BRAND NEW CONSTRUCTION High-Visibility Commercial Owner-User Opportunity

3420 S Lapeer Rd
Metamora, MI

BROCK J BEAN

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TDG COMMERCIAL

$2,200,000 SALE PRICE • 15,000 SF BUILDING • 9 ACRES COMMERCIAL SITE

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INVESTMENT OVERVIEW

Tenant:
Owner-User Opportunity

Sale Type:
Owner User / Investment

Sale Price:
$2,200,000

Year Built:
2024

Building Size:
15,000 SF

INVESTMENT OVERVIEW

This property offers a rare opportunity to acquire a large commercial site along the highly visible S Lapeer Road (M-24) corridor in Metamora. The offering includes approximately 15,000 square feet of building space positioned on an expansive 9-acre parcel, creating significant flexibility for owner-users, investors, or businesses seeking a scalable location. With over 500 feet of frontage along M-24 and an additional 400+ feet along Pratt Road, the site offers exceptional roadway exposure and easy access for customers, employees, and service vehicles.

The improvements include a ±9,000-square-foot newer service building and a ±6,000-square-foot showroom, allowing for multiple operational configurations depending on the buyer's needs. The buildings provide adaptable space suitable for retail, service, equipment sales, vehicle-related businesses, and other commercial operations that require both indoor workspace and showroom capacity.

Situated just minutes from I-69, the property benefits from convenient regional connectivity throughout Lapeer County and surrounding Southeast Michigan communities. The large land area provides additional flexibility for site expansion, outdoor storage, or future development, making the property particularly attractive for businesses that require both building space and excess land.

With strong visibility, multiple roadway frontages, and a substantial 9-acre footprint, the property presents a compelling opportunity for businesses seeking a prominent commercial headquarters or investors targeting a high-exposure redevelopment site along one of the region's primary commercial corridors.

Highlights

Why it's attractive today

- $2,200,000 commercial acquisition opportunity
- ±15,000 SF total building area on 9-acre site
- 500+ feet of frontage along M-24 (S Lapeer Rd)
- Additional 400+ feet of frontage along Pratt Rd
- Newer ±9,000 SF service building with modern infrastructure
- ±6,000 SF showroom space for retail or display
- Minutes from I-69 providing regional accessibility

Quick wins (first 90 days)

- Activate showroom and service buildings for owner-user operations
- Improve signage and branding along the M-24 corridor
- Utilize excess land for operational storage or staging
- Market frontage visibility to attract regional customers

Scale levers (6–12 months)

- Explore possible land splits across the 9-acre site, subject to township approval and zoning requirements
- Expand building footprint or add additional structures
- Attract complementary commercial tenants or partners
- Position property for long-term appreciation along M-24 corridor

PROPERTY FACTS

Property Overview

- Property Type: Commercial / Service Facility
- Sale Type: Owner-User or Investment
- Sale Price: $2,200,000
- Building Size: ±15,000 SF Total
- Service Building: ±9,000 SF
- Showroom / Retail Space: ±6,000 SF
- Year Built: 2024
- Stories: 1

Land Information

- Total Land Area: 9 acres
- Parcel Number: 015-008-065-11
- Zoning: B-2 Commercial
- Frontage:
- 500+ FT on S Lapeer Rd (M-24)
- 400+ FT on Pratt Rd

Building Specifications

- Ceiling Height (Service Building): 16 FT
- Overhead Doors: (2) 12' Wide × 14' Tall
- Electrical Service: To Be Verified
- Construction: Modern commercial structure
- Building Layout: Service facility + showroom configuration

Site Features

- Parking Capacity: Designed for approximately 250 vehicles
- Large commercial parcel with expansion potential
- Strong frontage visibility along the M-24 corridor
- Convenient access minutes from I-69

Ideal Uses

- Automotive dealership
- Equipment sales
- Fleet service facility
- Contractor headquarters
- Outdoor storage operation
- Agricultural equipment dealer

AERIAL SITE PLAN

AERIAL SITE PLAN

Showroom Building
- ~6,000 SF
- Customer showroom / retail space

Service Building
- ~9,000 SF
- Service bays / operational workspace

Parking & Vehicle Display Area
- Large paved lot designed for approximately 250 vehicles

Additional Yard / Expansion Area
- Excess land providing future development or operational expansion potential

Road Frontage

S Lapeer Rd (M-24)
- Primary commercial corridor
- 500+ FT of frontage

Pratt Rd Frontage
- Secondary access road
- 400+ FT of frontage

DEMOGRAPHICS

Trade Area Potential – At-a-Glance

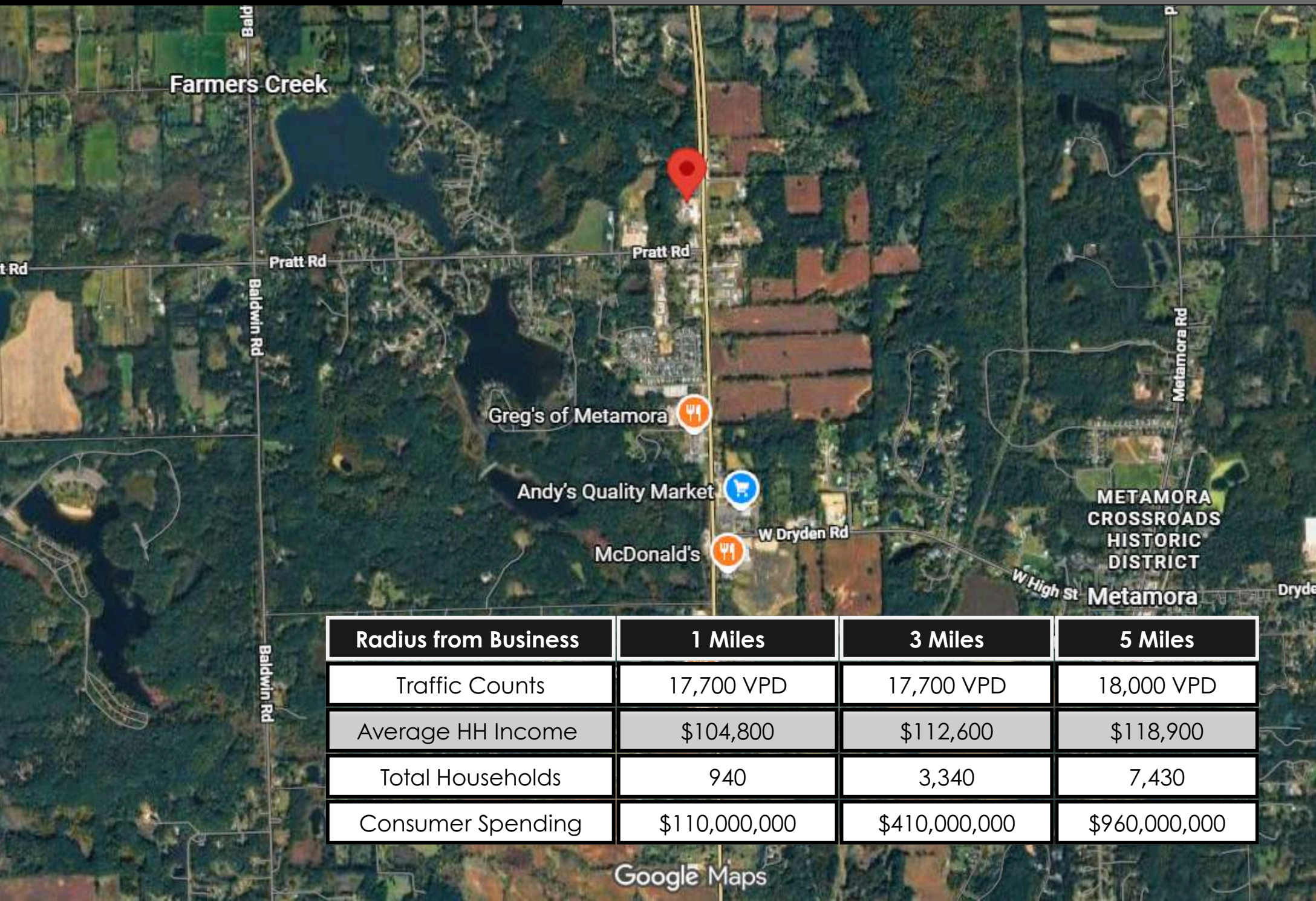
- Expansive land area allows future development, expansion, or potential site splits to maximize the property's long-term value.
- Convenient proximity to I-69 provides quick regional connectivity to Lapeer, Flint, and the greater Southeast Michigan market.
- Surrounding residential growth throughout Lapeer County supports ongoing demand for retail, service, and commercial businesses.
- Positioned along the S Lapeer Road (M-24) corridor, a primary north–south commercial route connecting Metamora, Lapeer, and surrounding communities.
- The large 9-acre site with significant frontage provides strong visibility and accessibility for regional customers and commercial users.
- High-exposure roadway frontage and flexible building configuration support owner-user operations or long-term commercial investment.

	1 Mile	3 Miles	5 Miles
2029 Population (Proj.)	2,560	9,180	20,340
Median HH Income	$89,400	$96,700	$101,500
Average HH Income	$104,800	$112,600	$118,900
Median Home Value	$298,000	$314,500	$328,900
Total Households	940	3,340	7,430
Owner-Occupied	88%	86%	84%
Renter-Occupied	12%	14%	16%
Median Age	41	42	41
Consumer Spending	$110,000,000	$410,000,000	$960,000,000

PROPERTY HIGHLIGHTS

- $2.2M commercial acquisition opportunity
- ±15,000 SF building across two functional structures
- Situated on 9 acres with significant development potential
- 500+ feet of frontage on S Lapeer Rd (M-24)
- Additional 400+ feet of frontage along Pratt Rd
- ±9,000 SF newer service building
- ±6,000 SF showroom or commercial display space
- Minutes from I-69 providing regional access
- Large parcel allows expansion, outdoor storage, or potential land splits, subject to township approval and zoning requirements.
- Flexible configuration suitable for retail, service, equipment sales, or commercial headquarters

MARKET OVERVIEW



Radius from Business	1 Miles	3 Miles	5 Miles
Traffic Counts	17,700 VPD	17,700 VPD	18,000 VPD
Average HH Income	$104,800	$112,600	$118,900
Total Households	940	3,340	7,430
Consumer Spending	$110,000,000	$410,000,000	$960,000,000

LOCATION OVERVIEW

ECONOMY

M-24 (S Lapeer Rd) Visibility – Prominent frontage along one of Lapeer County's primary commercial corridors provides strong daily vehicle exposure and excellent business visibility.

Regional Accessibility – Convenient proximity to I-69 allows efficient travel throughout Lapeer County and quick regional access to Flint, Oxford, and surrounding Southeast Michigan communities.

Established Residential Trade Area – Surrounding Metamora and Lapeer residential communities create a built-in customer base supporting retail, service, and commercial businesses.

Commuter Traffic Patterns – M-24 serves as a major north–south travel route through the region, generating consistent drive-by visibility and customer accessibility.

Growing Commercial Corridor – The S Lapeer Rd corridor supports a variety of local businesses, equipment sales operations, service providers, and destination retail uses.

Customer Convenience – Easy vehicle access, extensive frontage, and the large site layout support smooth traffic circulation and operational flexibility.

GROWTH

Flexible Commercial Use – The property's 15,000 SF of building space across two structures allows for a variety of commercial uses, including showroom, service, retail, or office operations.

Immediate Operational Opportunity – Existing improvements, including a 9,000 SF service building and 6,000 SF showroom, allow new owners to activate the property quickly.

Investment Value Creation – The 9-acre parcel provides significant expansion potential for additional development, outdoor storage, or operational growth.

Regional Service Demand – Surrounding rural and suburban communities create ongoing demand for equipment sales, service businesses, and commercial operations.

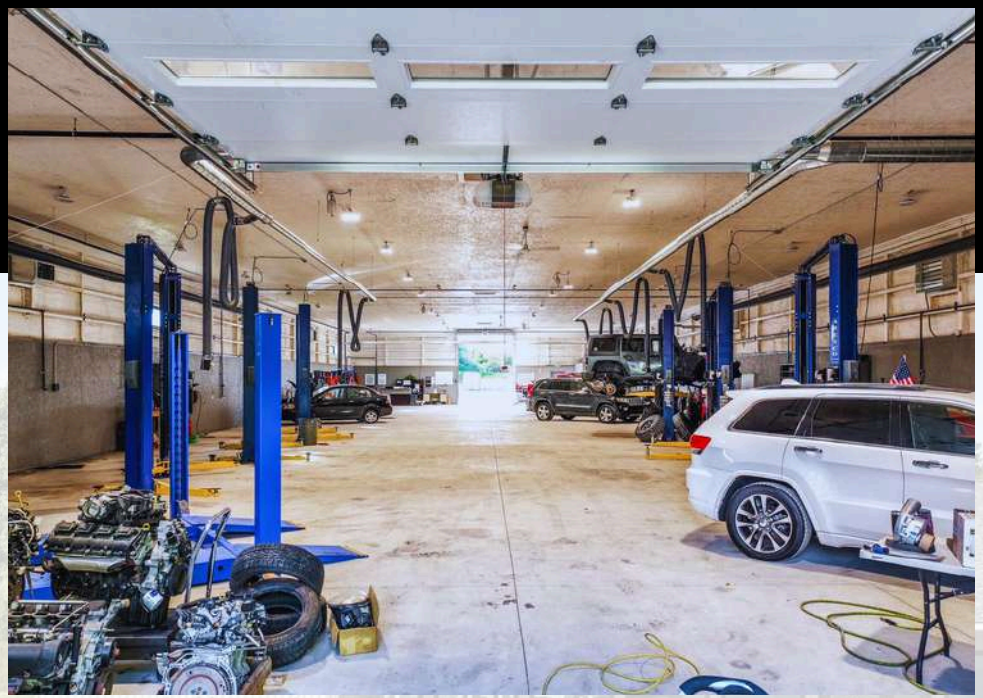
Entrepreneurial Opportunity – The property's high visibility and flexible layout make it attractive for owner-operators seeking a prominent commercial headquarters.

Future Redevelopment Potential – With over 500 feet of frontage on M-24 and 400+ feet along Pratt Rd, the site offers long-term potential for expansion or commercial redevelopment, subject to township approval and zoning requirements.

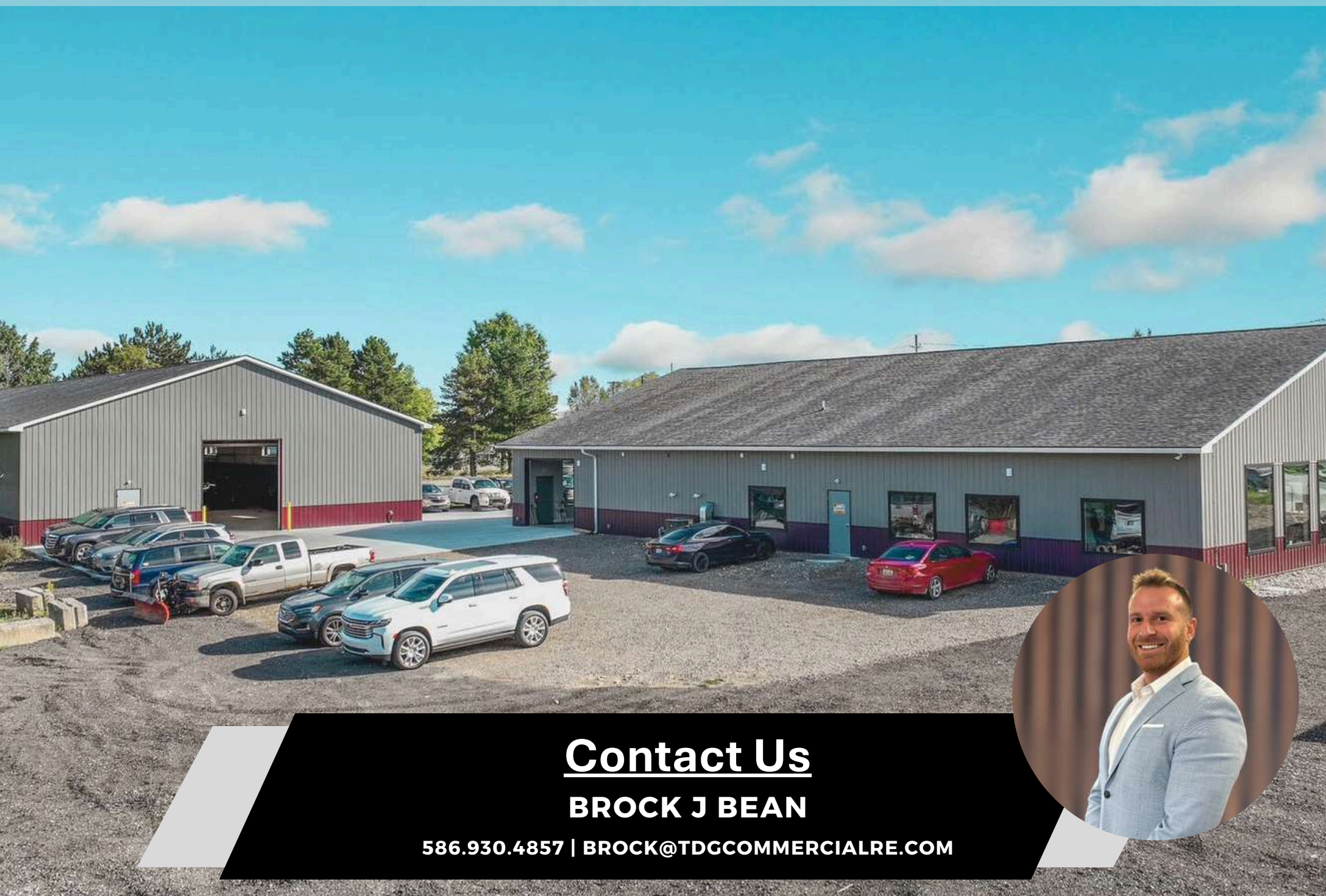
PHOTOS - Exterior

PHOTOS - Interior

Automotive equipment may be available separately!



CONTACT US



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