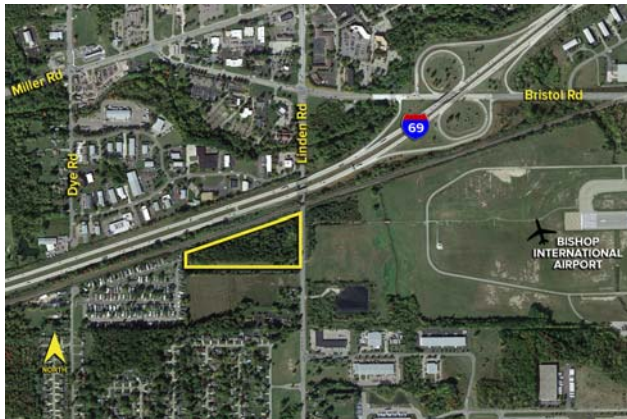




LAND For Sale

Location: 4144 Linden Road
Side of Street: West
City: Flint Twp., MI
Cross Streets: Bristol Rd. & Champagne Dr.
County: Genesee

Acreage: 11.26

Improvements: N/A

Zoning: C-2, Industrial

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Gas: Yes

Storm Sewer: Yes

Outside Storage: No

Water: Yes

Rail Siding: No

ADJACENT LAND

North: Industrial

East: Airport

South: Residential

West: Residential

PRICING INFORMATION

Asking Price: \$350,000.00

Per Acre: \$31,083.48

Parcel #: 07-32-200-010; 011

Per SqFt : \$0.71

Assessor Number: N/A

Terms:

Taxes: \$604.03 (2022)

TRAFFIC INFORMATION

Yr: 2022 Count: 20,507 Linden Rd. N. of I-69
Yr: 2022 Count: 20,823 Linden Rd. S. of I-69
Yr: 2022 Count: 53,141 I-69 E. of Linden Rd.
Yr: 2022 Count: 47,171 I-69 W. of Linden Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,570	\$78,299
3 Mile Radius	20,338	\$59,711
5 Mile Radius	79,639	\$55,330

Comments: 11.26 acres of prime vacant land, zoned C-2, ready to be developed. This has approximately 1,399' of frontage on I-69 as well as 581' of frontage on Linden. This would be an ideal location for a self-storage, residential or many other uses with excellent freeway exposure. Also includes Parcel ID 0732200011 zoned industrial. All information is approximate and should be verified. Billboard and rights to second billboard are not included in the sale. Located South of I-69 on the west side of Linden Rd, between Bristol Road & Champagne Dr.



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.