



LAND For Sale

Location: 1563 & 1567 Pierson Road
Side of Street: North
City: Flushing, MI
Cross Streets: NW corner of E. Pierson Rd. and Elms Rd
County: Genesee

Acreage: 3.92

Improvements: N/A

Zoning: B-2, Gen. Business

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Gas: Yes

Storm Sewer: Yes

Outside Storage: No

Water: Yes

Rail Siding: No

ADJACENT LAND

North:

East:

South:

West: Rite Aid

PRICING INFORMATION

Asking Price: Contact Broker

Per Acre: Contact Broker

Parcel #: 55-25-400-008; 009

Per SqFt : Contact Broker

Assessor Number: N/A

Terms: Cash

Taxes: \$11,436.31 (2023)

TRAFFIC INFORMATION

Yr: 2022 Count: 19,131 Pierson Rd. W. of Elms Rd.

Yr: 2022 Count: 32,975 Pierson Rd. E. of Elms Rd.

Yr: 2022 Count: 16,679 Elms Rd. N. of Pierson Rd.

Yr: 2022 Count: 18,702 Elms Rd. S. of Pierson Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	9,212	\$42,777
3 Mile Radius	68,515	\$41,764
5 Mile Radius	138,263	\$43,804

Comments: Hard Corner with utilities at site adjacent to Rite Aid. Excellent development opportunity for retail, office, or medical. Sits among many national retailers and restaurants including Kroger, Walgreen's, McDonald's, Wendy's, Taco Bell and others.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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