



LAND For Sale

Location: Taylor Drive
Side of Street: South
City: Flint, MI
Cross Streets: Hill Road & I-75
County: Genesee

Acreage:	20.89	Improvements:	N/A
Zoning:	Lt. Industrial, M-M	Dimensions:	

UTILITIES

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

ADJACENT LAND

North:	Industrial	East:	Industrial
South:	Industrial	West:	Vacant

PRICING INFORMATION

Asking Price:	\$1,280,000.00	Parcel #:	15-12-300-032
Per Acre:	\$61,273.34	Assessor Number:	N/A
Per SqFt :	\$1.41	Taxes:	\$7,247.32 (2024)
Terms:			

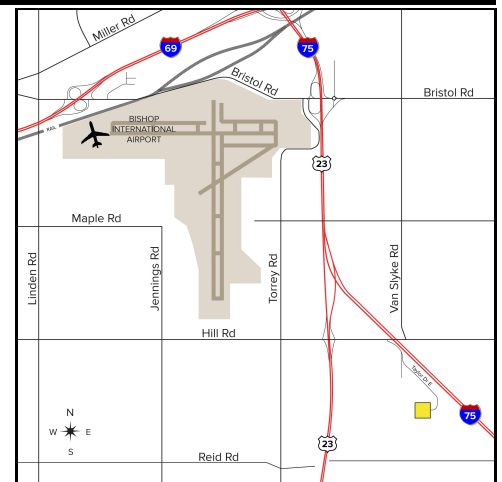
TRAFFIC INFORMATION

Yr:	2025	Count:	32,644	Hill Rd. E. of I-75
Yr:	2025	Count:	32,493	Hill Rd. W. of I-75
Yr:	2025	Count:	24,769	I-75 NW. of Hill Rd.
Yr:	2025	Count:	26,061	I-75 SE. of Hill Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,453	\$70,605
3 Mile Radius	30,776	\$71,943
5 Mile Radius	82,850	\$64,205

Comments: Excellent site for manufacturing or warehouse distribution.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com
 Winfield Cooper, (810) 732-6000, win@coopercom.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.