



LAND For Sale

Location: 3101 Clio Road
Side of Street: West
City: Flint, MI
Cross Streets: Pasadena Ave.
County: Genesee

Acreage:	0.91	Improvements:	N/A
Zoning:	Commercial	Dimensions:	

UTILITIES

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

ADJACENT LAND

North:	Retail	East:	Residential
South:	Vacant Land	West:	Residential

PRICING INFORMATION

Asking Price:	\$60,000.00	Parcel #:	40-02-106-031 & 07-03-527-008
Per Acre:		Assessor Number:	N/A
Per SqFt :		Taxes:	\$1,171.76 (2024/25)

TRAFFIC INFORMATION

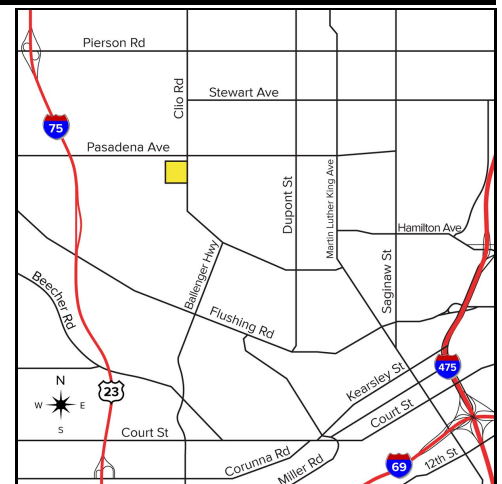
Yr: 2025	Count: 25,527	Clio Rd. S. of Pasadena Ave.
Yr: 2025	Count: 26,812	Clio Rd. N. of Pasadena Ave.
Yr: 2025	Count: 8,072	Pasadena Ave. W. of Clio Rd.
Yr: 2025	Count: 5,005	Pasadena Ave. E. of Clio Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	9,463	\$35,575
3 Mile Radius	57,368	\$42,278
5 Mile Radius	125,470	\$45,890

Comments:

Unique opportunity to purchase 0.91 acre of vacant land located on Clio Road south of Pasadena Avenue surrounded by local and national retailers including McDonald's, KFC, and Burger King. Excellent development opportunity for retail, automotive, restaurant and more. Zoned commercial.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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