

**FOR SALE**

**VACANT LAND | GRAND BLANC, MICHIGAN**



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**PROPERTY INFORMATION**

Property Address	Dort & Reid Road
City/Township	Grand Blanc
Building Size	Vacant Land
Property Size	55.36 AC
Space Available	N/A
Asking Rate	Contact Broker
Zoning	Light Industrial, can be potentially rezoned to multiple.

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

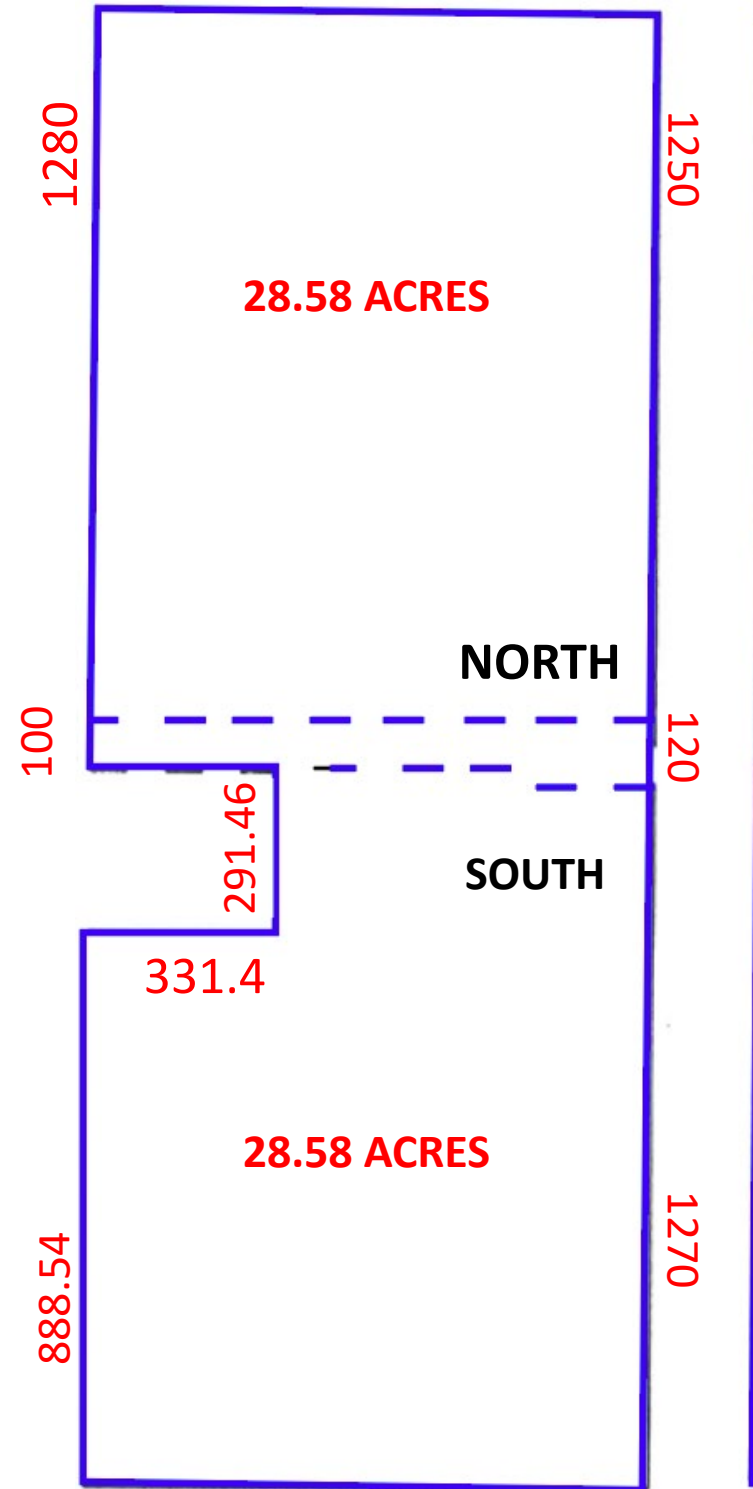
 <b>POPULATION</b> 135,993 PEOPLE	 <b>MEDIAN AGE</b> 32.6 YEARS OLD
 <b>HOUSEHOLDS</b> 50,000	 <b>CONSUMER SPENDING</b> \$2.2 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$135,993/ANNUALLY	 <b>DAYTIME POPULATION</b> 135,993 PEOPLE

**AREA TENANTS & EMPLOYERS**

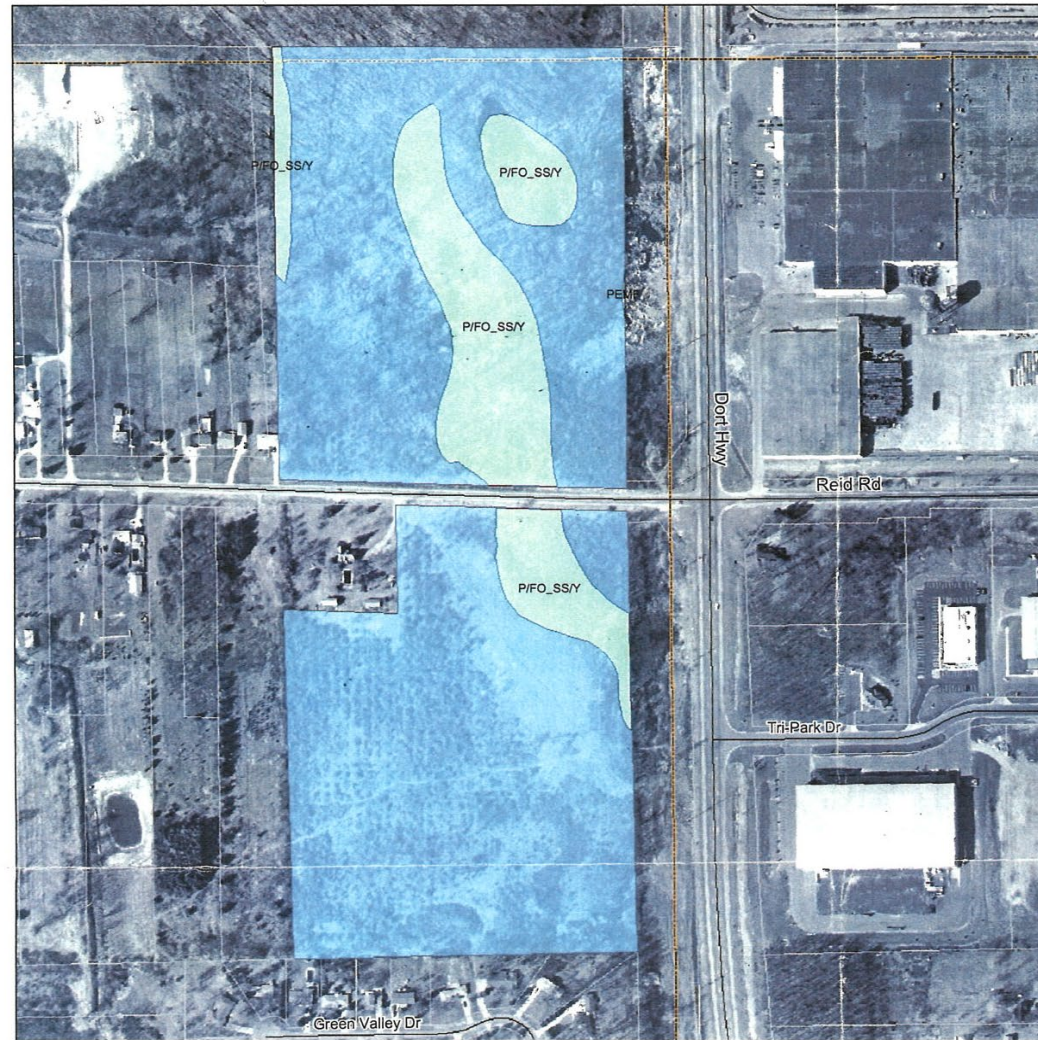


**PROPERTY HIGHLIGHTS**

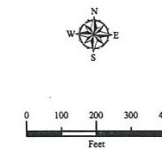
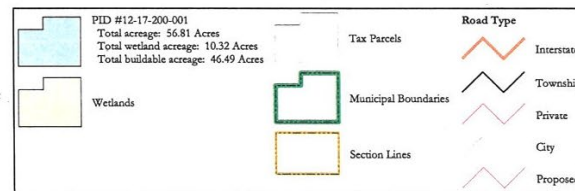
- Potentially can be changed to multiple (apartments, condos, multifamily, senior living).
- Close proximity to highways with I-75 contently located a mile away.
- Utilities: Sewer and water available.
- Development Potential with site plans that can accommodate a variety of tenants or uses in the area.



### Charter Township of Grand Blanc Dort Hwy & Reid Rd Property

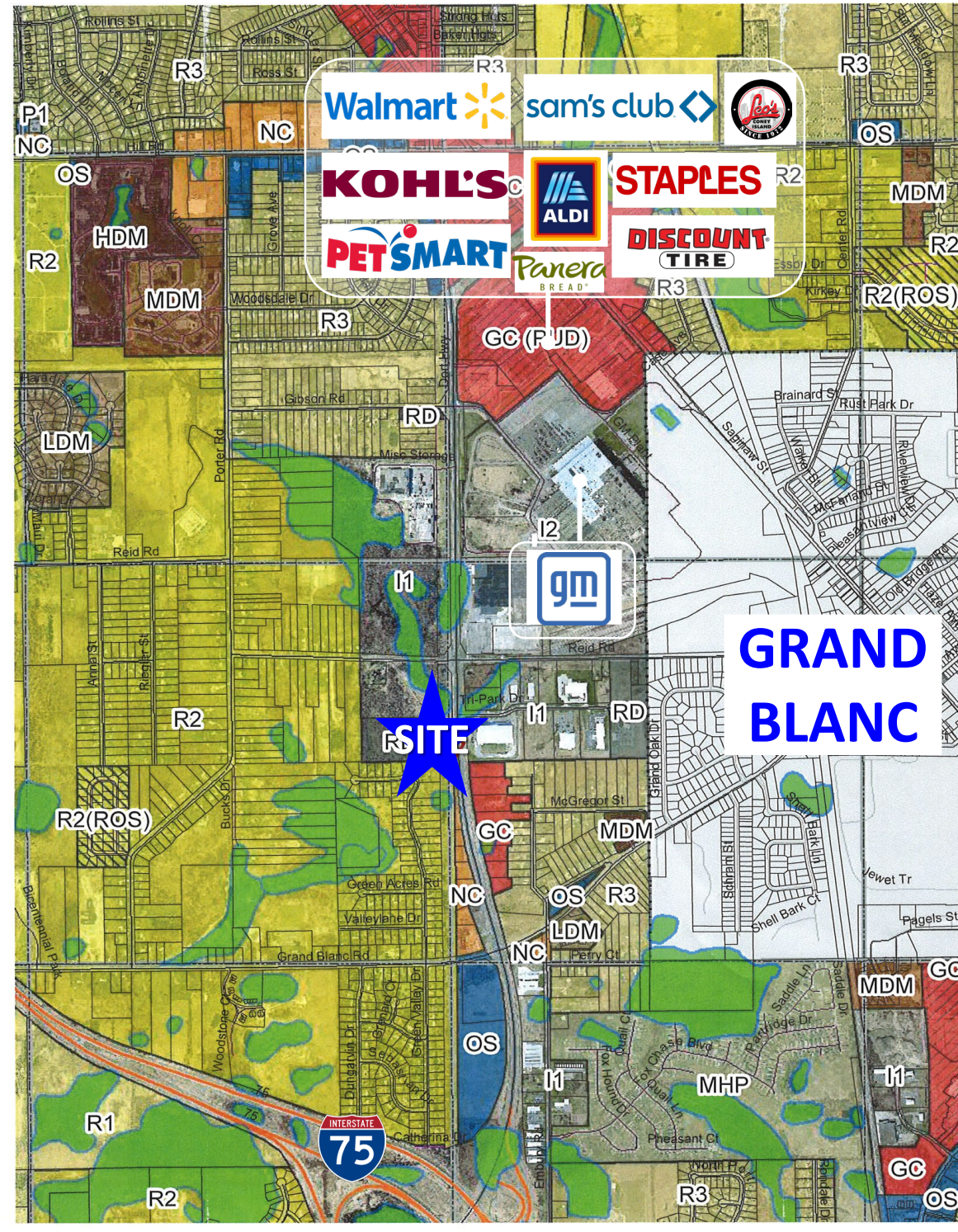


SOURCES: Grand Blanc Township GIS Department, August 2004

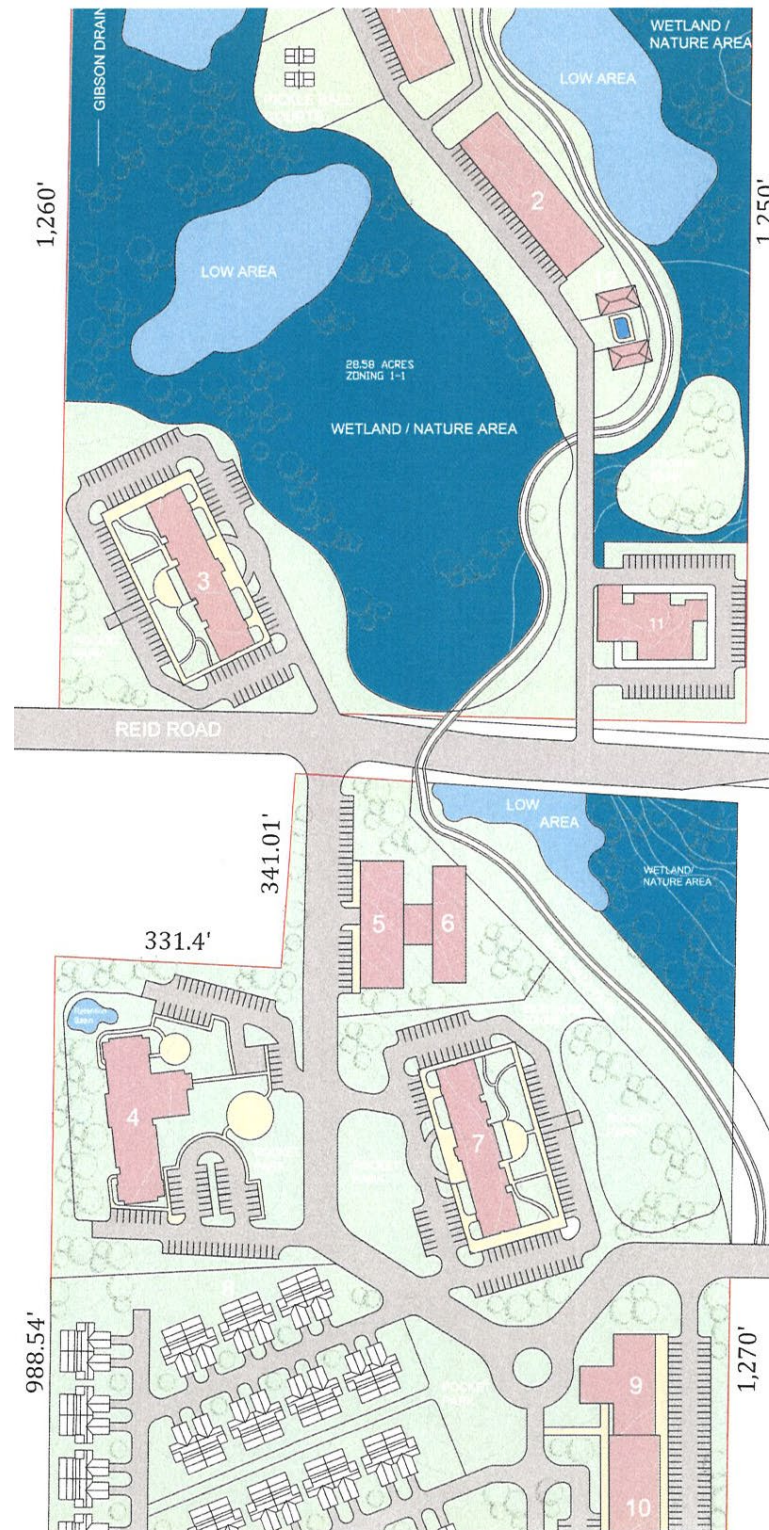


DISCLAIMER: Map is for visual purposes only. Grand Blanc Township is not responsible for any decisions based on the information in this map.





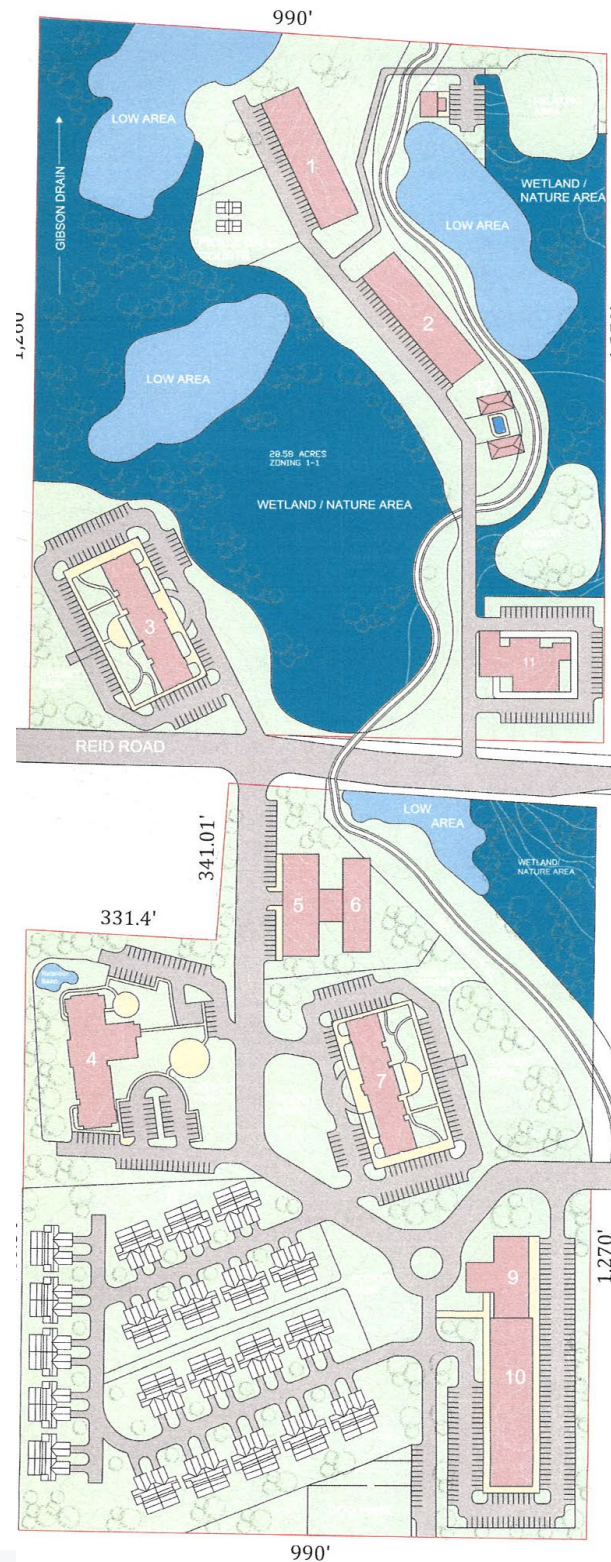




### CONCEPTUAL PLAN

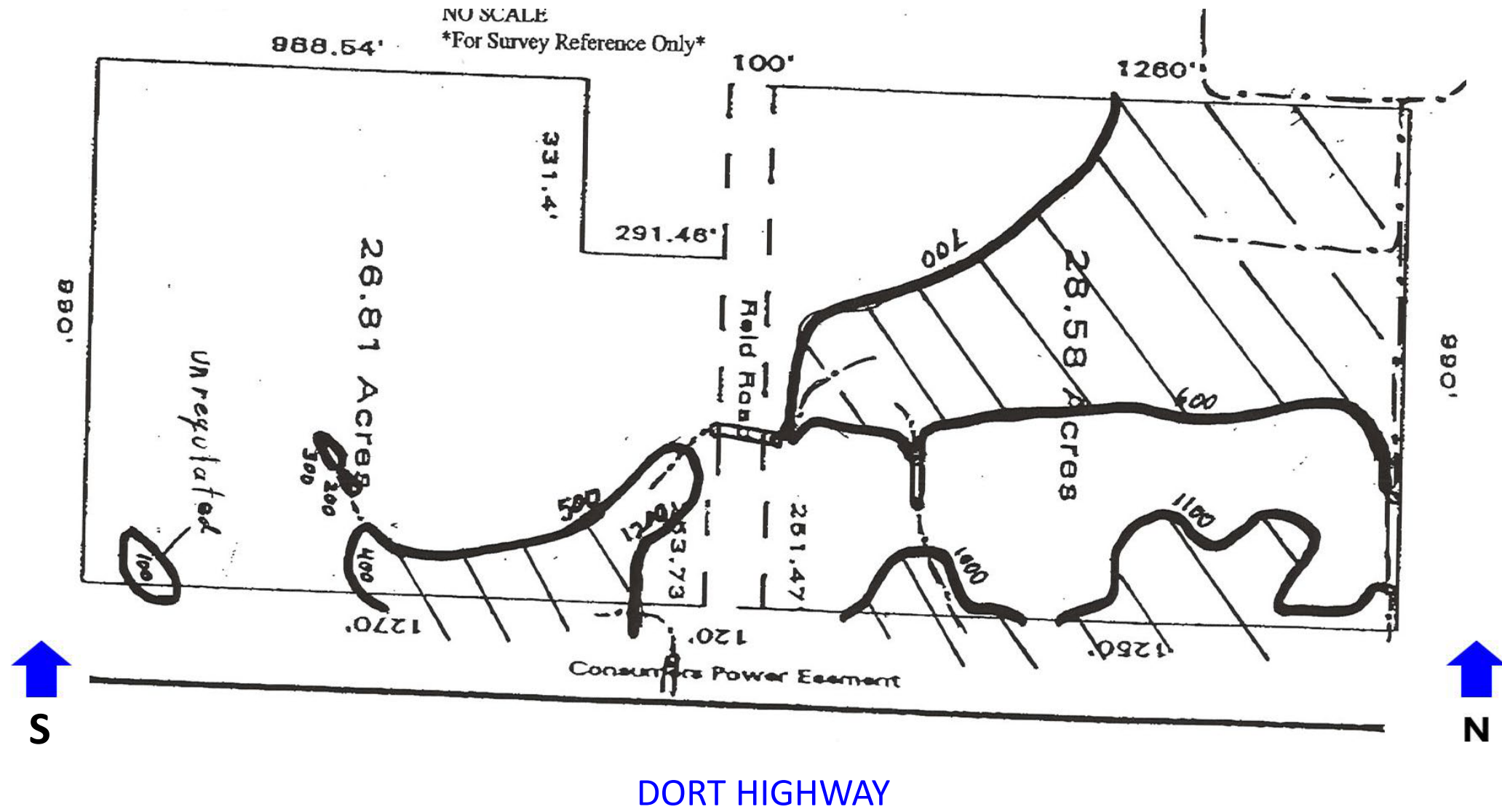
TYPE	NO. OF STORY	TOTAL UNITS	AREA
1) SENIOR APARTMENTS 1	5	44	14142 S.F
2) SENIOR APARTMENTS 2	5	44	14142 S.F
3) SENIOR APARTMENTS 3	4	51	19008 S.F
4) SENIOR APARTMENTS 4	3	51	19008 S.F
5) ASSISTED LIVING	3	24	10133 S.F
6) MEMORY CARE	2	-	10586 S.F
7) SENIOR APARTMENTS 3	4	51	19008 S.F
8) DUPLEX	1	24	10133 S.F
9) MEDICAL CENTER	2	1	11454 S.F
10) COMMERCIAL/ RETAIL	3	-	21859 S.F
11) BOUTIQUE/ RETAIL & RESTAURANT	2	1	12209 S.F
12) CLUB HOUSE	1	2	1891 S.F
13) NATURE LEARNING CENTER, RESTROOMS FOR IRON- BELIEF TRAIL.	3	1	1736 S.F
WETLAND + LOW AREA	-	-	16 AC Approx.





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POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	3,503	41,801	92,928
2024 Population	3,394	38,694	87,064
2029 Population Projection	3,339	37,702	85,050
Annual Growth 2020-2024	-0.8%	-0.196%	-1.6%
Annual Growth 2024-2029	-0.3%	-0.5%	-0.5%
Median Age	39.6	39.2	39.4
Bachelor's Degree or Higher	29%	33%	27%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	1,441	17,708	38,439
2024 Households	1,397	16,380	35,943
2029 Household Projection	1,373	15,953	35,092
Owner Occupied Households	948	9,950	22,701
Renter Occupied Households	426	6,003	12,391
<b>Avg Household Income</b>	<b>\$80,593</b>	<b>\$85,911</b>	<b>\$80,414</b>
<b>Median Household Income</b>	<b>\$56,527</b>	<b>\$61,693</b>	<b>\$56,733</b>

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,872	31,495	68,249
Black	269	3,459	10,382
American Indian/Alaskan Native	6	83	218
Asian	66	1,173	2,259
Hawaiian & Pacific Islander	0	13	26
Two or More Races	180	2,470	5,930
Hispanic Origin	147	1,657	3,888

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	430	3,908	8,564
\$50,000 - 75,000	317	3,297	7,089
\$75,000 - 100,000	174	1,852	3,747
\$100,000 - 125,000	94	1,667	3,186
\$125,000 - 150,000	38	1,031	1,994
\$150,000 - 200,000	66	1,073	2,133
\$200,000+	103	1,093	2,269



DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>4,119</b>	<b>373</b>	<b>11</b>	<b>26,056</b>	<b>2,473</b>	<b>11</b>	<b>42,954</b>	<b>4,359</b>	<b>10</b>
Trade Transportation & Utilities	2,256	68	33	4,069	251	16	9,077	542	17
Information	35	8	4	332	31	11	756	64	12
Financial Activities	200	43	5	2,034	340	6	3,375	598	6
Professional & Business Services	299	59	5	1,623	297	5	4,110	589	7
Education & Health Services	471	99	5	13,987	1,139	12	17,669	1,714	10
Leisure & Hospitality	500	35	14	2,222	154	14	4,420	295	15
Other Services	244	56	4	1,453	242	6	2,821	515	5
Public Administration	114	5	23	336	19	18	726	42	17
<b>Goods-Producing Industries</b>	<b>175</b>	<b>20</b>	<b>9</b>	<b>1,098</b>	<b>152</b>	<b>7</b>	<b>5,483</b>	<b>369</b>	<b>15</b>
Natural Resources & Mining	0	0	-	4	2	2	20	8	3
Construction	91	12	8	545	99	6	1,609	243	7
Manufacturing	84	8	11	549	51	11	3,854	118	33
<b>Total</b>	<b>4,294</b>	<b>393</b>	<b>11</b>	<b>27,154</b>	<b>2,625</b>	<b>10</b>	<b>48,437</b>	<b>4,728</b>	<b>10</b>



## EXCLUSIVELY LISTED BY:

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The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC (“Broker”) has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

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## CONTACT US:



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