

**AVAILABLE 15 ACRE PARCEL  
FENTON TOWNSHIP**

**FEATURES:**

- Prime Location
- NE Corner of Thompson & Torrey Roads
- Highly Desired Fenton Township
- Municipal Water Now at Site
- Build To Suit Possibility
- Retail – Big Box – Small Box – Strip
- Assisted Living / Nursing / Senior
- PUD Zoning Allows All Uses Including:
  - Commercial
  - Residential – High Density
  - Single Family Rental Community
  - Multifamily
  - Warehouse
  - Storage
  - Hotel

**ABOUT THE PROPERTY**

**06-02-100-001**

**Parcel #**

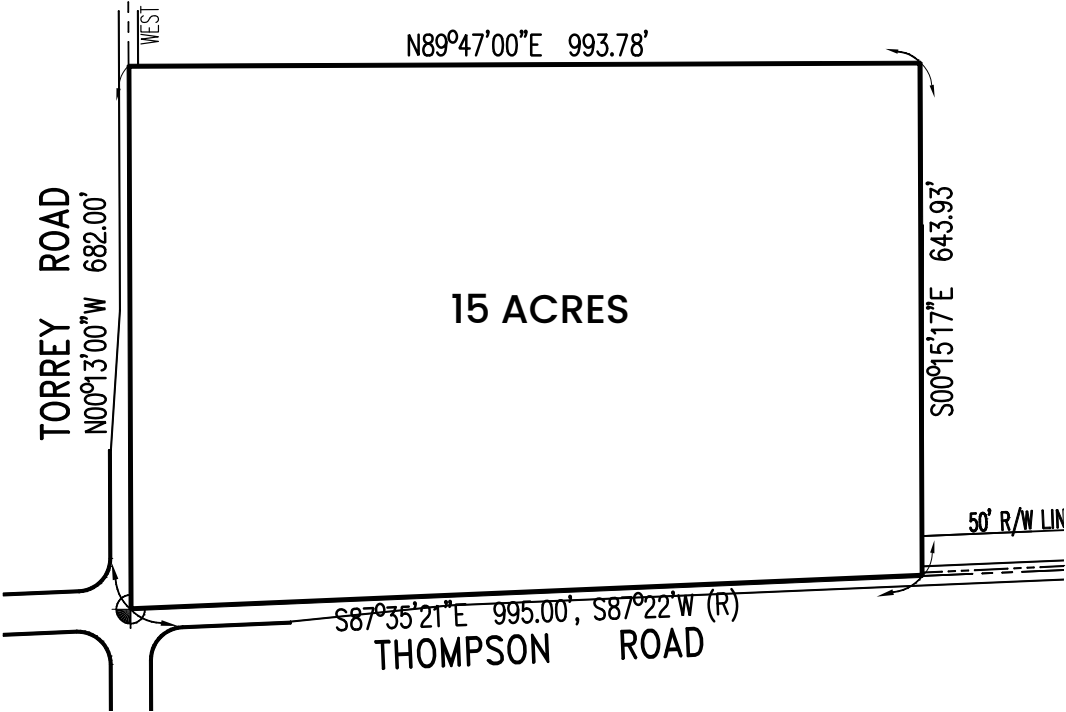
**PUD**

**Zoning**

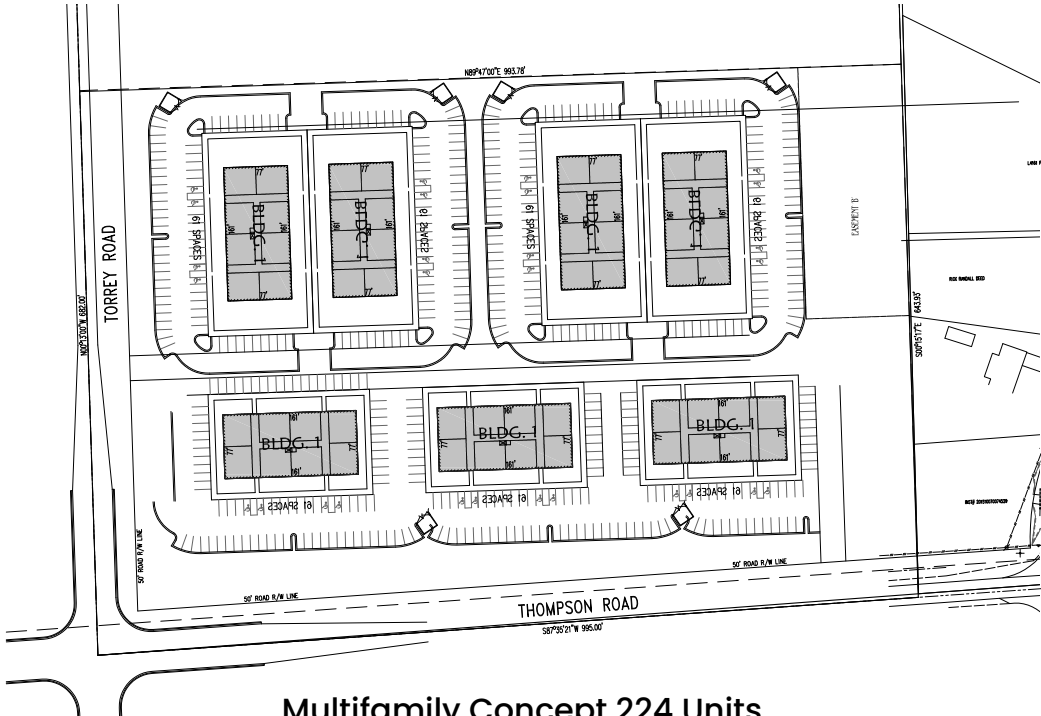
**995' on Thompson Rd.  
& 682' on Torrey Rd.**

**Frontage**

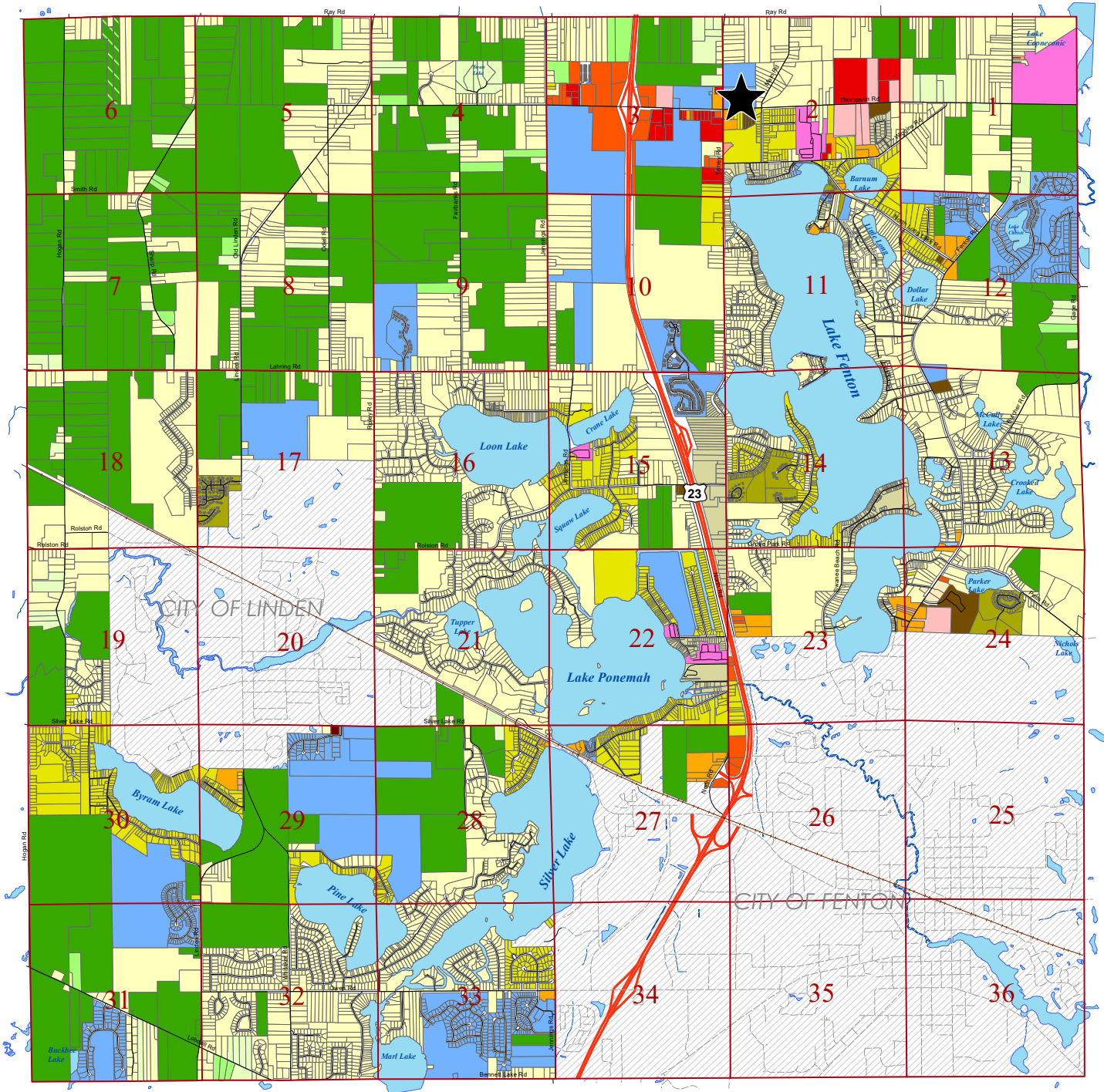
**SURVEY:**



**SITE PLAN:**



**ZONING MAP:**



**ZONING CLASSIFICATIONS**

Charter Township of Fenton, Genesee County, Michigan

- Section Lines
- AG -- Agricultural
- AG-C -- Agricultural with Conditions\*
- C-1 -- Local Business
- C-2 -- General Business
- C-3 -- Highway Service
- M-1 -- Low Intensity Industrial
- M-2 -- Light Industrial
- M-3 -- General Industrial
- OS -- Office Service
- ★ PUD -- Planned Unit Development
- R-1 -- Single Family Residential - Rural
- R-2 -- Single Family Residential - Low Density
- R-3 -- Single Family Residential - Medium Density
- R-4 -- Single Family Residential
- R-5 -- Single Family Residential
- R-6 -- Single Family Residential - Attached
- R-M -- Multiple Family Residential
- R-MH -- Mobile Home Residential

**AERIAL MAP:**

