

FOR SALE

Baldwin Hills

BALDWIN ROAD, GRAND BLANC TOWNSHIP



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SERVING MID-MICHIGAN SINCE

EXECUTIVE SUMMARY

BALDWIN RD
GRAND BLANC TOWNSHIP

37 ACRES OF PRIME DEVELOPMENT PROPERTY

37 Acres of beautiful rolling land available for immediate development. The property has been rezoned to Neighborhood Commercial allowing for:

- Office
- Retail
- Assisted Living
- Sr Housing

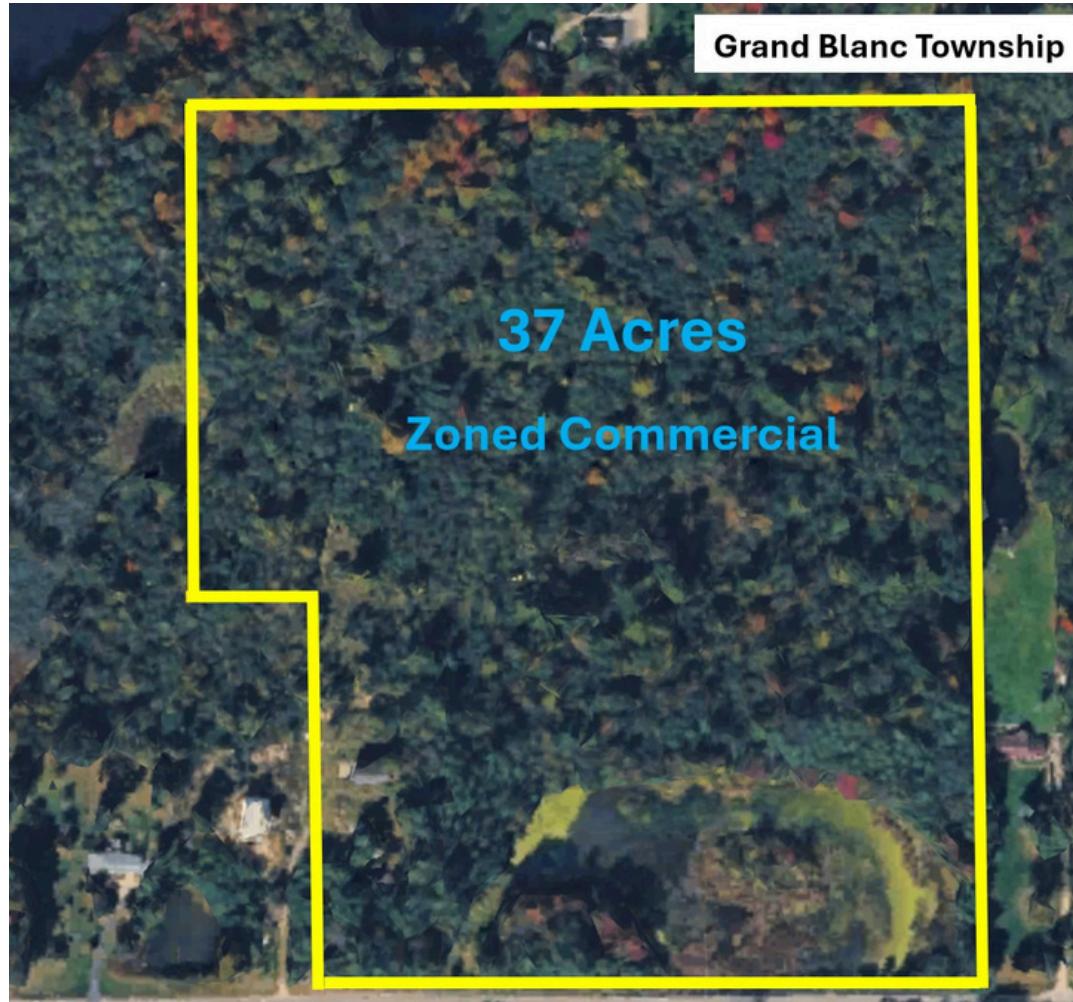
Located in North Oakland County, this prime site is near high end offices and hotels, Grand Blanc and Clarkston residential, the new Henry Ford Genesys Hospital and Grand Blanc's new Technology Village. All utilities are to the site. There are approximately 25 acres of usable land with stunning wetlands interweaved in the development. One of a kind opportunity.

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AERIAL OVERVIEW



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AERIAL OVERVIEW



Baldwin Hills
SECTION 26, GRAND BLANC TOWNSHIP, GENESEE COUNTY, MICHIGAN

PROPERTY DATA

LOCATION:	GRAND BLANC TOWNSHIP
GROSS ACREAGE:	37 ACRES
ZONED:	NEIGHBORHOOD COMMERCIAL
PUBLIC WATER AVAILABLE:	✓
PUBLIC SANITARY AVAILABLE:	✓
PUBLIC ROAD ACCESS:	✓
OPEN WATER	
REGULATED WETLAND (SEE NOTE 2)	

NOTES:

1. THE PROPERTY, TOPOGRAPHIC, AND EXISTING UTILITY INFORMATION SHOWN ON THIS CONCEPT PLAN WAS TAKEN FROM AVAILABLE RECORDS. PLANS AND VARIOUS INFORMATION CONTAINED ON THIS MAP ARE FOR APPROXIMATE PURPOSES ONLY AND ARE NOT TO SCALE. THIS MAP IS UNREGULATED.
2. THIS MAP SHOWS THE CONSIDERED REGULATED WETLANDS TO THE AREA AND EVALUATION PREPARED BY ADT ENVIRONMENTAL, DATES MAY 25, 2002 AND JUNE 17, 2005. NON REGULATED WETLANDS DENOTED IN THIS EVALUATION ARE NOT DRAWN. THE FINAL WETLAND LINES AND REGULATIONS MUST BE DETERMINED BY THE STATE OF MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY.
3. ACCORDING TO THE GENESEE COUNTY GIS SYSTEM THERE IS NO FEMA FLOODPLAIN AREA ON THIS PROPERTY.
4. THIS EXISTING CONDITIONS MAP WAS CREATED FROM AVAILABLE RECORDS WITHOUT HAVING A TOPOGRAPHIC SURVEY, BOUNDARY SURVEY, FINAL BUILDING SURVEY, OR OTHER SURVEY. THIS MAP IS FOR APPROXIMATE PURPOSES ONLY AND IS NOT AN APPROXIMATE CONDITION OF THE PROPERTY FOR CONCEPT PLAN PLANNING PURPOSES AND SHOULD NOT BE USED FOR PRELIMINARY OR FINAL DESIGN.

F&V
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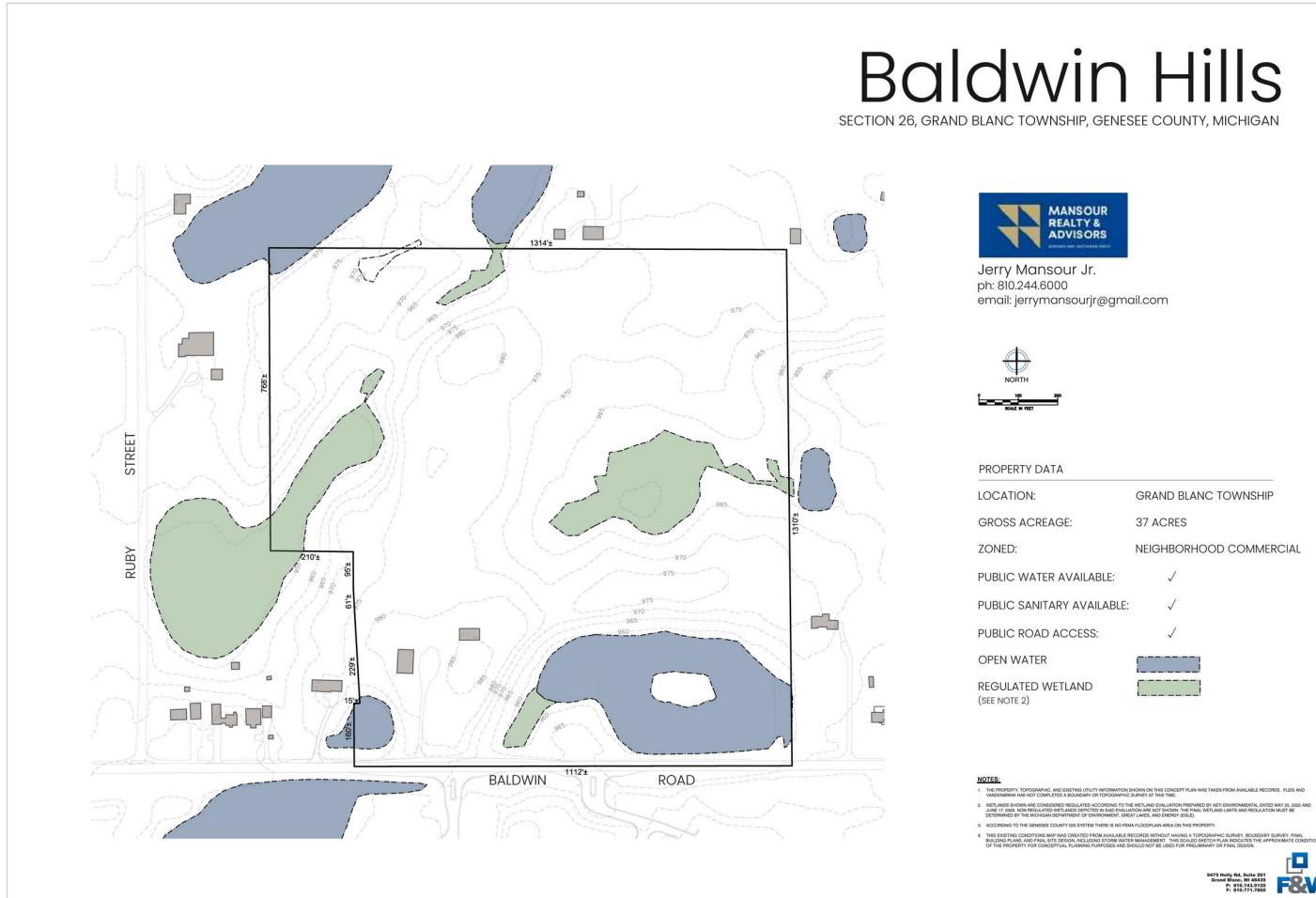
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AERIAL OVERVIEW



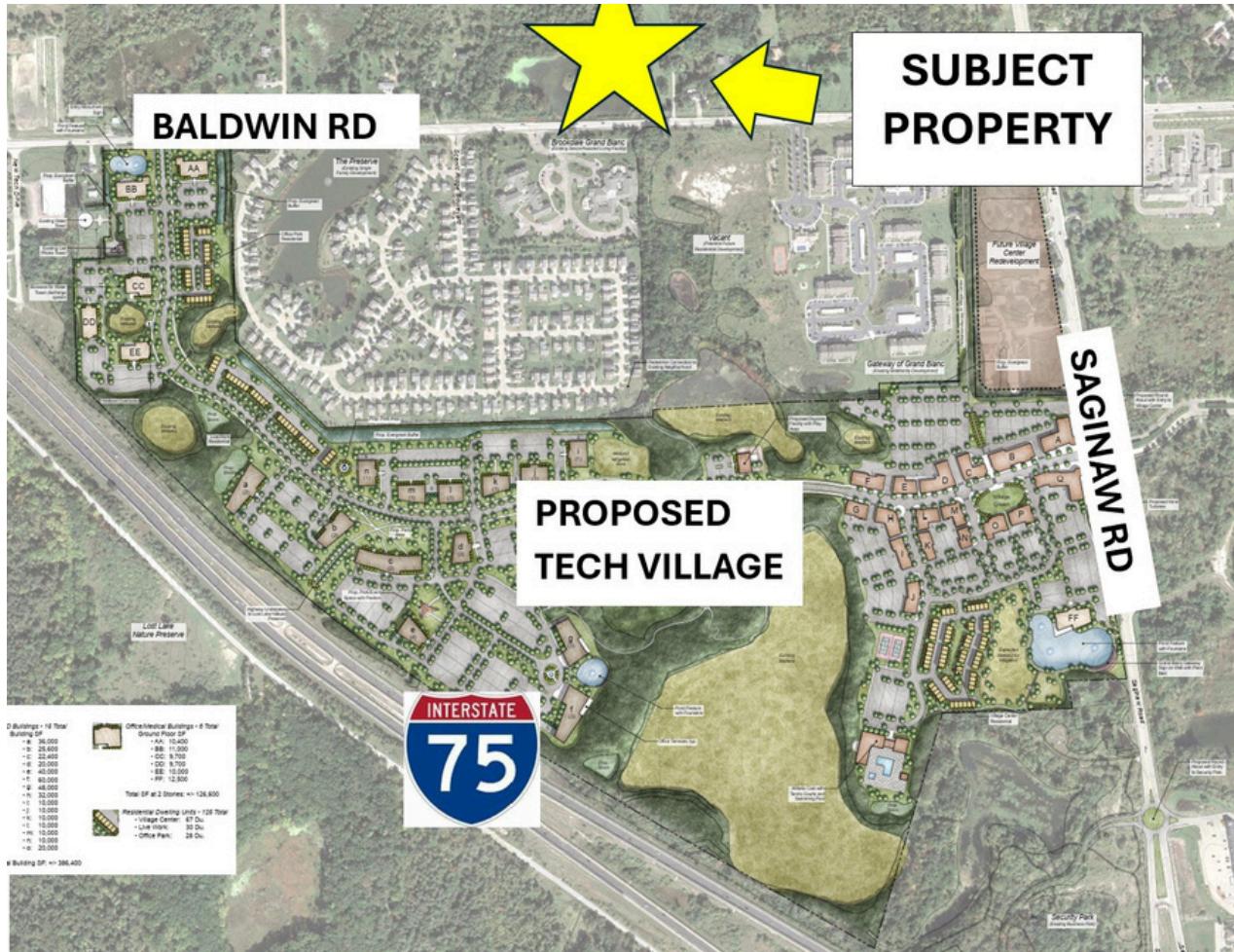
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ACROSS FROM TECH VILLAGE



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INVESTMENT OVERVIEW

Property:	Baldwin Rd in Grand Blanc Township Genesee County, Michigan
Seller:	Paragon Capital Investments, LLC
Size:	37 Acres
Purchase Price:	Negotiable
Terms:	Cash at Closing

Utilities:	All Utilities Available
Existing Use:	Vacant Land
Zoning:	Neighborhood Commercial

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DEMOGRAPHICS

Population	2 miles	5 miles	10 miles
2020 Population	10,251	50,184	210,269
2024 Population	9,488	47,873	206,464
2029 Population Projection	9,289	47,263	205,568
Annual Growth 2020-2024	-1.9%	-1.2%	-0.5%
Annual Growth 2024-2029	-0.4%	-0.3%	-0.1%
Median Age	46.2	41.4	41.1
Bachelor's Degree or Higher	55%	41%	26%
U.S. Armed Forces	1	13	55

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BENEFITS OF LOCATING IN GRAND BLANC TOWNSHIP

Grand Blanc Township, Michigan, offers a compelling mix of strategic infrastructure and aggressive economic support. Situated at the intersection of I-75 and US-23, the township provides logistical advantages with rapid access to the major industrial corridors of the Midwest and is just minutes from Bishop International Airport. This connectivity is backed by a forward-thinking administration that facilitates growth through the Downtown Development Authority (DDA) and initiatives like the Technology Village, which targets high-tech and knowledge-based enterprises. Businesses here benefit from expedited site plan reviews and have historically received performance-based grants, making it a financially attractive environment for industries ranging from advanced manufacturing (e.g., Magna, Mara Technologies) to healthcare (anchored by Henry Ford Hospital-Genesys).

Companies have access to a skilled talent pool drawn from nearby institutions like Kettering University and UM-Flint, supporting sectors from automotive to medical research. The community itself is characterized by top-rated schools, diverse housing options, and extensive recreational amenities, creating an environment where employees want to live long-term. This stability, combined with a safe community atmosphere and lower operating costs compared to major metro hubs, makes Grand Blanc Township a sustainable choice for businesses looking to balance operational efficiency with employee satisfaction.

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