AVAILABLE

1.22 ACRES

CMP

2330 West Grand Blanc Road | **Flint, MI**

VACANT LAND

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	2330 West Grand Blanc Road
City/Township	Flint, MI
Land Size	1.22 AC
Zoning	C-5, Highway Services
Asking Rental Rate	Contact Broker
Option for Ground Lease	Yes
Option for Build-to-Suit	Yes
All Utilities Available	Yes
Sale Price	$725,000.00

DEMOGRAPHICS *(5-MILE RADIUS)*

55,898
PEOPLE

$90,855
AVG. HOUSEHOLD INCOME

23,375
HOUSEHOLDS

$681.3 M
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

SHOVEL-READY SITE WITH ESTABLISHED DEVELOPMENT CONCEPTS

The Proposed site plans illustrate the property's ability to accommodate multiple commercial users, including drive-thru restaurant concepts and multi-tenant retail development, reducing upfront planning time and accelerating the development process.

SURROUNDED BY ESTABLISHED NATIONAL RETAILERS & TRAFFIC DRIVERS

Adjacent to national operators including McDonald's, Taco Bell, Speedway, Shell, and other established commercial users, the site benefits from existing consumer traffic patterns and strong retail synergy.

EXCEPTIONAL ACCESS WITH FULL INTERCHANGE CONNECTIVITY

Direct access to both I-75 and Grand Blanc Road provides convenient ingress and egress for local traffic, regional commuters, and interstate travelers, making the site well-positioned for destination and convenience-oriented uses.

HIGH BARRIER TO ENTRY CORRIDOR

Large commercial development sites with freeway visibility and interchange access remain extremely limited throughout the Grand Blanc market, creating a unique opportunity for developers, investors, and owner-users.

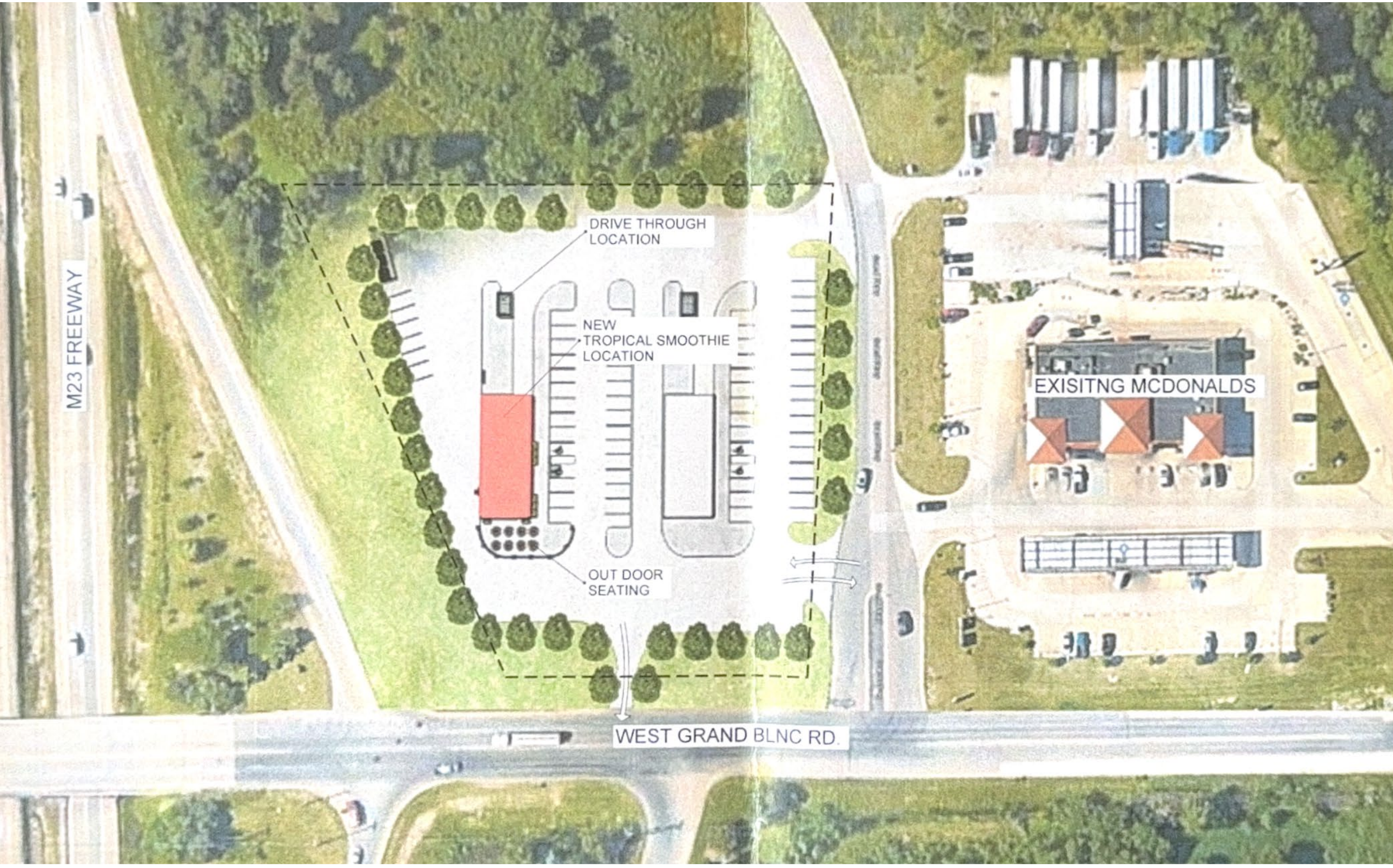
LOCATED WITHIN A RAPIDLY GROWING SOUTH GENESEE COUNTY CORRIDOR

Continued residential growth, commercial investment, and ongoing development activity throughout the Grand Blanc market continue to strengthen demand for well-located commercial sites along major transportation corridors.

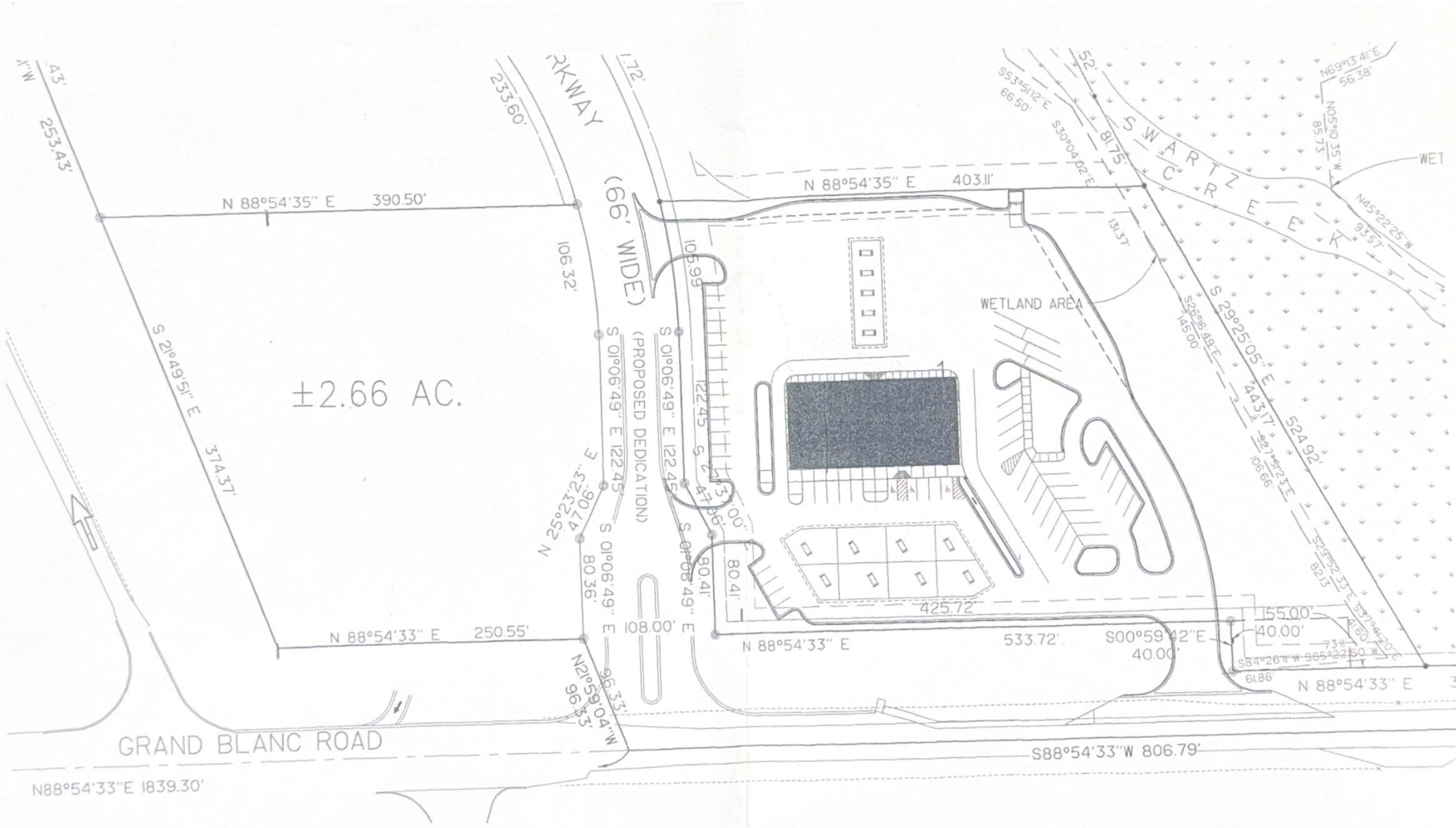
AREA TENANTS

meijer · COSTCO WHOLESALE · JIMMY JOHN'S Since 1983 GOURMET SANDWICHES · TACO BELL · THE HOME DEPOT · Hampton by HILTON · MARRIOTT · HYATT PLACE

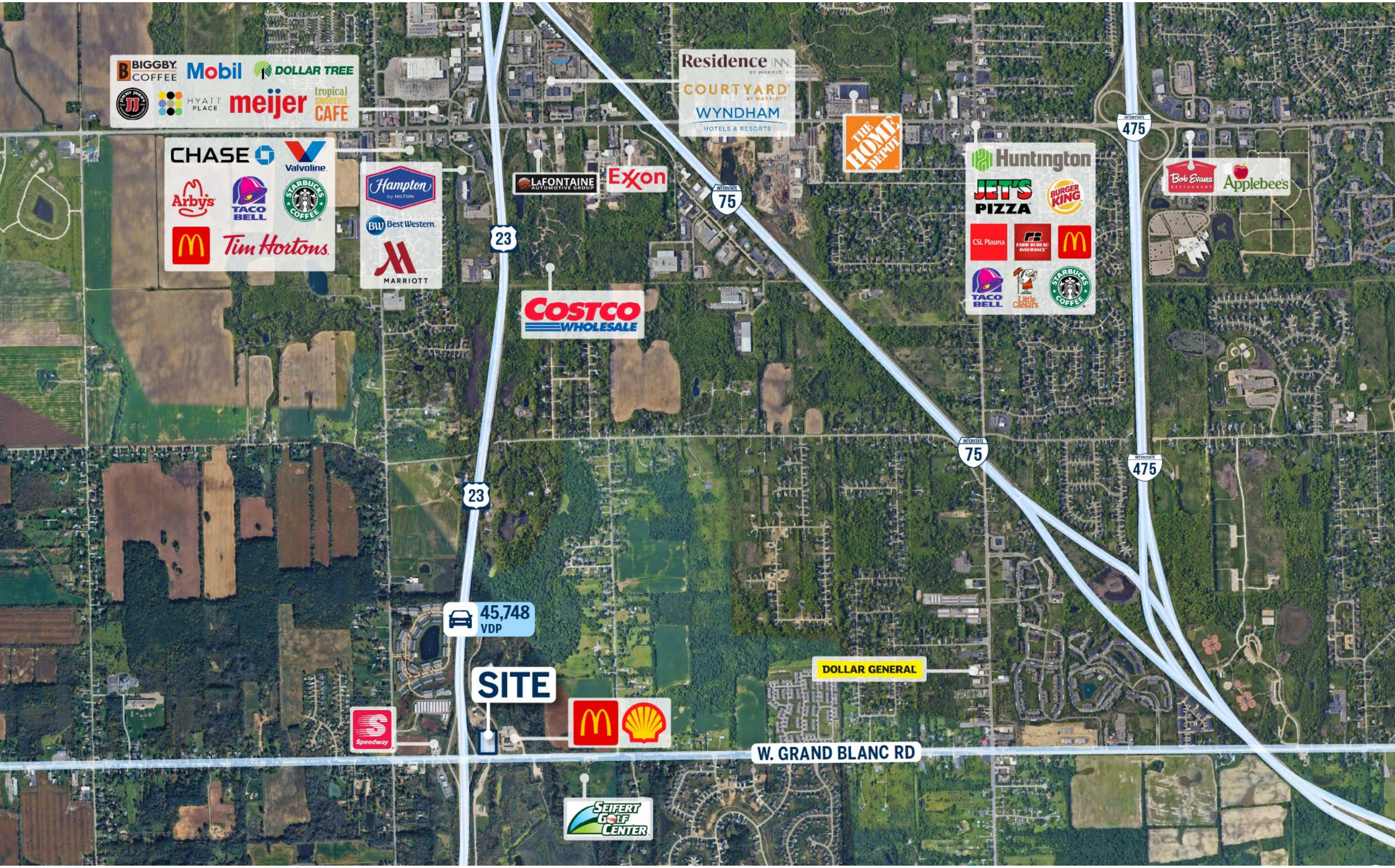
PROPOSED SITE PLAN



SURVEY


±2.66 AC.
N 88°54'35" E 390.50'
253.43'
374.37'
106.32'
233.60'
RKWY
(66' WIDE)
172'
N 88°54'35" E 403.11'
WETLAND AREA
SWARTZ CREEK
S53°51'12"E 66.50'
S30°04'02"E 81.75'
N69°13'41"E 56.38'
N05°10'35"W 85.73'
N45°22'25"W 93.57'
S26°16'49"E 145.00'
S 29°25'05" E 524.92'
131.37'
106.99'
122.45'
S 01°06'49" E
(PROPOSED DEDICATION)
N 25°23'23" E 47.06'
80.41'
425.72'
533.72'
S00°59'42"E 40.00'
55.00'
40.00'
61.86'
N 88°54'33" E
N 88°54'33" E 250.55'
108.00'
96.33'
N21°59'04"W 96.33'
GRAND BLANC ROAD
S88°54'33"W 806.79'
N88°54'33"E 1839.30'

AERIAL


BIGGBY COFFEE
Mobil
DOLLAR TREE
HYATT PLACE
meijer
tropical SMOOTHIE CAFE
CHASE
Valvoline
Arby's
TACO BELL
STARBUCKS COFFEE
Tim Hortons
Hampton by HILTON
Best Western
MARRIOTT
LaFONTAINE AUTOMOTIVE GROUP
Exxon
COSTCO WHOLESALE
Residence INN BY MARRIOTT
COURTYARD BY MARRIOTT
WYNDHAM HOTELS & RESORTS
THE HOME DEPOT
Huntington
JET'S PIZZA
BURGER KING
CSL Plasma
FARM BUREAU INSURANCE
TACO BELL
Little Caesars
STARBUCKS COFFEE
Bob Evans RESTAURANT
Applebee's
INTERSTATE 75
INTERSTATE 475
US 23
45,748 VDP
SITE
Speedway
DOLLAR GENERAL
W. GRAND BLANC RD
SEIFERT GOLF CENTER

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	1,951	16,958	58,439
2025 Population	1,851	15,847	55,898
2030 Population Projection	1,823	15,540	55,136
Annual Growth 2020-2025	-1.0%	-1.3%	-0.9%
Annual Growth 2025-2030	-0.3%	-0.4%	-0.3%

HOUSEHOLDS			
2020 Households	822	7,588	24,530
2025 Households	772	7,055	23,373
2029 Household Projection	758	6,910	23,036
Annual Growth 2020-2025	0.0%	-0.6%	-0.2%
Annual Growth 2025-2030	-0.4%	-0.4%	-0.3%
Avg Household Size	2.40	2.20	2.30
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$101,181	$99,160	$90,855
Median Household Income	$85,818	$85,528	$72,383

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$236,842	$230,529	$201,735
Median Year Built	1991	1982	1973
Owner Occupied Households	574	4,590	15,779
Renter Occupied Households	184	2,320	7,257

HOUSING COMPOSITION			
1-Person Households	228	2,525	7,479
2-Person Households	258	2,369	7,886
3-Person Households	126	976	3,566
4-Person Households	109	741	2,708
5-Person Households	37	291	1,138
6-Person Households	9	106	410
7-Person Households	6	47	186

EMPLOYMENT			
Civilian Employed	947	8,227	26,166
Civilian Unemployed	28	261	1,165
Civilian Non-Labor Force	552	4,594	18,222

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