

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: Bristol Road
Side of Street: South
City: Flint, MI
Cross Streets: Linden Rd.
County: Genesee

Acreage:	1.00	**Improvements:**	N/A
Zoning:	C-2	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:	Retail	**East:**	Airport
South:	Office/Medical	**West:**	Office

PRICING INFORMATION

Asking Price:	$650,000.00		
Per Acre:	$650,000.00	**Parcel #:**	07-33-100-002
Per SqFt :	$14.92	**Assessor Number:**	N/A
Terms:		**Taxes:**	

TRAFFIC INFORMATION

Yr: 2025	**Count:** 13,848	Linden Rd. N. of Bristol Rd.
Yr: 2025	**Count:** 14,159	Linden Rd. S. of Bristol Rd.
Yr: 2025	**Count:** 17,408	Bristol Rd. E. of Linden Rd.
Yr: 2025	**Count:** 7,277	Bristol Rd. W. of Linden Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,697	$72,216
3 Mile Radius	23,930	$66,518
5 Mile Radius	86,311	$60,037

Comments: Prime 1.00 acre development opportunity located on Bristol and Linden Roads. Immediate access to I-69 benefiting from both am/pm commuters. Ideal for retail, restaurant, coffee shop, financial institution, carwash, mixed-use and more. Trade area surrounded by national retailers and next to a new service station opening in 2024. Contact broker for further information.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com
Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com

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