



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
Zoning: B-2, Gen. Business
Improvements: N/A
Dimensions:

UTILITIES

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

ADJACENT LAND

North:
South:
East:
West: Rite Aid

PRICING INFORMATION

Asking Price: \$1,250,000.00
Per Acre:
Per SqFt :
Terms:
Parcel #: 55-25-400-008; 009
Assessor Number: N/A
Taxes: \$12,230.12 (2025)

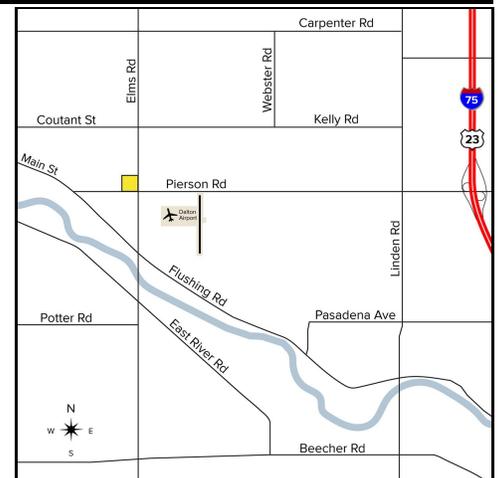
TRAFFIC INFORMATION

Yr: 2025 Count: 10,858 Pierson Rd. W. of Elms Rd.
Yr: 2025 Count: 17,051 Pierson Rd. E. of Elms Rd.
Yr: 2025 Count: 9,290 Elms Rd. N. of Pierson Rd.
Yr: 2025 Count: 11,145 Elms Rd. S. of Pierson Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	4,176	\$65,436
3 Mile Radius	23,274	\$81,318
5 Mile Radius	62,374	\$64,389

Comments: Rare opportunity to acquire nearly 4-acre development parcel offers excellent ingress/egress and visibility, strong traffic counts, and utilities already in place, making it ideal for immediate development. Surrounded by established national retailers including Kroger, Walgreens, McDonald's, Wendy's, Taco Bell, and other major brands.



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.