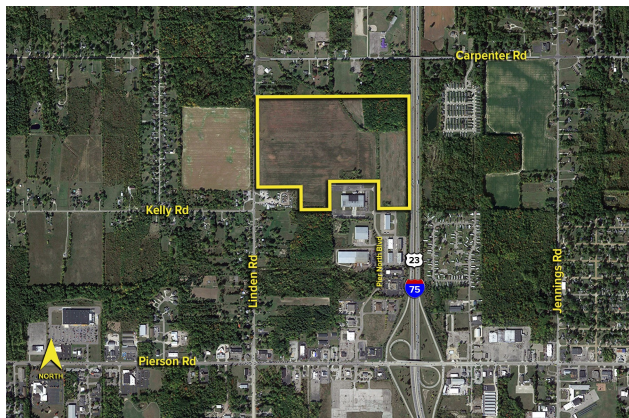




LAND For Sale

Location: Pier North Boulevard
Side of Street: North
City: Flint, MI
Cross Streets: Pierson Road & I-75
County: Genesee

Acreage: 105.15

Improvements: N/A

Zoning: Lt. Industrial

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Gas: Yes

Storm Sewer: Yes

Outside Storage: Yes

Water: Yes

Rail Siding: No

ADJACENT LAND

North: Farm

East: Freeway

South: Lt. Industrial

West: Farm

PRICING INFORMATION

Asking Price: \$5,257,200.00

Per Acre: \$50,000.00

Parcel #: 14-28-100-015

Per SqFt : \$1.15

Assessor Number: N/A

Terms:

Taxes: \$4,401.63 (2024)

TRAFFIC INFORMATION

Yr: 2025 Count: 33,214 Pierson Rd. E. of Linden Rd.

Yr: 2025 Count: 28,985 Pierson Rd. W. of Linden Rd.

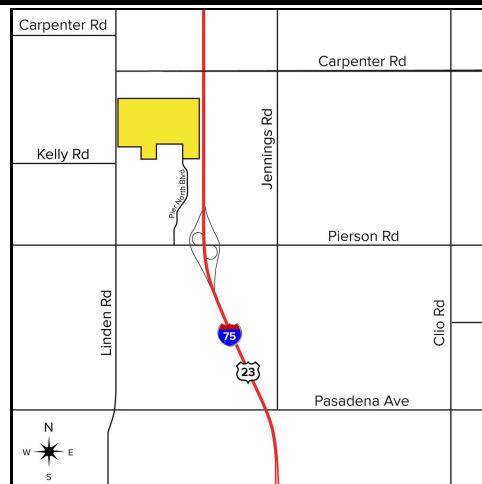
Yr: 2025 Count: 13,251 Linden Rd. N. of Pierson Rd.

Yr: 2025 Count: 16,554 Linden Rd. S. of Pierson Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,902	\$43,506
3 Mile Radius	34,235	\$47,393
5 Mile Radius	99,289	\$52,495

Comments: Opportunity Zone. Consumers Energy/"Energy-Ready Site". Site may be divided into single parcels with I-75 frontage or Linden Road frontage (\$150,000/acre for frontage parcels).



Broker: SIGNATURE ASSOCIATES

Agent(s):

Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com

Winfield Cooper, (810) 732-6000, win@coopercom.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.