

4376 Beecher Road
Flint, MI 48532



Turnkey Towing & Industrial Yard
Business and Real Estate



PROPERTY FEATURES

- **Site Size:** 13 total acres of industrial yard with fenced perimeter and secure access.
- **Parcels:** Two contiguous parcels totaling 13.74 acres (07-09-200-024: 6.81 acres; 07-09-200-025: 6.93 acres).
- **Year Built:** Constructed in 1994, offering 30+ years of established industrial use.
- **Building Size:** 17,628 SF industrial building with finished basement and second-floor space.
- **Construction:** Wood frame industrial structure with 16' clear height throughout.
- **Vehicle Storage Yard:** Massive fenced outdoor storage for impound, recovery, and fleet parking.
- **Shop Bays:** Multiple service bays with vehicle lifts for fleet maintenance and recovery work.
- **Office & Dispatch:** Dedicated office space supporting 24/7 dispatch and administrative operations.
- **Backup Power:** Standby generator on site supports continuous dispatch operations.
- **Security:** Perimeter fencing and active security system protect fleet and impounded vehicles.
- **Location:** Flint Township off Beecher Road with direct I-75 access via Flushing Road interchange.
- **Zoning:** Industrial — preserves existing towing, impound, and recovery operations.
- **Flood Zone:** FEMA Zones B and X (moderate-to-low risk), outside the Special Flood Hazard Area; flood insurance not federally mandated. FIRM Panel 26049C0169D, effective 9/25/2009



For more information, please contact:

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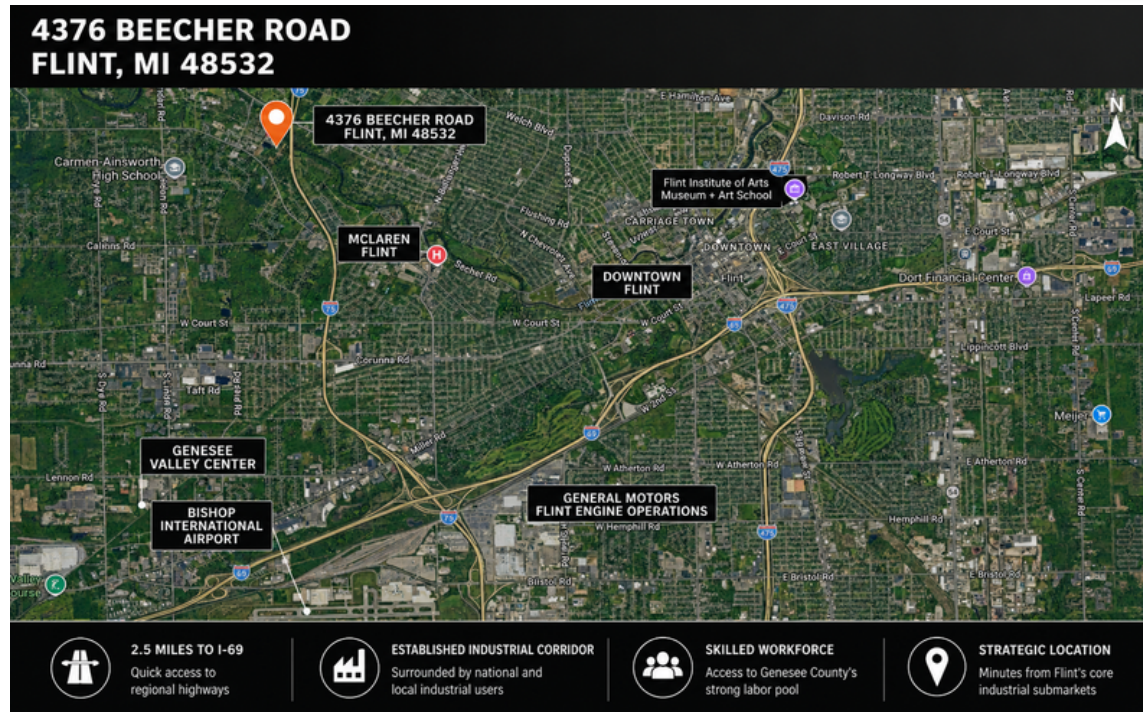
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TDG Commercial Real Estate
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Operating Towing Business + 13-Acre Total Industrial Site

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ACQUISITION SUMMARY

The Beecher Industrial Business & Real Estate Offering is a turnkey acquisition opportunity combining an established Flint-area towing and recovery operation, the industrial yard from which it operates, and the operating assets that support the business. The opportunity is offered at \$4,000,000 and is suited for a strategic acquirer in the towing industry, an entrepreneur seeking an owner-operator business with hard assets, or a capital partner pairing with an industry operator. The business has been built around the kind of zoning-protected, industrial yard that is difficult and expensive to replicate from scratch.

- **Going Concern:** Established towing and recovery operation with existing customer relationships and operating cash flow.
- **Real Estate Included:** 13 total acres across two parcels (07-09-200-024: 6.81 acres; 07-09-200-025: 6.93 acres) plus the 17,628 SF building convey with the sale.
- **Operating Assets Included:** Fleet, equipment, and operational infrastructure convey under a separate asset schedule.
- **Difficult to Replicate:** Industrial yard with impound capability is zoning-protected and capital-intensive to build new.
- **Three Buyer Profiles:** Strategic tow industry acquirer, entrepreneur or search-fund buyer, or investor-plus-operator team.
- **SBA 7(a) Path:** May qualify for SBA 7(a) financing subject to lender underwriting.
- **Diligence Path:** Financial performance, fleet schedule, and asset list available under confidentiality agreement.

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BUSINESS OVERVIEW & BUYER PROFILE

The business is a long-running Flint-area towing and recovery operation built around 24-hour service, accident recovery, vehicle impound and storage, and roadside assistance. It operates as a traditional independent towing yard with fleet parking, secure outdoor storage, dispatch and office operations, and active recovery and impound capability.

BUSINESS SERVICES

Revenue is generated across four service lines that compound on each other — volume-driven retail towing supports impound and recovery work, and the on-site shop supports both fleet maintenance and customer-facing tire service.

- **Towing & Roadside:** 24/7 towing, flatbed service, lockouts, and jump starts for retail and contracted customers.
- **Accident Recovery:** Heavy and light recovery work supporting law enforcement rotation, insurance referrals, and direct calls.
- **Impound & Storage:** Secure vehicle holding on the fenced yard, with per-day storage revenue while vehicles await release.
- **Tire Services:** Tire sales and mobile roadside tire service supporting fleet and retail customers.

BUYER PROFILES

The acquisition fits three distinct buyer profiles. The real estate, the operating business, and the asset list together support strategic consolidation, owner-operator acquisition, or investor-operator partnership structures.

- **Strategic Tow Operator:** Regional or national consolidator adding territory, contracts, and impound capacity in the Flint corridor.
- **Owner-Operator Acquirer:** Individual buyer or search fund using SBA 7(a) financing to acquire an established cash-flow business with hard assets.
- **Investor + Operator Team:** Capital partner pairing with an industry operator for a clean seller exit and continuity of operations.

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MARKET POSITION & GROWTH RUNWAY

The acquisition sits in one of Michigan's highest-demand markets for towing, recovery, and impound services. Flint Township ranks 11th out of every city and township in the state for crashes per capita, with 1,263 total crashes in 2024 alone. For a buyer underwriting this opportunity, the demand is already in the data.

MARKET DEMAND INDICATORS

Demand Driver	Data Point
Flint Township 2024 Crashes	1,263 total crashes (435 injuries, 2 fatalities)
Flint Township Crash Rank, Michigan	11th of all Michigan cities and townships (407 per 10,000 residents)
Most Dangerous Intersection, Genesee County	Corunna Rd @ I-75, Flint Township — 49 crashes in 2024
Adjacent Mundy Township 2024 Crashes	569 total crashes — also a Top 20 Michigan township
Genesee County Population	~401,000 (Michigan's 5th largest county)
Average Vehicles per Household	2 cars per household across Genesee County
Highway Proximity	0.24 miles to I-75; I-69, I-475, and US-23 all converge in Genesee County
Michigan Statewide Demand	288,880 total crashes and 71,316 injuries in 2024

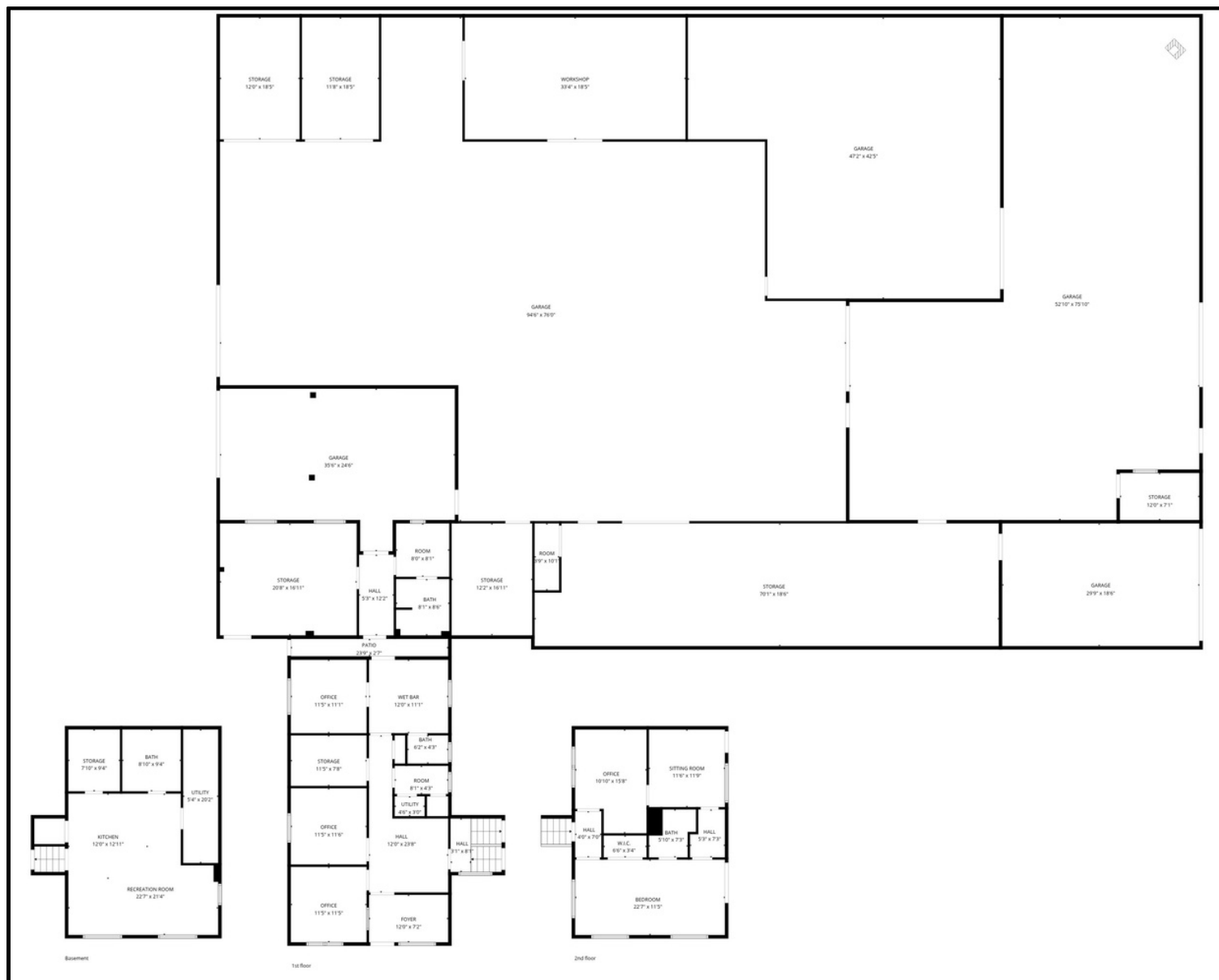
WHY THIS OPERATION, WHY THIS MARKET

- **Demand Is Built In:** Flint Township ranked #11 statewide with 1,263 crashes in 2024 — structural demand that doesn't soften with the economy.
- **Reputation Compounds Revenue:** Fast-responding, direct, reliable at odd hours. In towing, that reputation drives referrals, rotation placement, and repeat business.
- **The Yard Is the Defensible Asset:** Industrial-zoned land near Flint with permitted impound capability is functionally unbuildable today at this scale.
- **Growth Levers Are Clear:** Fleet expansion adds capacity. Heavy recovery equipment captures higher-margin work. Motor club, insurance, and dealership accounts convert retail to recurring revenue.
- **Operational Is in Place:** Established crew, 24-hour dispatch. Day-one handoff for a strategic, owner-operator, or investor-operator buyer.

Three Levels | Shop, Office Wing & Residential Quarters

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FLOOR PLAN & FACILITY LAYOUT



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FLOOR PLAN & FACILITY DETAIL

- **Primary Garage & Shop Space:** Main garage spans 94'6" x 76'0" with a connected 52'10" x 75'10" bay, plus a 47'2" x 42'5" garage and a dedicated 33'4" workshop.
- **Additional Service Bays:** Three additional garage areas (35'6" x 24'6", 29'9" x 18'6", and a 12'0" storage garage) support fleet maintenance and recovery operations.
- **Office Wing:** First-floor office area includes three private offices, a foyer, wet bar, hall, and bathroom — sized to support dispatch, administration, and customer-facing operations.
- **On-Site Residential Quarters:** Second-floor residence with bedroom, sitting room, office, full bathroom, and walk-in closet — supports owner-operator presence or on-site caretaker.
- **Finished Basement:** Recreation room (22'7" x 21'4"), kitchen, full bathroom, storage, and utility — adds livable square footage and operational flexibility.
- **Storage Throughout:** Multiple dedicated storage rooms across all three levels, ranging from compact secure rooms to a 70'1" x 18'6" long-format storage bay.
- **Patio & Exterior Access:** Covered patio area connects the office wing to the garage facilities for sheltered movement between functions.

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13 Total Acres Industrial Site with Operating Business | Beecher Road

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Aerial Photos



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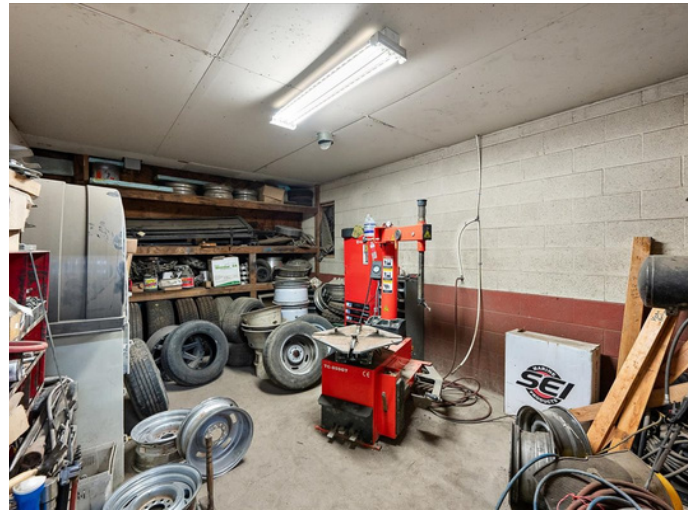
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Interior Photos



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Exterior Photos



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