



**SIGNATURE
ASSOCIATES**
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LAND For Sale

Location: 3623 Dixie Highway
Side of Street: East
City: Saginaw, MI
Cross Streets: Baldwin Street
County: Saginaw

Acreage: 0.70

Improvements: N/A

Zoning: B-2

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Gas: Yes

Storm Sewer: Yes

Outside Storage: No

Water: Yes

Rail Siding: No

ADJACENT LAND

North: Retail

East: Retail

South: Retail

West: Retail

PRICING INFORMATION

Asking Price: \$139,900.00

Per Acre:

Parcel #: See Comments

Per SqFt :

Assessor Number: N/A

Terms:

Taxes: \$8,902.05 (2024)

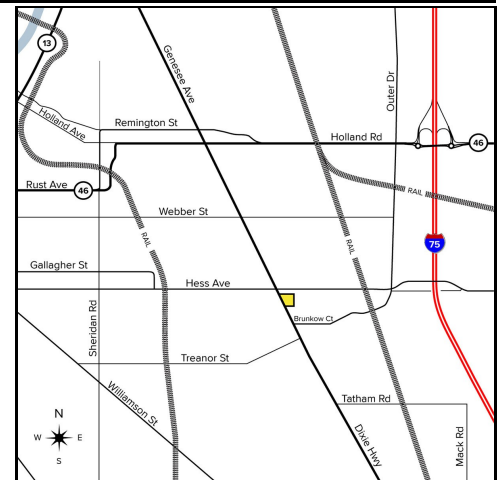
TRAFFIC INFORMATION

Yr: 2024 Count: 17,958 Dixie Hwy. S. of Hess Ave.
Yr: 2024 Count: 13,847 Dixie Hwy N. of Hess Ave.
Yr: 2024 Count: 12,773 Hess Ave. E. of Dixie Hwy.
Yr: 2024 Count: 11,632 Hess Ave. W. of Dixie Hwy.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	6,665	\$33,734
3 Mile Radius	29,900	\$40,052
5 Mile Radius	71,861	\$50,558

Comments: Development opportunity for retailers, automotive, restaurants, financial institutions and more. Three different parcels assembled together 3623, 3647 Dixie Highway & 2320 Baldwin Street totaling .70 acres includes 1,657 sq. ft. building. Surrounded by national and local retailers along Dixie Highway. Must be sold together. Parcels Include: 10125323101000, 10125323189000 & 10125323103000.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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