

Dutcher St - Vacant Land

★★★★★

Land - Flint Submarket
Flint, MI 48532

6.95
AC Lot

302,742
SF Lot

Agricult.
Zoning

Land

Type	2 Star Commercial Land		
Location	Suburban		
Zoning	Agricult.		
Land AC - Gross	6.95 AC	Land SF - Gross	302,742 SF
Land AC - Net	6.95 AC	Land SF - Net	302,742 SF
Topography	Level		
On Sites	Raw land		
Off Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Current Use	Vacant Land		
Improvements	None		
Proposed Use	Commercial		
Frontage	1,211' on Dutcher St.		
Taxes	\$0.00/SF (2024)		
Pedestrian Frie...	50 - Fairly friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	10 - Not friendly		

Public Transportation

Airport	Drive	Distance
Bishop International	16 min	4.7 mi

Property Contacts

Recorded Owner

Northwest Real Estate

Demographics

	1 mile	3 miles
Population	3,630	36,859
Households	1,766	15,591
Median Age	45.80	39.70
Median HH Income	\$50,090	\$53,661
Daytime Employees	6,651	37,390
Population Growth '25 - '30	▼ -0.83%	▼ -0.91%
Household Growth '25 - '30	▼ -0.85%	▼ -0.93%

Traffic

Collection Street	Cross Street	Traffic ...	Last Me...	Distance
Dutcher Road	Ryant Dr W	4,678	2025	0.10 mi
Dutcher Rd	Larchmont Ave N	4,797	2025	0.21 mi
Dutcher Street	Taft Rd	5,565	2025	0.40 mi
DUTCHER ST	Taft Rd	5,062	2020	0.40 mi
W Lennon Rd	Linden Ln W	6,279	2025	0.42 mi
LENNON RD	Linden Ln E	7,910	2022	0.46 mi
S Linden Rd	-	9,368	2025	0.46 mi
Lennon Rd	-	13,018	2024	0.48 mi
Linden	Valley Oaks Dr N	11,342	2025	0.48 mi
West Lennon Road	Curtis Dr E	8,846	2019	0.53 mi

Made with TrafficMetrix® Products

Public Record

Total Value

\$34,300

Parcels

07-21-300-026

Location

Postcode	48532
Submarket	Flint
Submarket Cluster	Flint
Location Type	Suburban
Market	Detroit
County	Genesee
State	Michigan
CBSA	Flint, MI
DMA	Flint-Saginaw-Bay City, MI
Country	United States

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	26049C0282D
FIRM ID	26049C
FIRM Panel Number	0282D
FEMA Map Date	Sep 25, 2009

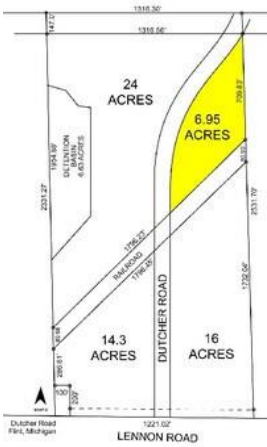
Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Property ID: 851085

Images



Primary Photo



Site Plan