

DEVELOPMENT OPPORTUNITY

PRIME M-15 COMMERCIAL CORNER

GAS STATION / CONVENIENCE STORE

Goodrich, Michigan

High-visibility corner double lot on M-15 with more than 500 feet of frontage and approximately 2.6 acres of C-1 Special-zoned commercial land. With strong traffic exposure and regional highway connectivity, the property presents a compelling opportunity for gas station, convenience retail and other high-volume commercial concepts, subject to approvals.

2.6 AC

SITE AREA

500+ FT

M-15 FRONTAGE

~16,500

VEHICLES / DAY

C-1 SPECIAL

ZONING

PRESENTED BY

VICTOR SHAUNI | eXp BAS GROUP REALTY

Conceptual rendering shown for marketing purposes only. Buyer to verify zoning, uses, dimensions and approvals.

CONCEPTUAL GAS STATION SITE PLAN

2.6 ACRES

C-1 SPECIAL ZONING



A HIGH-VISIBILITY M-15 DEVELOPMENT SITE

Positioned along M-15 in Goodrich, this approximately 2.6-acre corner assemblage combines frontage, traffic exposure and access in a format that can support high-volume commercial development. The double-lot configuration offers more than 500 feet of M-15 frontage and visibility to approximately 16,500 vehicles per day.

The site also benefits from access to I-75, I-69, US-23 and US-24, connecting the property to a broad regional trade area. Prior commercial use and the C-1 Special zoning designation add to the site's development appeal, while all specific uses and site-plan elements remain subject to municipal review and buyer due diligence.

2.6 ACRES

APPROXIMATE SITE AREA

500+ FT

FRONTAGE ON M-15

~16,500

VEHICLES PER DAY

C-1 SPECIAL

COMMERCIAL ZONING

KEY HIGHLIGHTS

- Corner parcel / double lot configuration
- More than 500 feet of exposure along M-15
- Approximately 16,500 vehicles per day
- Strong access to I-75, I-69, US-23 and US-24
- C-1 Special commercial zoning designation
- Gas station and convenience retail are strong target concepts
- Limited commercial parcels of comparable size and visibility in the area
- Immediate development appeal with long-term commercial upside

GAS STATION + CONVENIENCE STORE VISION



ILLUSTRATIVE PROGRAM

FUEL CANOPY

multi-position fueling

C-STORE

convenience retail

PARKING

customer / employee

ACCESS

corner circulation

SIGNAGE

M-15 visibility

Concept is for marketing visualization only and is not an approved site plan. Layout, access, fueling, stormwater, utilities and uses require independent verification and municipal approval.

WHY THIS CORNER WORKS FOR HIGH-VOLUME RETAIL

DEVELOPMENT DRIVERS

VISIBILITY

Long M-15 frontage creates strong exposure and signage opportunity.

TRAFFIC

Approximately 16,500 vehicles per day supports recurring pass-by demand.

CORNER ACCESS

Double-lot corner configuration supports multiple circulation options, subject to approval.

SCALE

Approximately 2.6 acres provides room for fuel, retail, parking and site circulation.

CONNECTIVITY

Regional access to I-75, I-69, US-23 and US-24 expands the reachable trade area.

STRONG FIT FOR CONVENIENCE-ORIENTED USES

Gas station / convenience store	Primary marketing concept
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Quick-service retail	Potential complementary use
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Food / beverage drive-to retail	High-visibility commercial positioning
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Automotive-adjacent convenience	Potential subject to permitted-use review
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Other C-1 Special commercial uses	Buyer to verify with municipality
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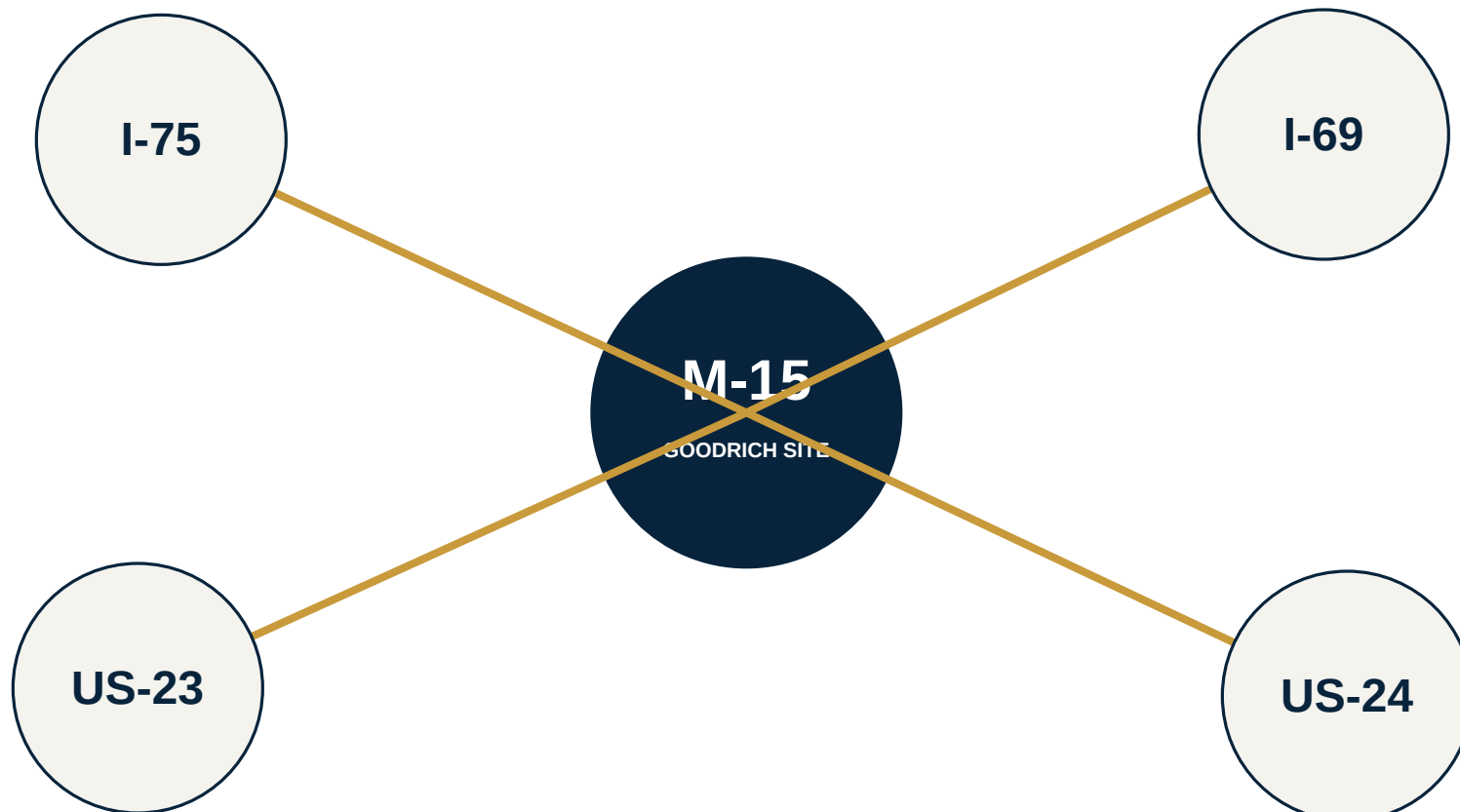
DUE DILIGENCE NOTE

The brochure presents a development opportunity, not a zoning or entitlement opinion. Buyer should independently verify permitted uses, setbacks, access, utilities, environmental conditions and all governmental approvals.

CONNECTED TO MAJOR REGIONAL CORRIDORS

~16,500 VPD

M-15 TRAFFIC EXPOSURE



REGIONAL ACCESS

The property offers convenient access to I-75, I-69, US-23 and US-24, positioning the site to capture local trips while remaining connected to the broader Genesee County and southeast Michigan transportation network.

OFFERING SUMMARY

PRIME M-15 COMMERCIAL CORNER

Goodrich, Michigan | Gas Station / Convenience Store Development Opportunity

SITE AREA	Approximately 2.6 acres
CONFIGURATION	Corner parcel Double lot
FRONTAGE	500+ feet on M-15
TRAFFIC	Approximately 16,500 vehicles per day
ZONING	C-1 Special commercial zoning
ACCESS	I-75 I-69 US-23 US-24

FOR ADDITIONAL INFORMATION, SITE PLANS AND DEVELOPMENT DISCUSSION

VICTOR SHAUNI

eXp BAS GROUP REALTY | COMMERCIAL REAL ESTATE

Please contact listing broker for current offering details.

All information is deemed reliable but not guaranteed. Buyer and buyer representatives should independently verify all dimensions, traffic counts, zoning, permitted uses, access, utilities, environmental conditions and approvals.

Conceptual plans and renderings are for marketing purposes only and do not represent approved construction documents.