

7.4 ACRES – NWC OF PIERSON ROAD & I-75

4300 PIERSON ROAD | MT. MORRIS TOWNSHIP, MI 48504

Land For Sale



PROPERTY HIGHLIGHTS

- 7.40 Acres – vacant land for sale
- Located just south of new proposed Amazon distribution warehouse
- Outstanding freeway exit site
- C-2 zoning allows for many retail and service establishments
- Visibility from I-75
- Over 77K VPD on I-75



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OFFERING SUMMARY

Sale Price:	\$399,000
Parcel:	14-28-300-033
Zoning:	C-2, Community Commercial
Land Size:	7.4 Acres

TAXES

Winter 2025:	\$6,735.38
Summer 2025:	\$1,628.51
Total:	\$8,363.89

PROPERTY DESCRIPTION

7.40 Acres – vacant land for sale. Located just south of new proposed Amazon distribution warehouse. Outstanding freeway exit site. C-2 zoning allows for many retail and service establishments. Visibility from I-75. Over 77K VPD on I-75.

LOCATION DESCRIPTION

Located on the north side of Pierson Road just west of I-75.

SURROUNDING BUSINESSES

Taco Bell, Prime Eight Ten, Red Lobster, Halo Burger, Long John Silver, Tim Hortons, YaYa's Flame Broiled Chicken, Charleys Cheesesteaks & Wings, Arby's, Total Wireless, Dollar Tree, Cracker Barrel, Big John Steak & Onion, and more.

TRAFFIC (VEHICLES PER DAY)

Pierson Road (2023)	25,127
I-75 (2020)	77,927
(2WAY/ADT/CoStar)	



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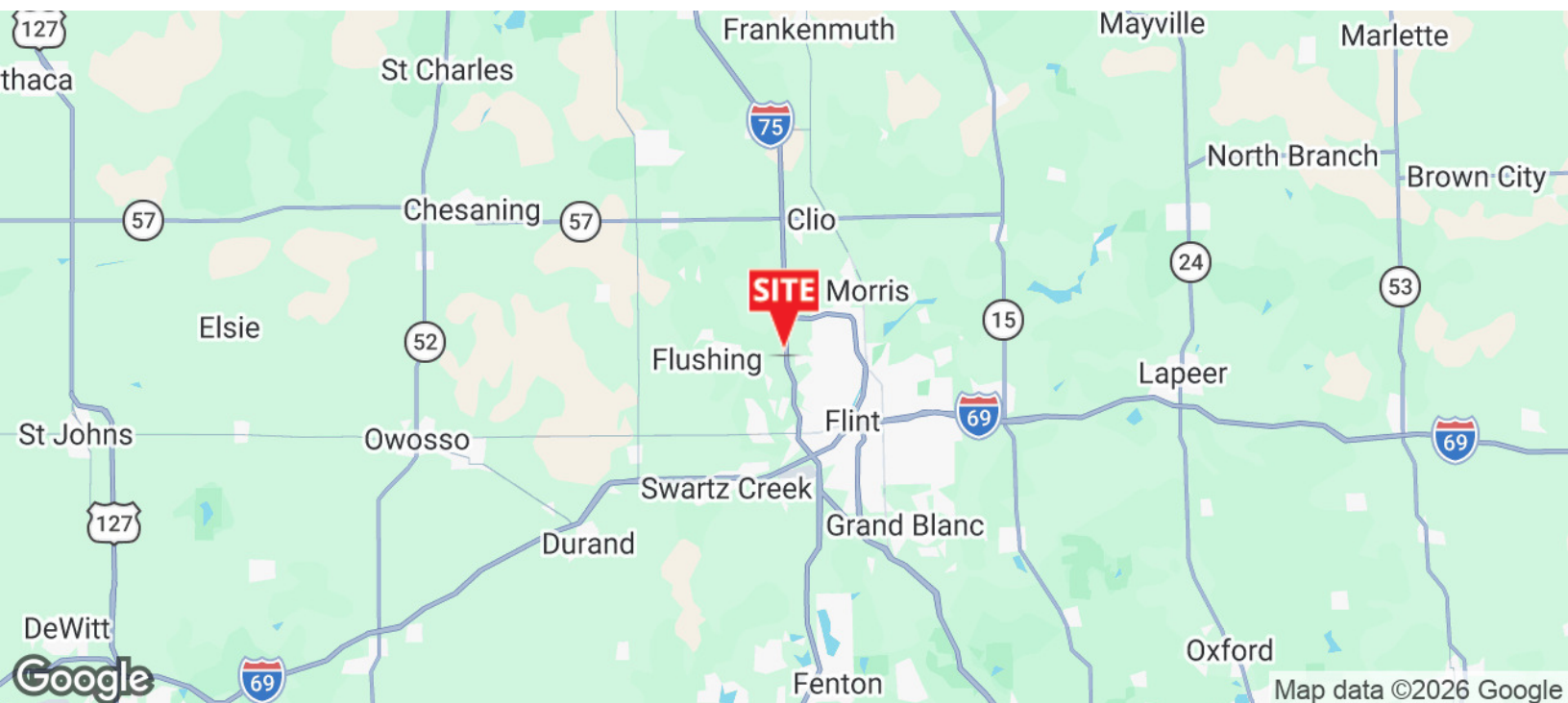
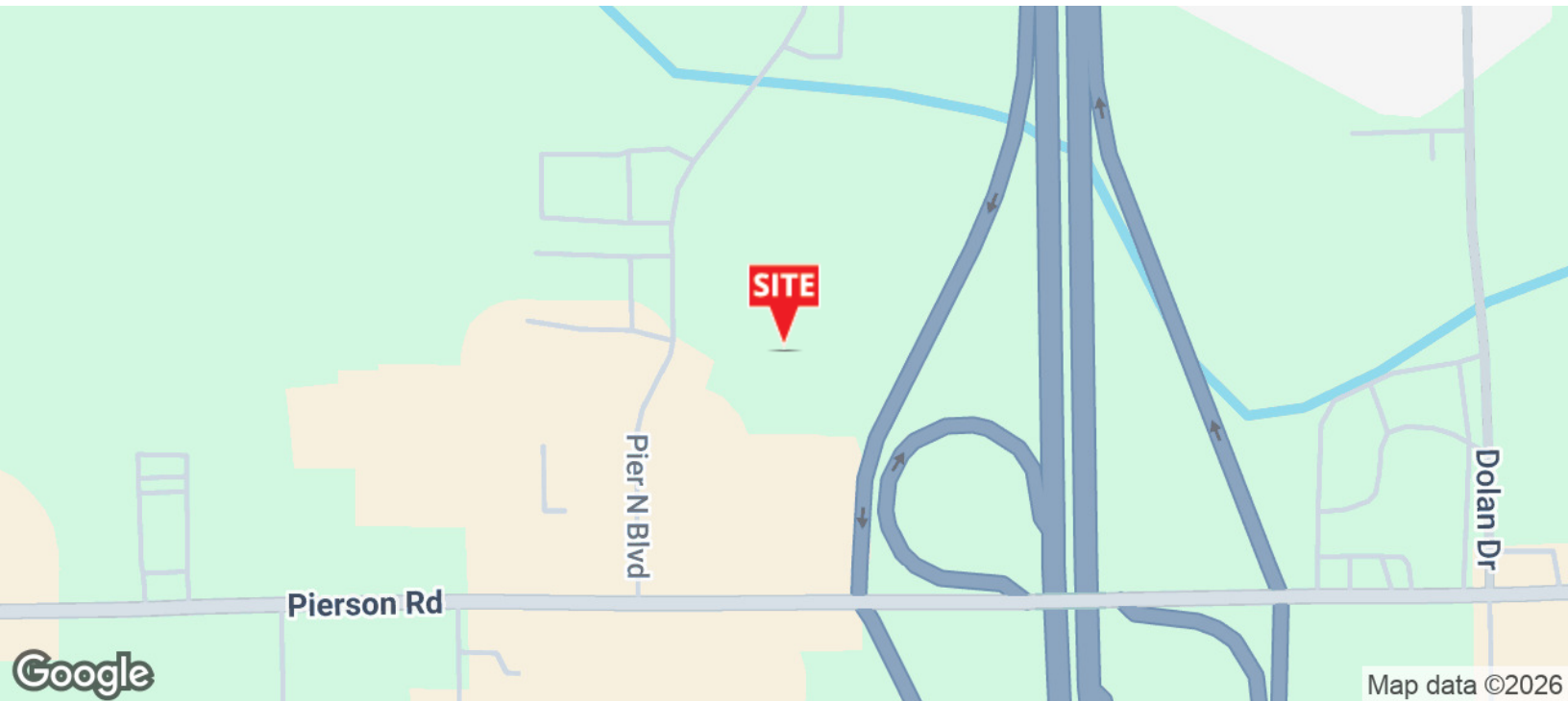
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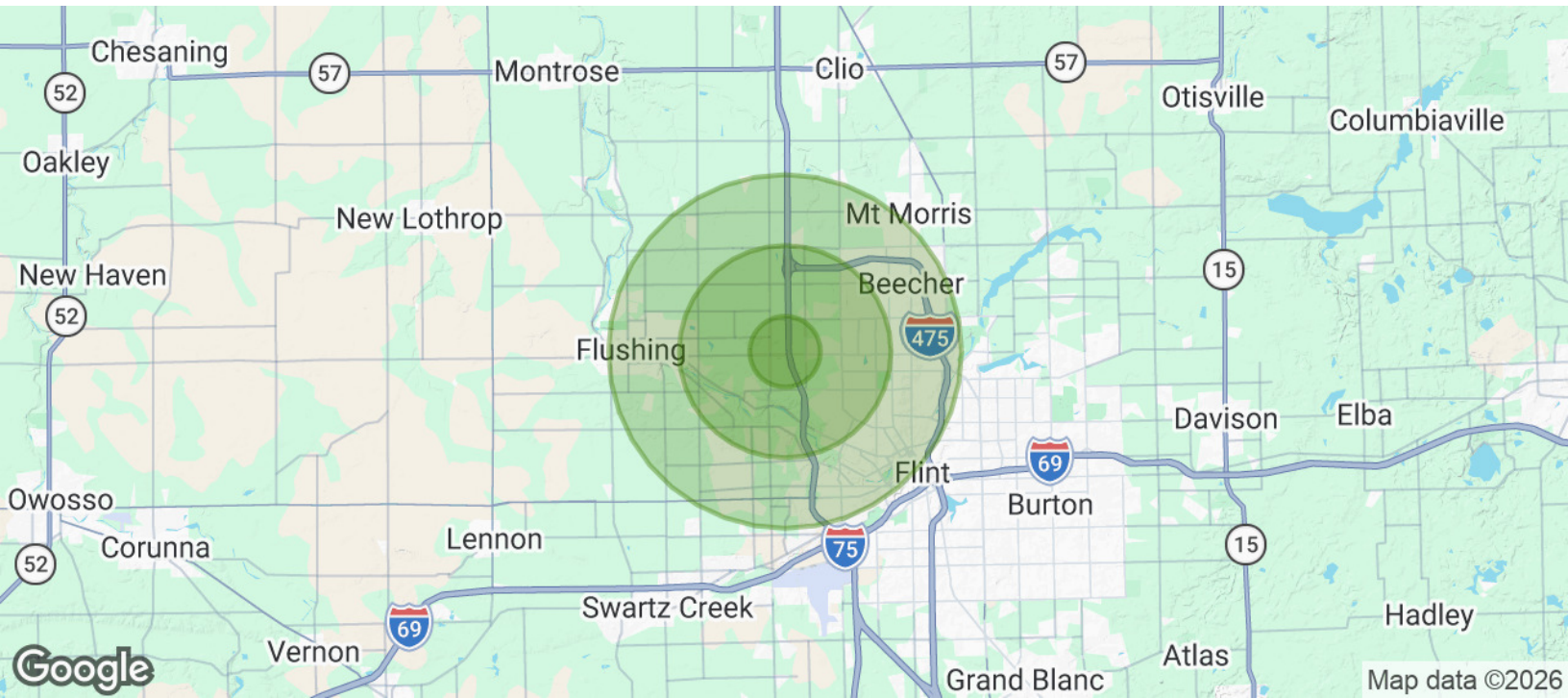
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,739	35,532	101,895
Average Age	40	41	41
Average Age (Male)	39	40	39
Average Age (Female)	41	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	744	14,712	42,496
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$55,744	\$57,635	\$57,508
Average House Value	\$108,447	\$132,142	\$126,892

2020 American Community Survey (ACS)



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