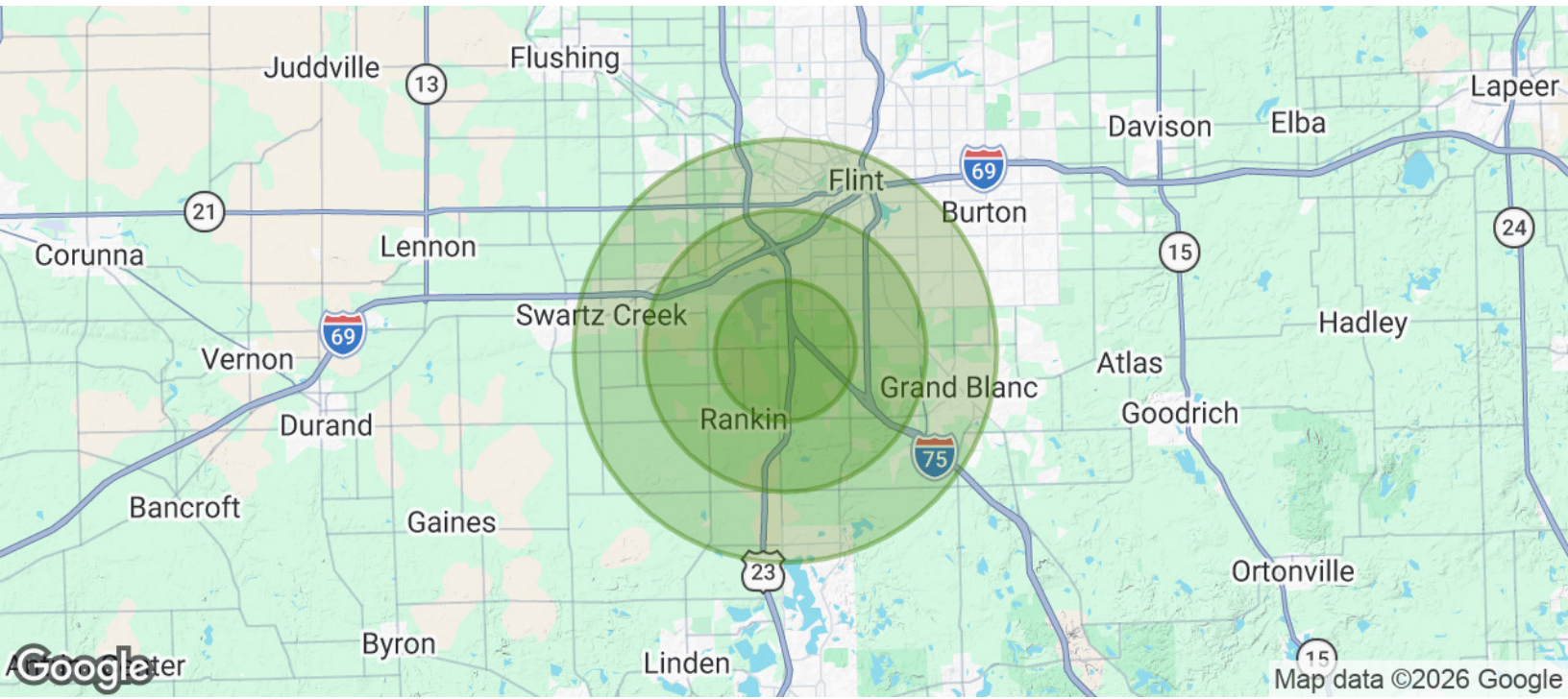
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POPULATION	2 MILES	4 MILES	6 MILES
Total Population	9,416	52,213	120,571
Average Age	44.5	41.0	39.9
Average Age (Male)	43.0	38.8	37.5
Average Age (Female)	44.8	42.6	42.0

HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	4,181	22,999	50,833
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$84,895	\$71,942	\$74,773
Average House Value	\$168,070	\$145,966	\$147,329

2023 American Community Survey (ACS)



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