

LAND PROPERTY // FOR SALE

10.7 ACRE LAND PORTFOLIO FOR DEVELOPMENT IN GRAND BLANC

S DORT HWY & E GRAND BLANC RD
GRAND BLANC , MI 48439



- 10.7-acre land portfolio consisting of 8 lots
- Two commercial zoning classifications allowing diverse development concepts:
- 4.5 Acres on the W side of S Dort Hwy is zoned Neighborhood Commercial - Ideal for retail development with 969' of frontage
- 6.2 Acres on the E side of S Dort Hwy is zoned General Commercial - ideal for industrial development with 887' of frontage
- Water and sewer on site
- Daily traffic counts of 13,297
- High-growth Grand Blanc market surrounded by established residential neighborhoods



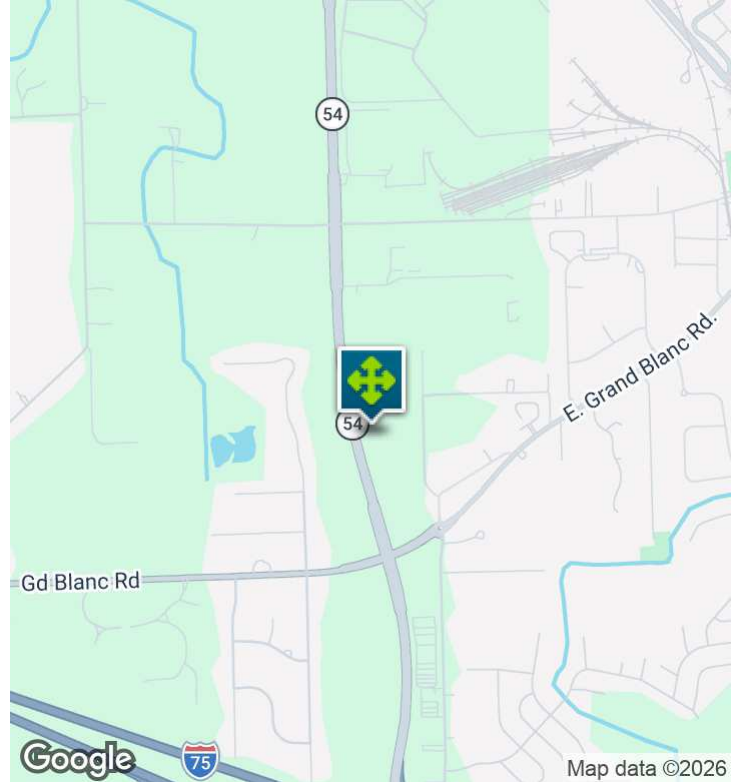
P.A. COMMERCIAL
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EXECUTIVE SUMMARY

S DORT HWY & E GRAND BLANC RD, GRAND BLANC, MI 48439 // FOR SALE



Sale Price	\$749,000
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OFFERING SUMMARY

Lot Size:	10.7 Acres
Price / Acre:	\$70,000
Zoning:	Neighborhood Commercial District & General Commercial
Market:	Detroit
Submarket:	Flint
Traffic Count:	13,297

PROPERTY OVERVIEW

This 10.7-acre property, comprised of 8 lots, offers a prime location with 4.5 acres zoned for Neighborhood Commercial District, ideal for retail development, and 6.2 acres zoned for General Commercial, perfect for industrial use. Boasting 969 feet of frontage on the west side of S Dort Hwy and 887 feet on the east side, this property also features water and sewer on site, making it ready for development. With daily traffic counts of 13,297, this is a promising prospect for industrial and retail developers seeking a strategic acquisition in the Grand Blanc area.

LOCATION OVERVIEW

Situated along the rapidly evolving Dort Highway corridor in Grand Blanc, this portfolio offers developers a rare opportunity to control two strategically positioned sites totaling 10.7 acres. Benefiting from outstanding visibility, direct access to one of Genesee County's primary commercial corridors, and close proximity to I-75, the property is ideally positioned to capitalize on continued residential growth and expanding commercial investment. Grand Blanc Township has prioritized this corridor for long-term economic development through significant infrastructure improvements, including the completed Dort Highway extension, making the area increasingly attractive for retail, medical, office, hospitality, and mixed-use commercial projects.



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PROPERTY DETAILS

S DORT HWY & E GRAND BLANC RD, GRAND BLANC , MI 48439 // FOR SALE

Sale Price	\$749,000
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LOCATION INFORMATION

Building Name	S Dort Hwy & E Grand Blanc Rd Land
Street Address	S Dort Hwy & E Grand Blanc Rd
City, State, Zip	Grand Blanc , MI 48439
County	United States
Market	Detroit
Sub-market	Flint
Cross-Streets	S Dort Hwy & E Grand Blanc Rd

BUILDING INFORMATION

Number of Lots	8
Best Use	Development

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail & Industrial
Zoning	Neighborhood Commercial District & General Commercial
Lot Size	10.7 Acres
APN #	12-16-551-005, 12-16-551-092, 12-16-551-095, 12-16-551-098, 12-16-551-004, 12-16-551-093, 12-16-551-096, 12-16-551-099
Corner Property	No
Traffic Count	13297
Traffic Count Street	S Dort Hwy
Waterfront	No
Power	No
Rail Access	No
Topography	Level

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Gas / Propane	No
Irrigation	Yes
Water	Yes
Sewer	Yes



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LAND LOTS

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LOT #	ADDRESS	APN	SUB-TYPE	SIZE	ZONING
1	S Dort Hwy	12-16-551-099	Retail	0.45 Acres	Neighborhood Commercial
2	S Dort Hwy	12-16-551-096	Retail	0.76 Acres	Neighborhood Commercial
3	S Dort Hwy	12-16-551-093	Retail	0.99 Acres	Neighborhood Commercial
4	S Dort Hwy	12-16-551-004	Retail	2.3 Acres	Neighborhood Commercial
6	S Dort Hwy	12-16-551-095	Industrial	1.56 Acres	General Commercial
5	S Dort Hwy	12-16-551-098	Industrial	2.18 Acres	General Commercial
7	S Dort Hwy	12-16-551-092	Industrial	1.36 Acres	General Commercial
8	S Dort Hwy	12-16-551-005	Industrial	1.1 Acres	General Commercial



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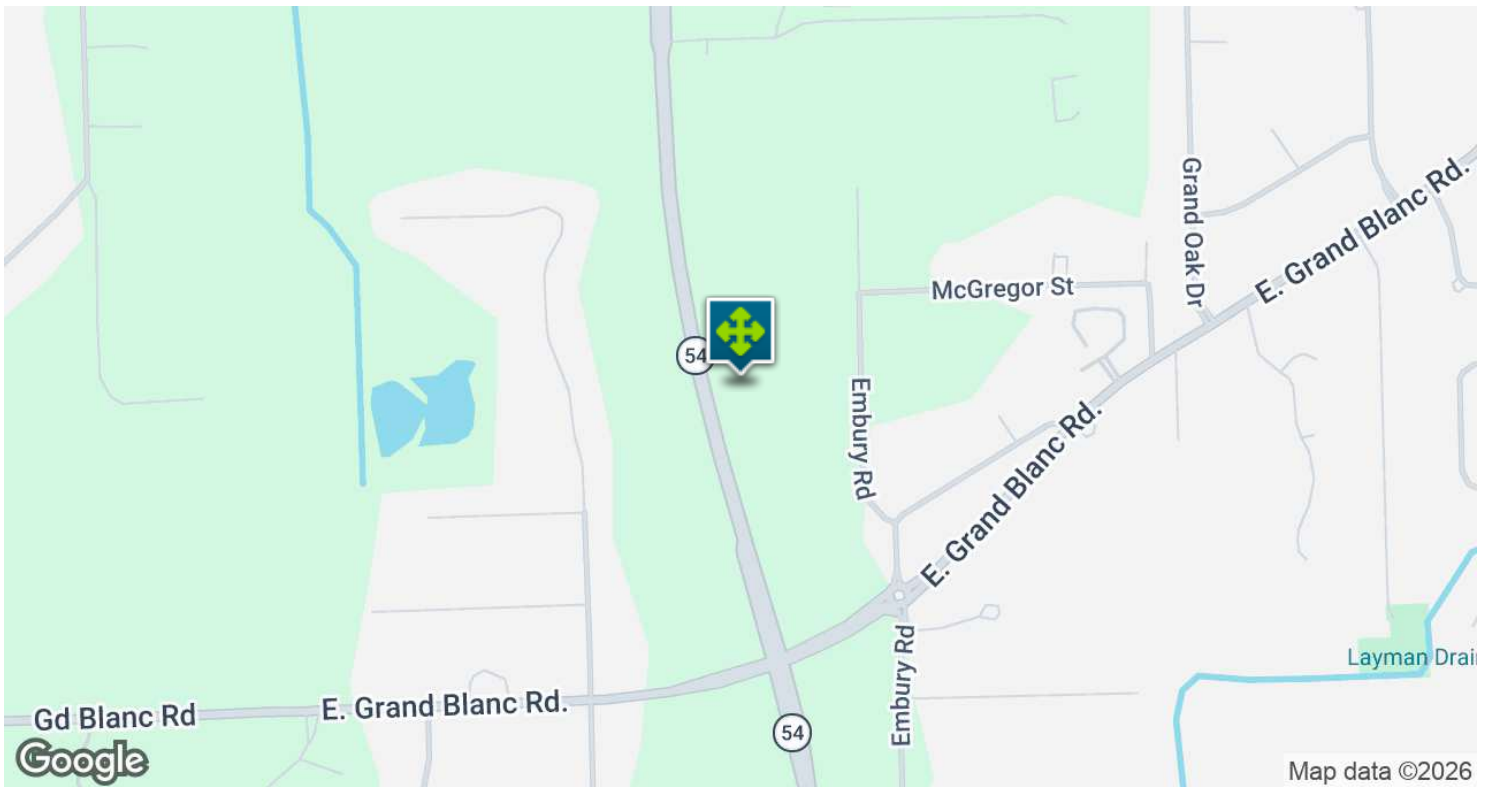
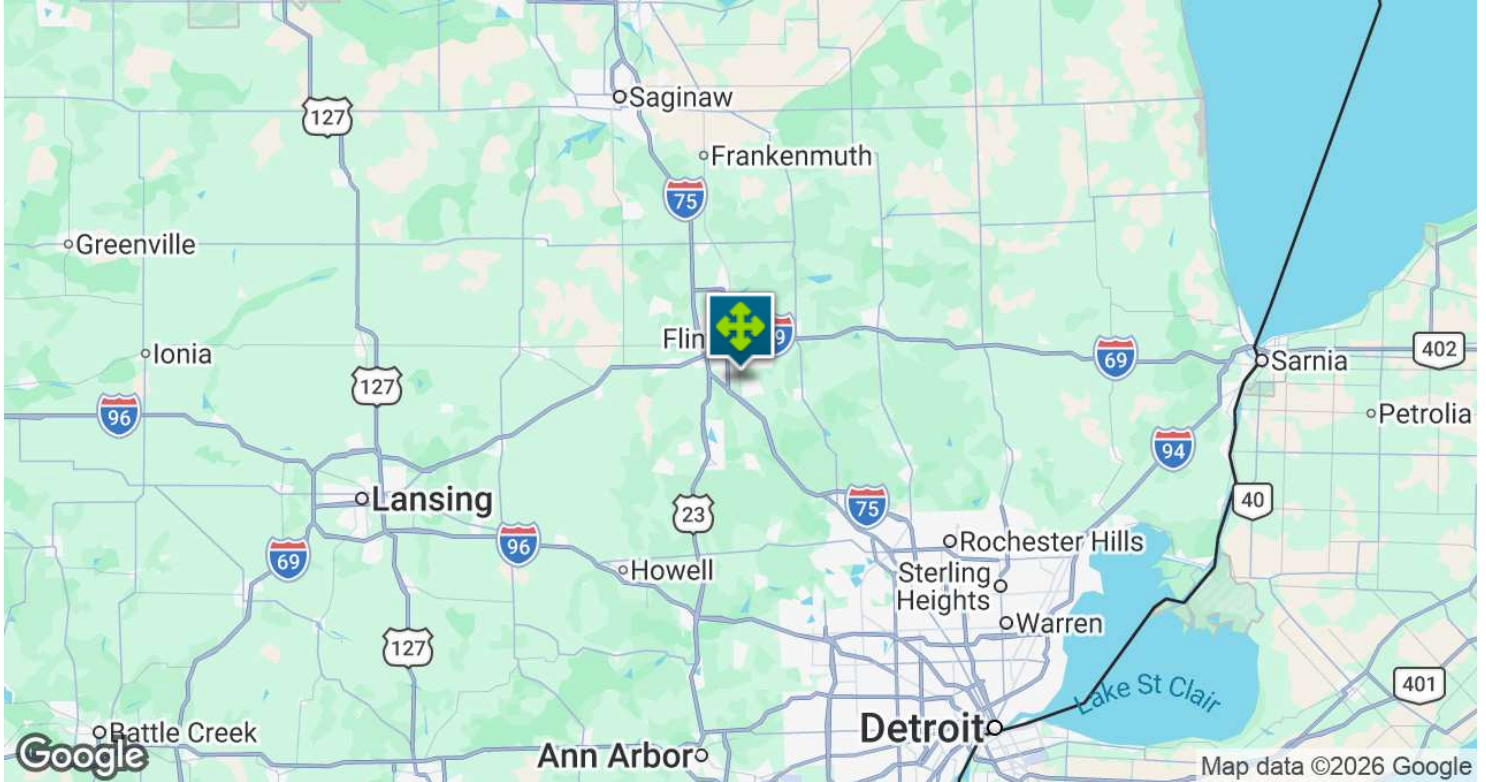
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LOCATION MAP

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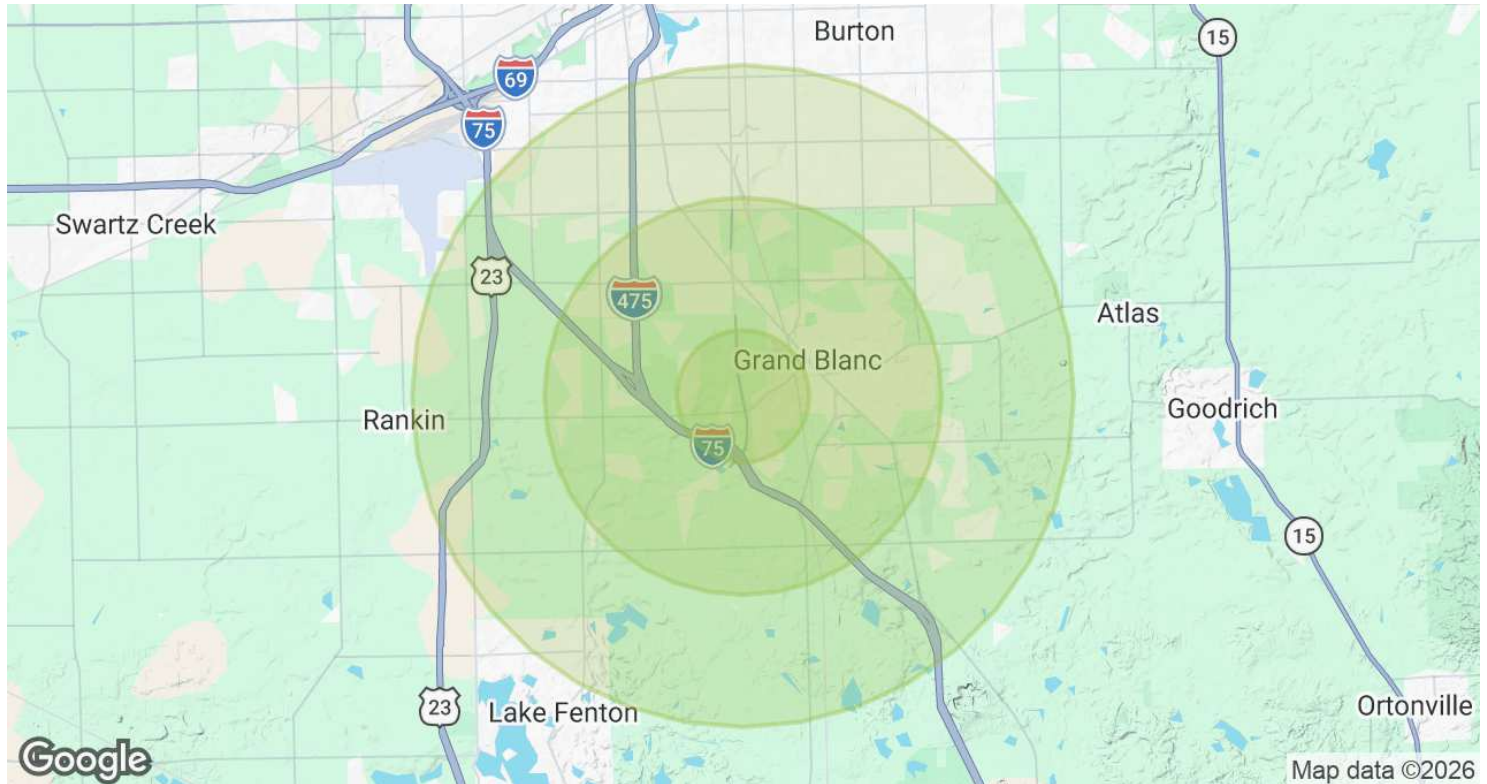
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DEMOGRAPHICS MAP & REPORT

S DORT HWY & E GRAND BLANC RD, GRAND BLANC, MI 48439 // FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,994	36,198	82,587
Average Age	37.3	39.8	40.8
Average Age (Male)	29.5	36.2	38.8
Average Age (Female)	48.6	42.6	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,625	15,242	34,534
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$95,356	\$100,737	\$94,418
Average House Value	\$187,633	\$231,926	\$208,474

2023 American Community Survey (ACS)



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