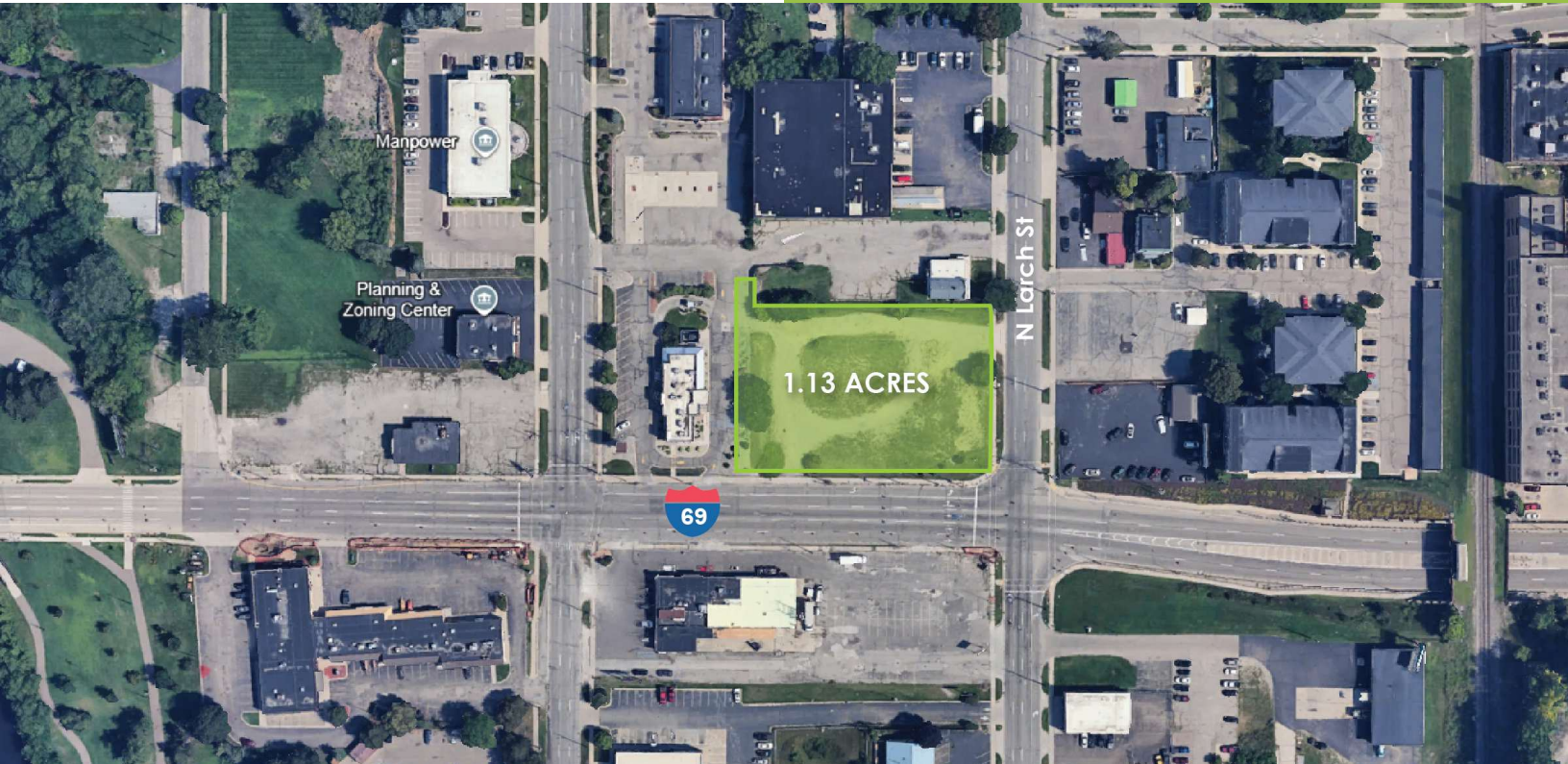


LAND PROPERTY // FOR SALE

1.13-ACRE DEVELOPMENT SITE ON BUSY CORNER IN LANSING

709 N. LARCH STREET
LANSING, MI 48906



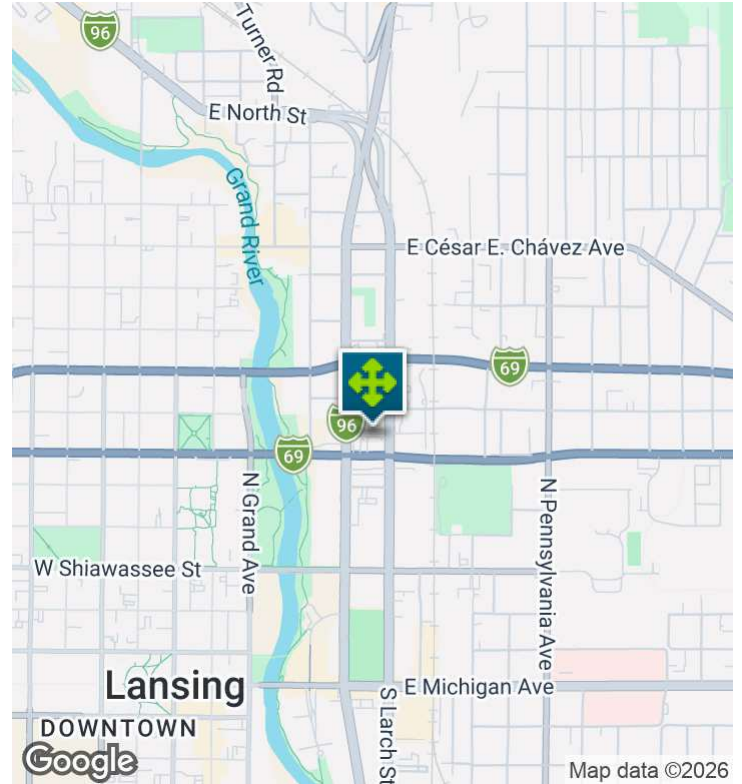
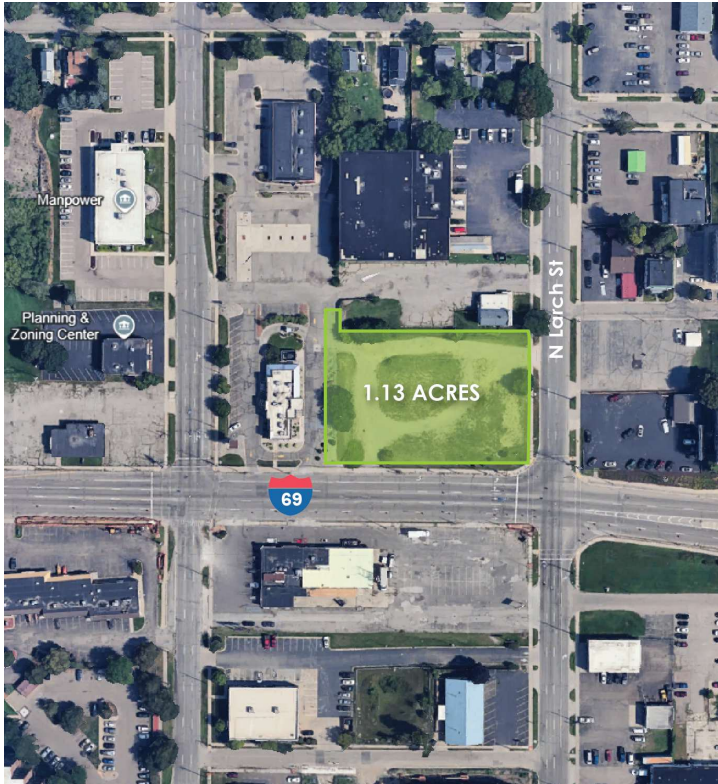
- 1.13-acre site is prime for development in the Heart of Lansing
- High traffic corner location with over 30,119 vehicles per day
- Located on a bus line and a signalized intersection
- 263' of frontage on Saginaw St w/ one (1) curb cut and one (1) on N. Larch St
- DT-2 Zoning
- Urban Flex Use District offers great flexibility for future use
- A recent survey and a clean phase I environmental study are available
- All utilities are at the site
- Strategic investment opportunity



26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY



Sale Price	\$750,000
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OFFERING SUMMARY

Available SF:	
Lot Size:	1.13 Acres
Price / Acre:	\$663,717
Zoning:	DT-2
Market:	Lansing
Submarket:	Central Lansing
Traffic Count:	30,119

PROPERTY OVERVIEW

Situated on a 1.13-acre site in the heart of Lansing, this property boasts a high-traffic corner location with over 30,119 vehicles passing by daily. With 263' of frontage on Saginaw St (69), DT-2 zoning, and all utilities in place, the Urban Flex Use District designation offers immense flexibility for future development. Whether you're considering office development or retail/service use, this property is a rare find.

LOCATION OVERVIEW

Located at the corner of N Larch St and E Saginaw St with high traffic exposure ideal for development. Immediate proximity to Michigan's state capitol, Lansing Community College, Cooley Law School, The Outfield Baseball stadium, and American Tooling Center Lansing, makes it a sought-after location for many types of users. Excellent visibility due to busy one-way traffic heading south on Cedar to the Capital.

709 N. LARCH STREET, LANSING, MI 48906 // FOR SALE

PROPERTY DETAILS & HIGHLIGHTS

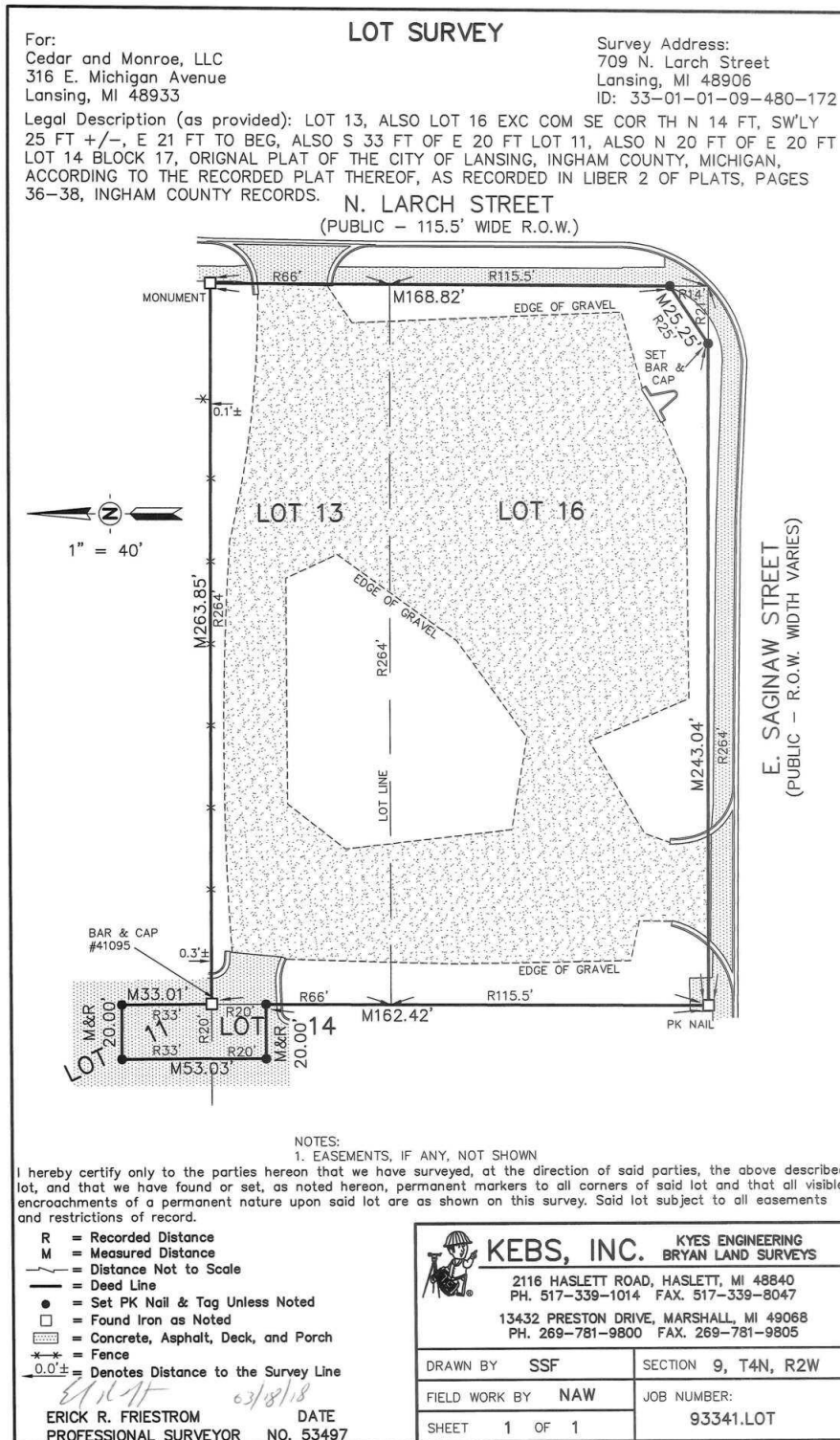
Property Type	Land
Property Subtype	Office
APN	01-01-09-480-172
Lot Size	1.13 Acres
Number of Lots	1

Situated on a 1.13-acre site in the heart of Lansing, this property boasts a high-traffic corner location with over 30,119 vehicles passing by daily. With 263' of frontage on Saginaw St, DT-2 zoning, and all utilities in place, the Urban Flex Use District designation offers immense flexibility for future development. Whether you're considering office/retail development or another strategic investment, this property is a rare find.

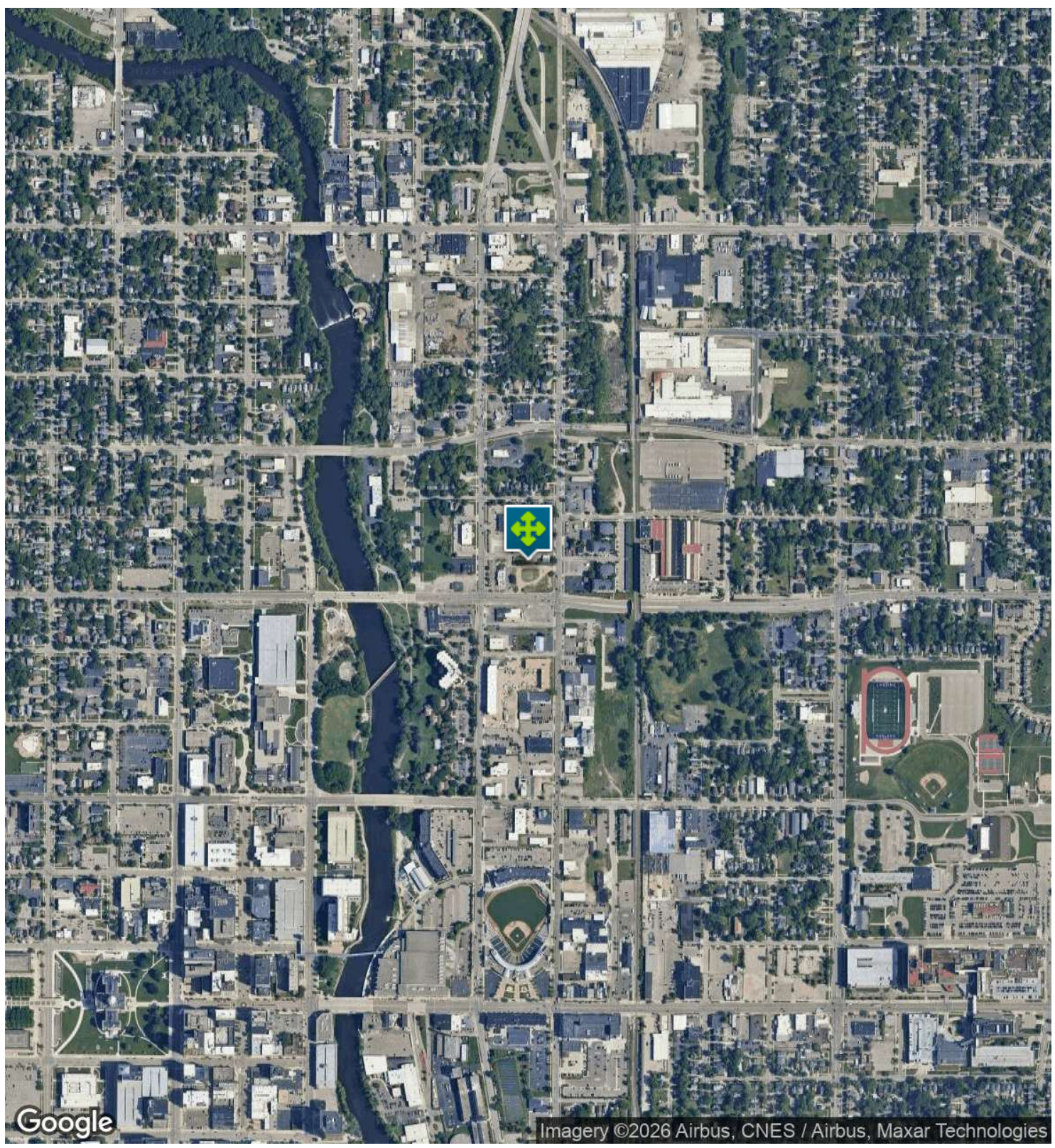


- 1.13-acre site is prime for development in the Heart of Lansing
- High traffic corner location with over 30,119 vehicles per day
- Located on a bus line and a signalized intersection
- 263' of frontage on Saginaw St w/ one (1) curb cut and one (1) on N. Larch St
- DT-2 Zoning
- Urban Flex Use District offers great flexibility for future use
- Ideal for a wide variety of development
- A recent survey and a clean phase environmental study are available
- All utilities are at the site
- Strategic investment opportunity

ADDITIONAL PHOTOS



AERIAL MAP



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies



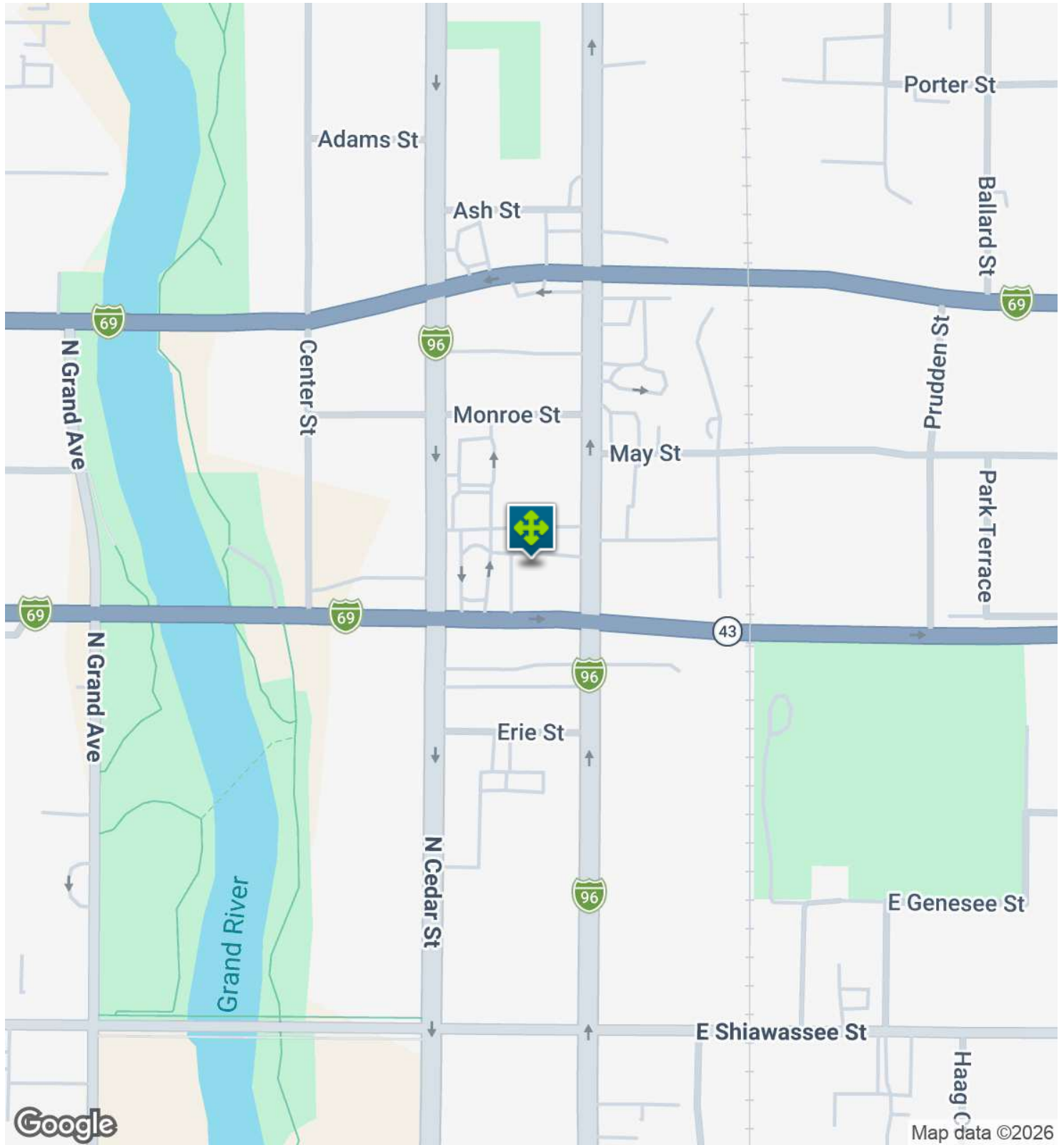
P.A. COMMERCIAL
Corporate & Investment Real Estate

1.13 ACRES

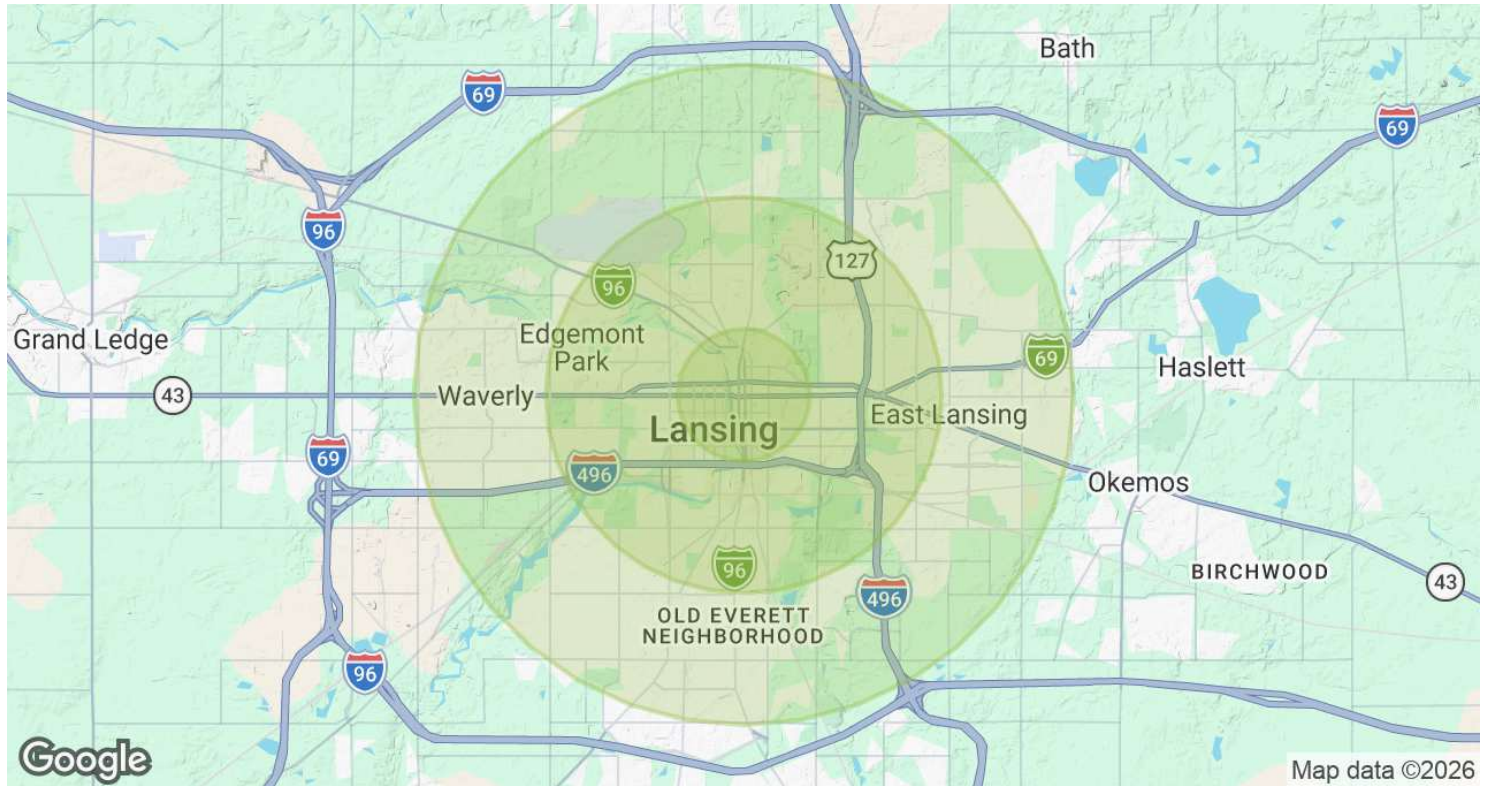
John E. De Wald, CPA PARTNER
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LOCATION MAP



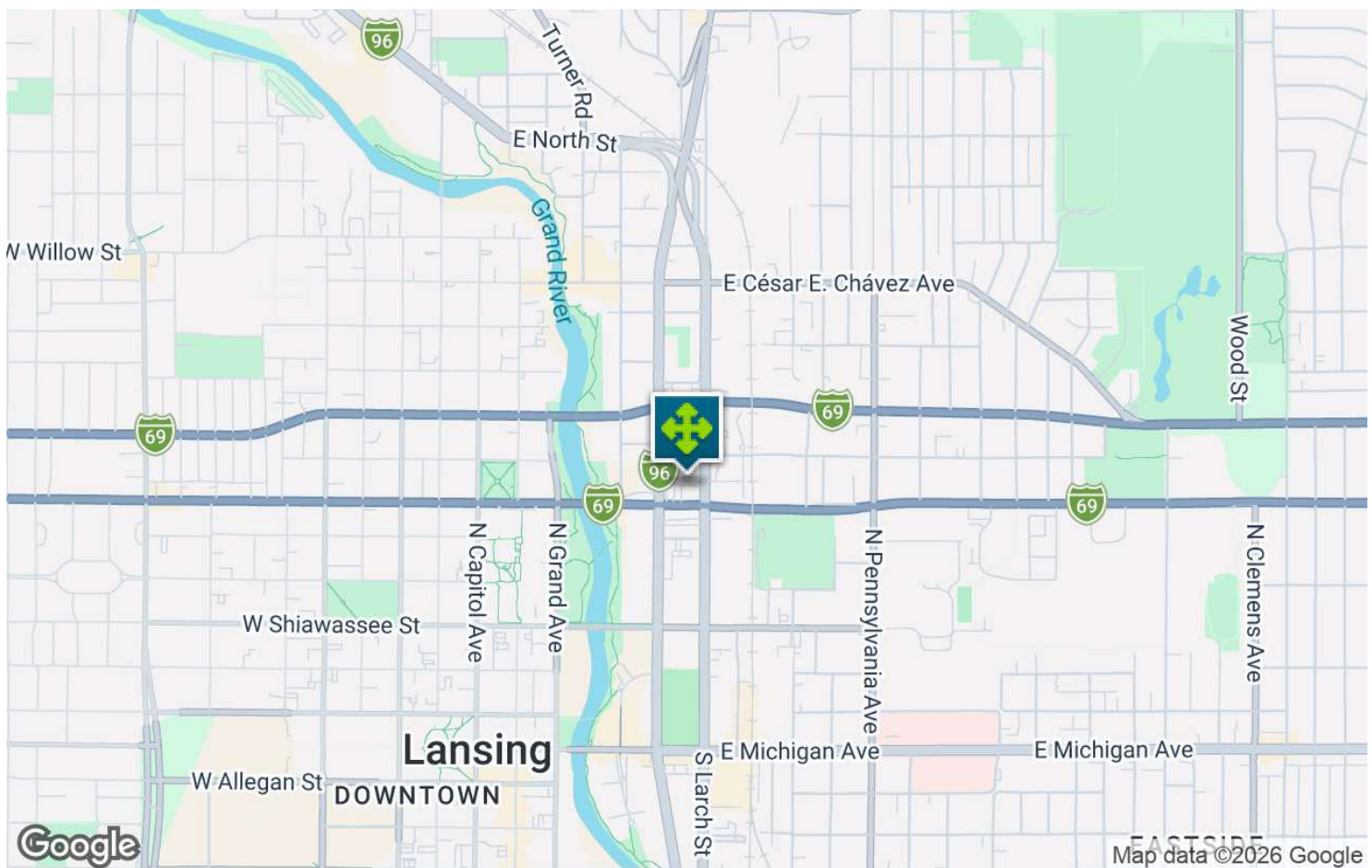
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,502	85,316	183,707
Average Age	30.1	33.8	33.9
Average Age (Male)	30.9	33.0	32.7
Average Age (Female)	29.8	35.4	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,609	37,982	77,084
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$53,822	\$71,354	\$73,385
Average House Value	\$105,097	\$145,733	\$172,385

2023 American Community Survey (ACS)

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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