COMMERCIAL PROPERTY | FOR SALE

3004 Fenton Road

Flint, Michigan 48507

Fenton Road frontage with a land-first value proposition.

An as-is opportunity for buyers prepared to evaluate rehabilitation, redevelopment, or demolition.

$40,000

ASKING PRICE | AS-IS SALE

PROPERTY FEATURES

- **Value-oriented acquisition:** Offered at $40,000 for buyers prepared to underwrite condition and site potential.
- **Existing building area:** Approximately 3,498 square feet identified in the listing agreement.
- **Fenton Road frontage:** Established corridor position within the City of Flint and Genesee County.
- **As-is, where-is:** Buyer is responsible for inspections, due diligence, and evaluation of the improvements.
- **Site area:** Approximately 0.34 acres, or 14,715 square feet, according to supplied parcel records.
- **Multiple paths to evaluate:** Potential renovation, redevelopment, or demolition, subject to buyer verification.
- **Candidate buyers:** Investors, developers, contractors, and experienced owner-users.
- **Parcel reference:** 40-24-429-038; FEMA Zone X is shown in supplied records.

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$40K
ASKING PRICE
AVAILABLE

OFFERING SUMMARY

VALUE-ORIENTED COMMERCIAL ACQUISITION

ASKING PRICE	EXISTING AREA	SITE AREA	LAND AREA
$40K	**~3,498**	**~0.34**	**14,715**
As-is sale	Square feet	Acres	Square feet

A practical basis for a land-first or condition-driven evaluation

3004 Fenton Road is offered as a value-oriented commercial property for buyers who can assess substantial rehabilitation needs and potential redevelopment alternatives. The current improvements are in poor condition and should not be viewed as turnkey. The primary marketing strengths are the purchase price, Fenton Road frontage, site area, and the flexibility to evaluate renovation, demolition, or a new use subject to all required approvals.

PROPERTY SNAPSHOT	
SALE TYPE	Commercial property offered as-is, where-is
LOCATION	3004 Fenton Road, Flint, Michigan 48507
COUNTY	Genesee County
PARCEL ID	40-24-429-038
FRONTAGE	Fenton Road
CONDITION	Poor; extensive renovation or demolition may be required
FLOOD RECORD	FEMA Zone X - area of minimal flood hazard

Condition and access notice: No complete building history, interior specifications, operating information, or reliable mechanical-system details were supplied. Buyers should arrange appropriate access and professional inspections before relying on the existing improvements.

$40K
ASKING PRICE
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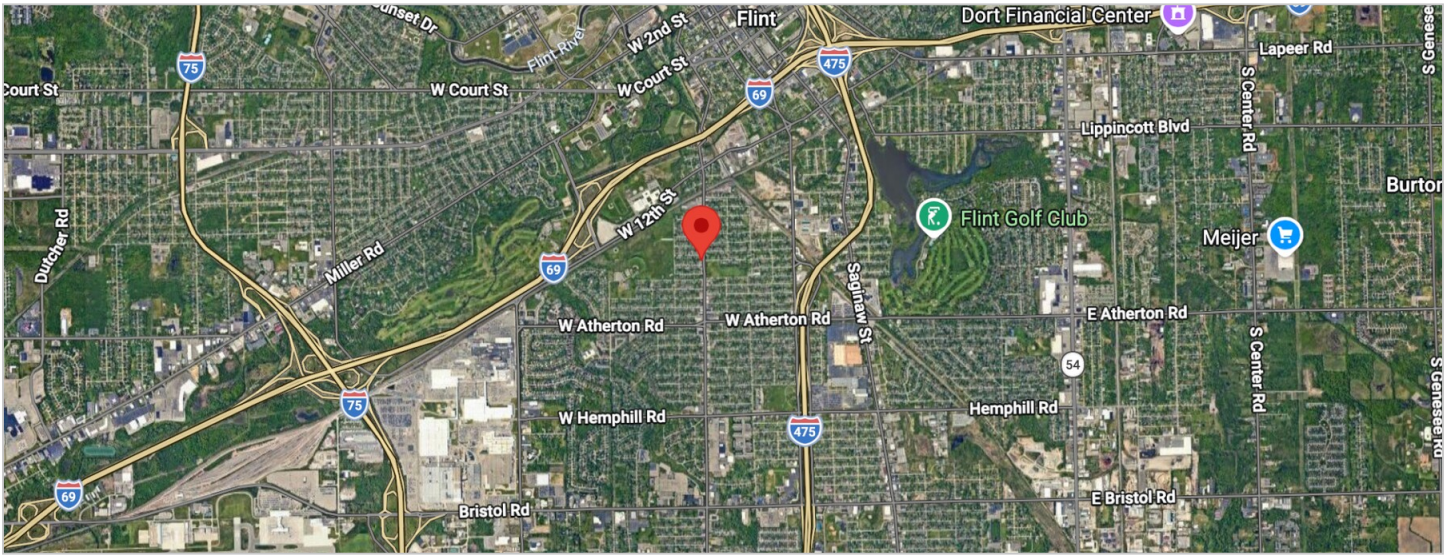
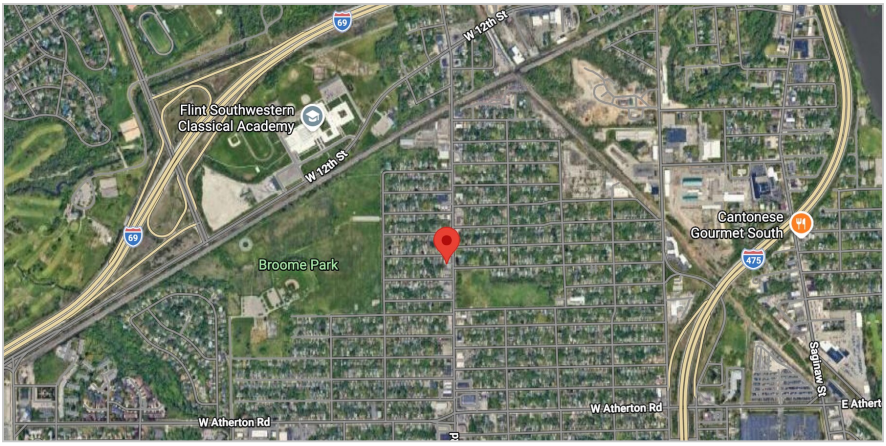
LOCATION AND TRADE AREA

SUPPLIED AERIAL MAPPING



REGIONAL AERIAL | PROPERTY PIN SHOWN IN SUPPLIED MAP



LOCAL AERIAL | FENTON ROAD / W ATHERTON ROAD AREA

CORRIDOR & ACCESS

- **Fenton Road frontage**
  Direct corridor position.
- **City of Flint**
  Genesee County location.
- **I-69**
  Shown northwest of the site.
- **I-475**
  Shown east of the site.
- **I-75**
  Regional connection shown west.
- **Bishop International Airport**
  Shown southwest on regional aerial.

NEIGHBORHOOD SNAPSHOT

CENSUS TRACT 135 | ACS 2023 5-YEAR ESTIMATES

POPULATION	MEDIAN HH INCOME	MEDIAN GROSS RENT	MEDIAN HOME VALUE
5,184	**$39,604**	**$946/mo**	**$59,300**
Residents	Per household	Renter-occupied units	Owner-occupied units

Source: U.S. Census Bureau ACS 2023 5-Year Estimates, GEOID 26049013500. Tract-level estimates include margins of error.

Access summary: The property fronts Fenton Road within the City of Flint. Supplied aerial mapping shows connections to the broader I-69, I-475, and I-75 network and identifies Bishop International Airport within the regional context. No drive-time, distance, or traffic-count claims are made.

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BUYER OPPORTUNITY PATHS + USE CASES

ILLUSTRATIVE CONCEPTS | VERIFY USE AND FEASIBILITY

Path 1 | Redevelopment / land-first

SITE VALUE AND FRONTAGE

A land-first buyer can evaluate the site, frontage, and entry price while treating the existing improvements as a condition and feasibility question.

CANDIDATE BUYERS

- Developers or investors evaluating a small redevelopment concept
- Contractors or builders prepared to assess demolition and site work

WHY THE PROPERTY MAY FIT

- Approximately 0.34 acres / 14,715 square feet
- Fenton Road frontage and a $40,000 asking price
- Existing condition supports a land-first evaluation

Path 2 | Rehabilitation / owner-user

CAPITAL-IMPROVEMENT PROFILE

An experienced operator may assess whether the existing building area can support a future use after substantial rehabilitation, inspection, and approval work.

CANDIDATE BUYERS

- Owner-users prepared for a major renovation scope
- Contractor-led operators able to evaluate building condition

WHY THE PROPERTY MAY FIT

- Approximately 3,498 square feet of existing building area
- Road frontage and a recognizable commercial context
- Potential to tailor improvements if rehabilitation is feasible

ILLUSTRATIVE USE CASES

SUBJECT TO ZONING, CONDITION, AND MUNICIPAL APPROVAL

CONTRACTOR / TRADES OWNER-USER

Potential rehabilitation for a shop, service, or trades-oriented owner-user.

NEIGHBORHOOD COMMERCIAL CONCEPT

Potential neighborhood-serving retail or service use if permitted by the City.

CONTRACTOR-LED ADAPTIVE REUSE

Potential buyer-specific reuse after professional inspection and a major capital plan.

SITE REDEVELOPMENT / NEW CONSTRUCTION

Potential demolition and buyer-designed redevelopment subject to approvals and feasibility.

Use verification: Supplied records are not fully consistent. Parcel records identify commercial use, while available zoning information references TN-2 Traditional Neighborhood and also a residential / two-family classification. Buyers must verify zoning, permitted uses, and redevelopment feasibility with the City of Flint before proceeding.

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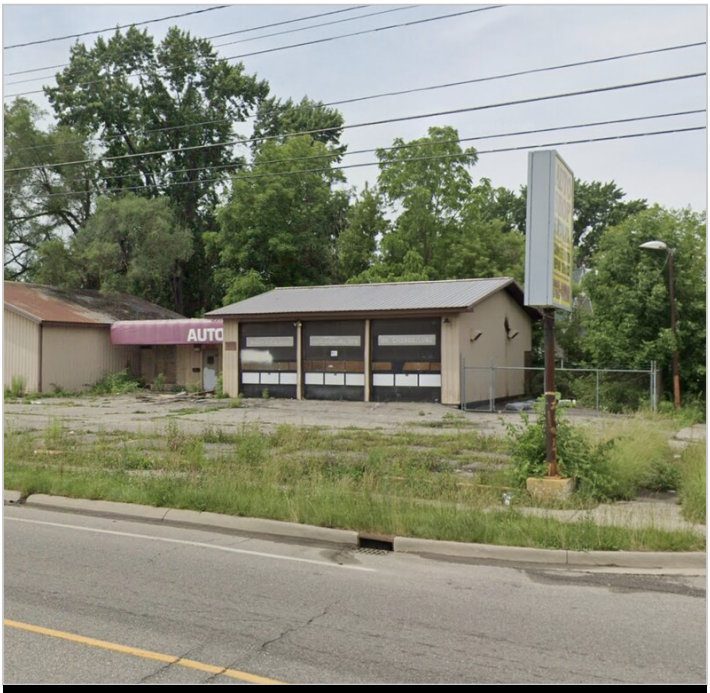
CURRENT EXTERIOR AND SITE CONDITIONS

SUPPLIED PROPERTY PHOTOGRAPHY



FENTON ROAD FRONTAGE

STREET-FACING ELEVATION

OVERALL EXTERIOR CONTEXT

SIDE / SITE VIEW

$40K
ASKING PRICE
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DUE DILIGENCE AND DISCLOSURE

AS-IS, WHERE-IS OFFERING

A condition-sensitive acquisition requires independent verification.

The property is being marketed strictly as-is, where-is. No representation is made regarding structural integrity, environmental condition, utility service, mechanical systems, code compliance, or whether the existing improvements can be economically rehabilitated. Prospective buyers should base decisions on their own inspections, consultants, estimates, and municipal review.

BUYER VERIFICATION CHECKLIST

1 Physical condition

Structure, roof, foundations, interiors, and code-related work.

2 Environmental

Environmental conditions and any testing recommended by buyer's consultants.

3 Utilities and systems

Availability, capacity, service condition, and mechanical systems.

4 Zoning and use

Current zoning, permitted uses, approvals, and any nonconforming conditions.

5 Redevelopment feasibility

Demolition, renovation, site planning, permitting, and project costs.

6 Title and site

Survey, legal description, access, boundaries, easements, and title matters.

Offering disclaimer

This offering memorandum has been prepared for informational purposes from sources believed reliable, but TDG Commercial Real Estate and the seller make no representation or warranty, express or implied, as to its accuracy or completeness. Information is subject to change, withdrawal, or correction without notice. The property is offered as-is, where-is. Prospective buyers must independently verify all information, including property condition, dimensions, utilities, zoning, permitted uses, environmental matters, title, and redevelopment or rehabilitation feasibility. Any suggested use is illustrative only and subject to governmental approval. This memorandum is not a substitute for legal, tax, engineering, environmental, or other professional advice.

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