

FOR SALE



Pierson Hwy & Sanders Rd, Lansing, MI

38 Acre Industrial Development Opportunity



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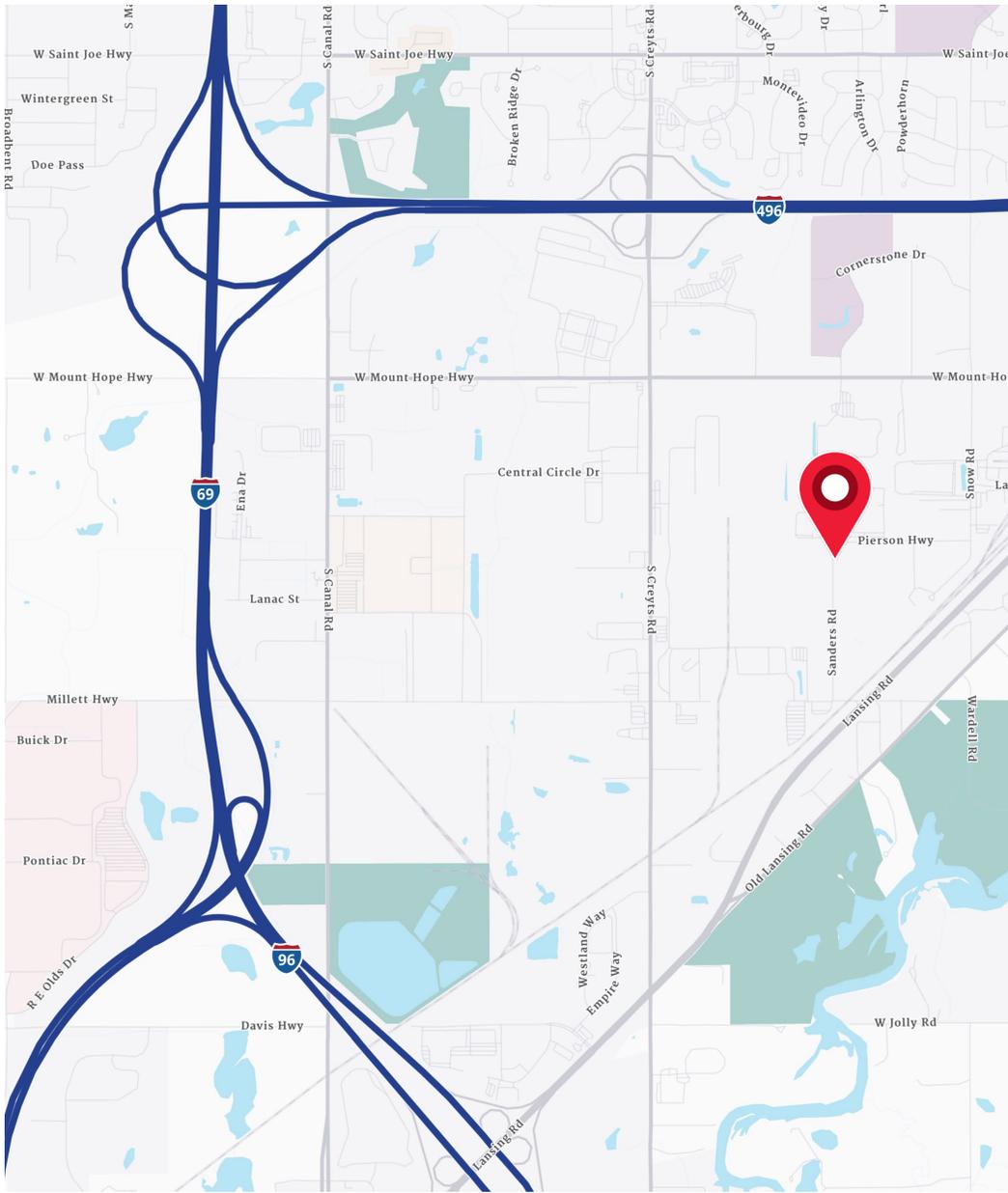


PROPERTY INFORMATION

- Acreage: 38 Acres
- Parcel Number: 040-026-400-050-00
- Taxing Authority: Delta Charter Township
- Zoning: I (Industrial)
- Utilities: At Site
- 2025 Value
Assessed: \$554,700
Taxable: \$363,554
- 2025 Taxes: \$22,476
- Proximity:

Battle Creek	44 Miles	Detroit	95 Miles
Flint	61 Miles	Chicago	211 Miles
Grand Rapids	61 Miles	Indianapolis	248 Miles
Kalamazoo	69 Miles		

Sale Price: \$1,600,000
Price/Acre: \$42,105



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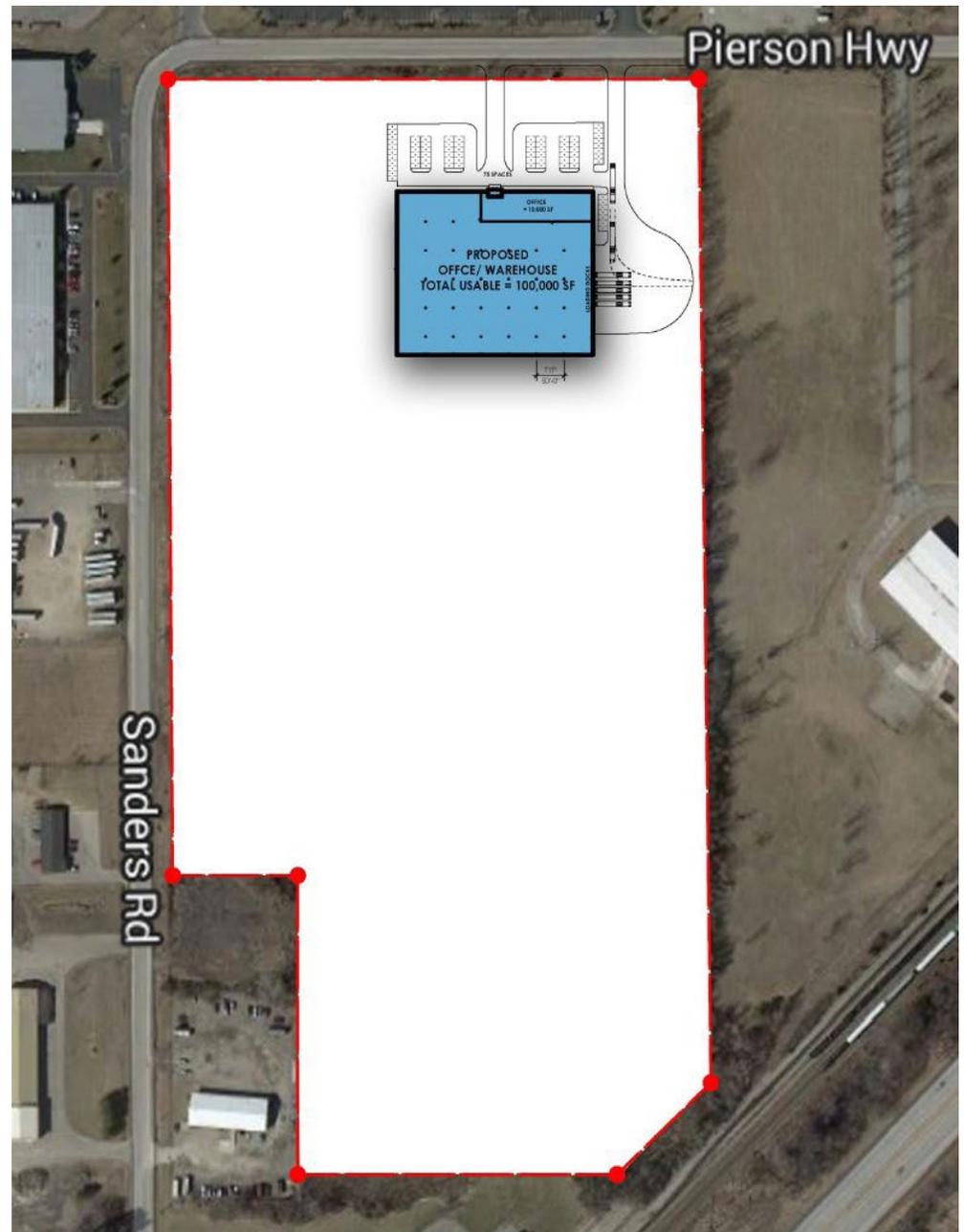
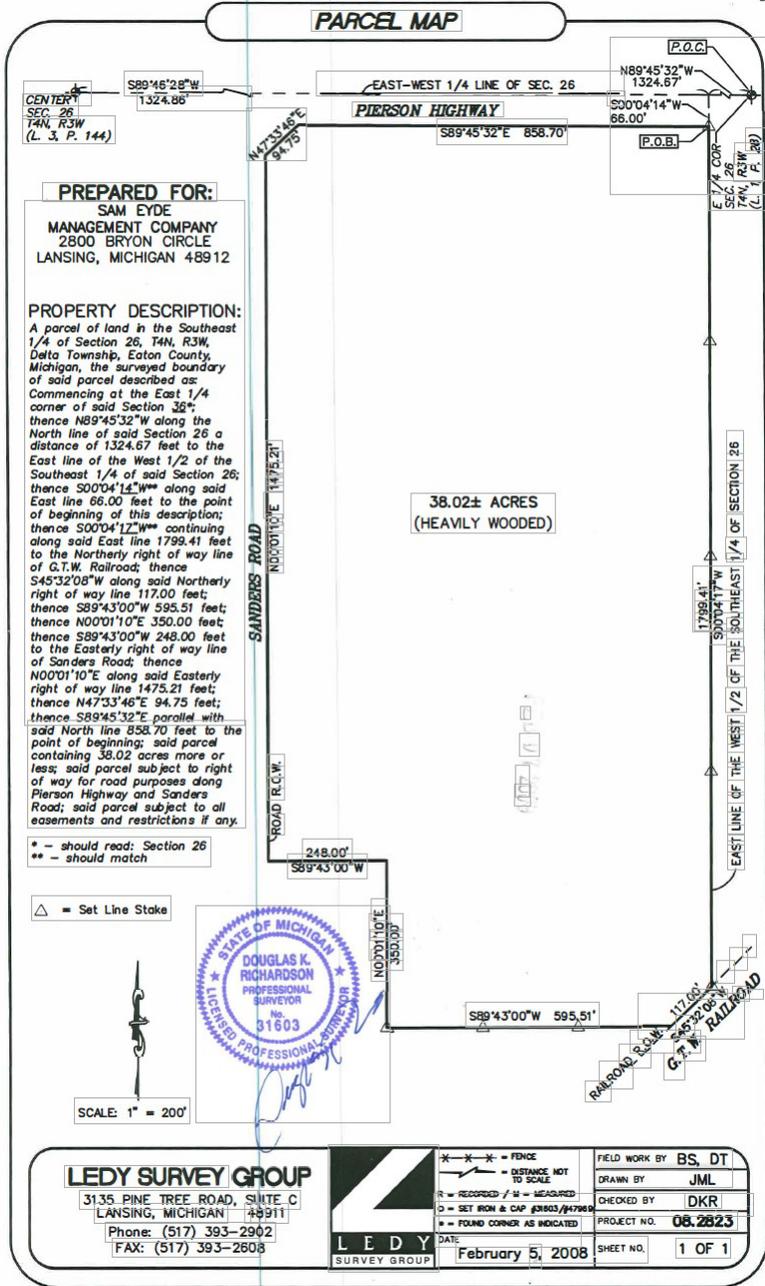
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PROPERTY HIGHLIGHTS

- High Demand Industrial Corridor
- Proximity to:
 - GM Lansing Delta Assembly 4.6 Miles West
 - Lansing Grand River Assembly Plant 4.6 Miles SE
 - LG Energy Solution Michigan 6.3 Miles West
 - Capital Region International Airport 7.3 Miles NE
- Wetland Report Completed and Available
- Collaborative Delta Township Assistance
- Convenient Accessibility to All Highways
 - I-496 (2.3 Miles)
 - I-69 (2.3 Miles)
 - I-96 (2.5 Miles)
- High Traffic Location
 - I-496: 27,567 VPD
 - I-96/I-69: 56,478 VPD
 - S Creyts Road: 12,251 VPD



PROPOSED SITE PLAN & SURVEY

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DEMOGRAPHICS

38 Acre Development Opportunity



CURRENT YEAR SUMMARY	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Total Population	26,357	58,405	243,017
Total Households	12,264	26,423	105,115
Average Household Size	2.1	2.2	35.6
Owner Occupied	62.5%	68.4%	\$59.8%
Median Age	42.4	41.6	2.2
Population Age 25+	13.0%	12.3%	19.9%
2000 – 2025 Population: Annual Growth Rate (CAGR)	14.0%	5.9%	2.9%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	26,132	58,151	242,869
Households	12,330	26,733	107,261
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	48.3%	48.6%	49.2%
Female Population / % Female	51.7%	51.4%	50.8%
INCOME & HOUSEHOLDS SUMMARY			
2025 Median Household Income	\$79,438	\$76,804	\$64,601
Average Household Income	\$96,775	\$94,860	\$85,917
Per Capita Income	\$44,730	\$42,948	\$37,209
SUMMARY BUSINESS DATA			
Total Businesses	1,027	2,399	9,358
Total Employees	21,374	42,317	172,235
Unemployment Rate	3.5%	4.2%	5.9%
Daytime Population	32,367	69,376	288,049

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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