



LAND For Sale

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

Acreage: 0.70
Zoning: B-2

Improvements: N/A
Dimensions:

UTILITIES

Sanitary Sewer: Yes
Storm Sewer: Yes
Water: Yes

Gas: Yes
Outside Storage: No
Rail Siding: No

ADJACENT LAND

North: Retail
South: Retail

East: Retail
West: Retail

PRICING INFORMATION

Asking Price: \$130,000.00

Per Acre:

Parcel #: See Comments

Per SqFt :

Assessor Number: N/A

Terms:

Taxes: \$4,298.34 (2025)

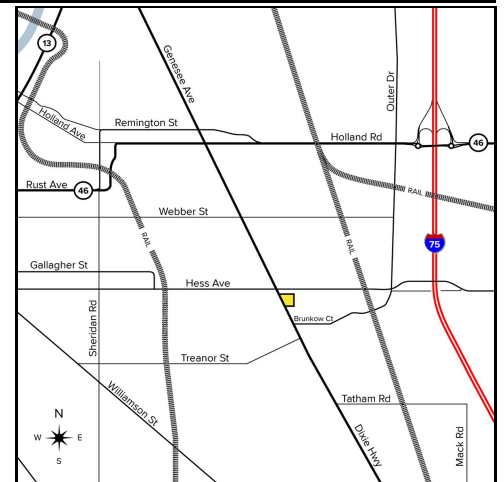
TRAFFIC INFORMATION

Yr: 2025 Count: 8,969 Dixie Hwy. S. of Hess Ave.
Yr: 2025 Count: 6,834 Dixie Hwy N. of Hess Ave.
Yr: 2025 Count: 6,236 Hess Ave. E. of Dixie Hwy.
Yr: 2025 Count: 5,420 Hess Ave. W. of Dixie Hwy.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	6,654	\$32,593
3 Mile Radius	29,770	\$38,929
5 Mile Radius	71,566	\$47,899

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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