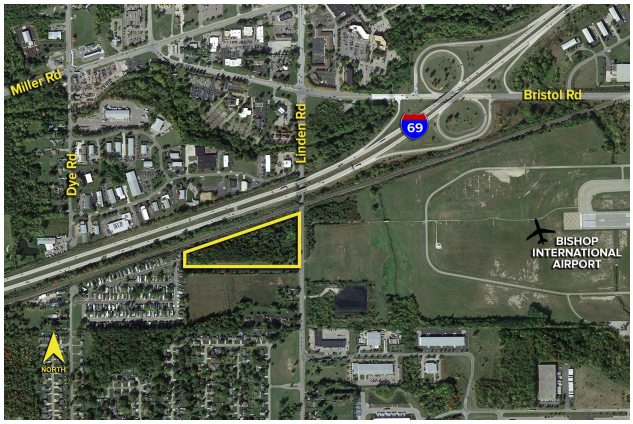


SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

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:**	$4,121.59 (2025)

TRAFFIC INFORMATION

Yr:	2025	**Count:**	14,061	Linden Rd. N. of I-69
Yr:	2025	**Count:**	14,130	Linden Rd. S. of I-69
Yr:	2025	**Count:**	45,041	I-69 E. of Linden Rd.
Yr:	2025	**Count:**	46,088	I-69 W. of Linden Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,596	$86,335
3 Mile Radius	20,446	$68,803
5 Mile Radius	81,429	$61,000

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.