



RETAIL PROPERTY FOR SALE IN BIRCH RUN TWP, MI

# ADULT USE PROVISIONING CENTER

12454 DIXIE HIGHWAY | BIRCH RUN TWP, MI

## OVERVIEW

Introducing our Birch Run TWP, MI dispensary location! Featuring 39 parking spots with a 65,000+ daily traffic count! This location has very high visibility on Dixie Highway and is situated just outside of Birch Run Premium Outlets! Within 1 mile, there are many big box retailers, QSR, and hotels such as Halo Burger, KFC, A&W, McDonald's, Wendy's, Starbucks, Meijer, Dollar Tree, General RV, Chevrolet, Hampton Inn, Holiday Inn, & Best Western, just to name a few. There are also an incredible number of stores located inside of Birch Run Premium Outlets!

This property comes with local approval, at closing, with an Adult-Use dispensary license awarded by Birch Run TWP. Saginaw County, MI is the eleventh most populous county in Michigan (190,000+)

## HIGHLIGHTS

- Off of the 2nd busiest I-75 Exit between Michigan & Florida!
- Next door to Birch Run Premium Outlets!

SALE PRICE <b>\$795,000</b> WAS <del>\$1,995,000</del>	BUILDING SIZE <b>6,000 sqft</b>
PARKING SPOTS <b>39</b>	LOT SIZE <b>1.4 Acres</b>
10-MILE POP. <b>190,000</b>	DAILY TRAFFIC <b>65,000+</b>
<b>1 of 4 Licenses in Birch Run</b>	

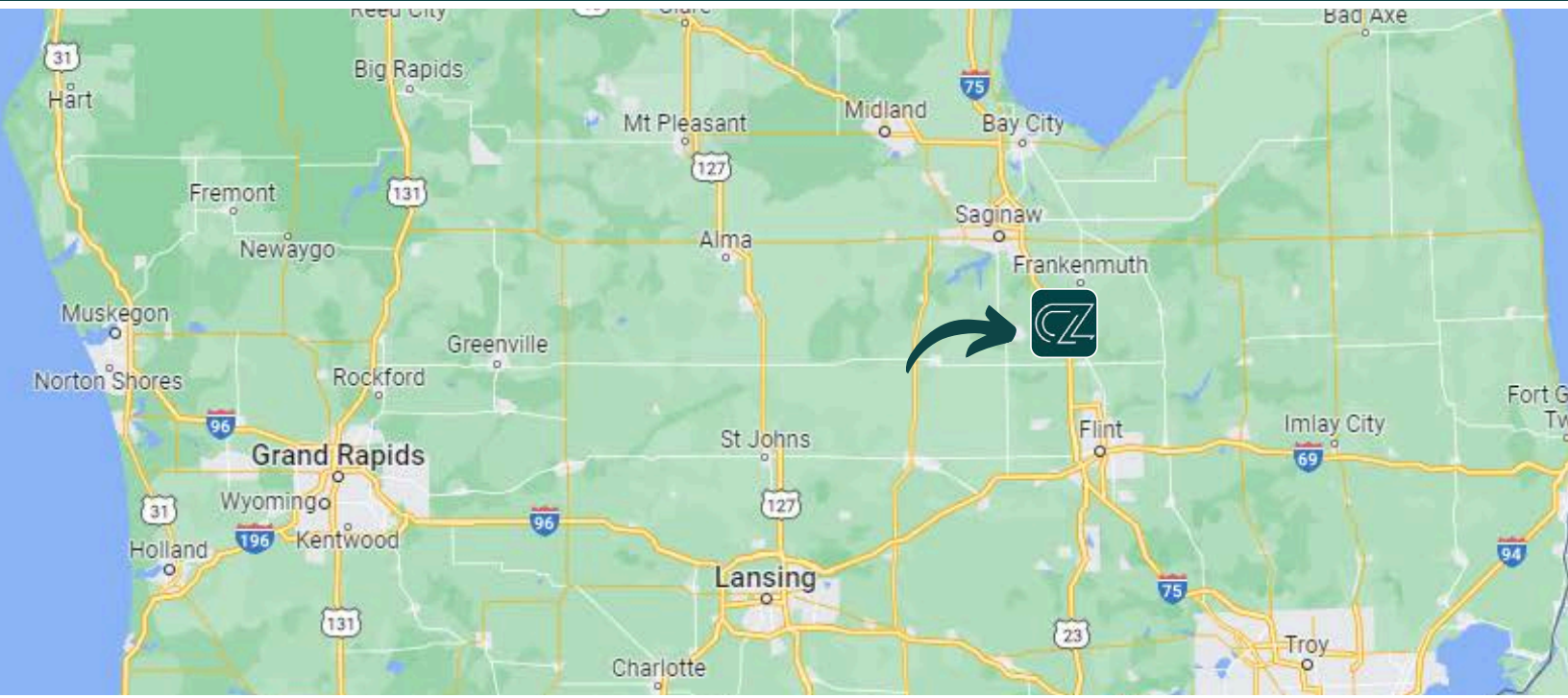
## CONTACT:

2207 ORCHARD LAKE ROAD  
SYLVAN LAKE, MI 48320  
248-420-0420  
WWW.CANNAZONEDMLS.COM

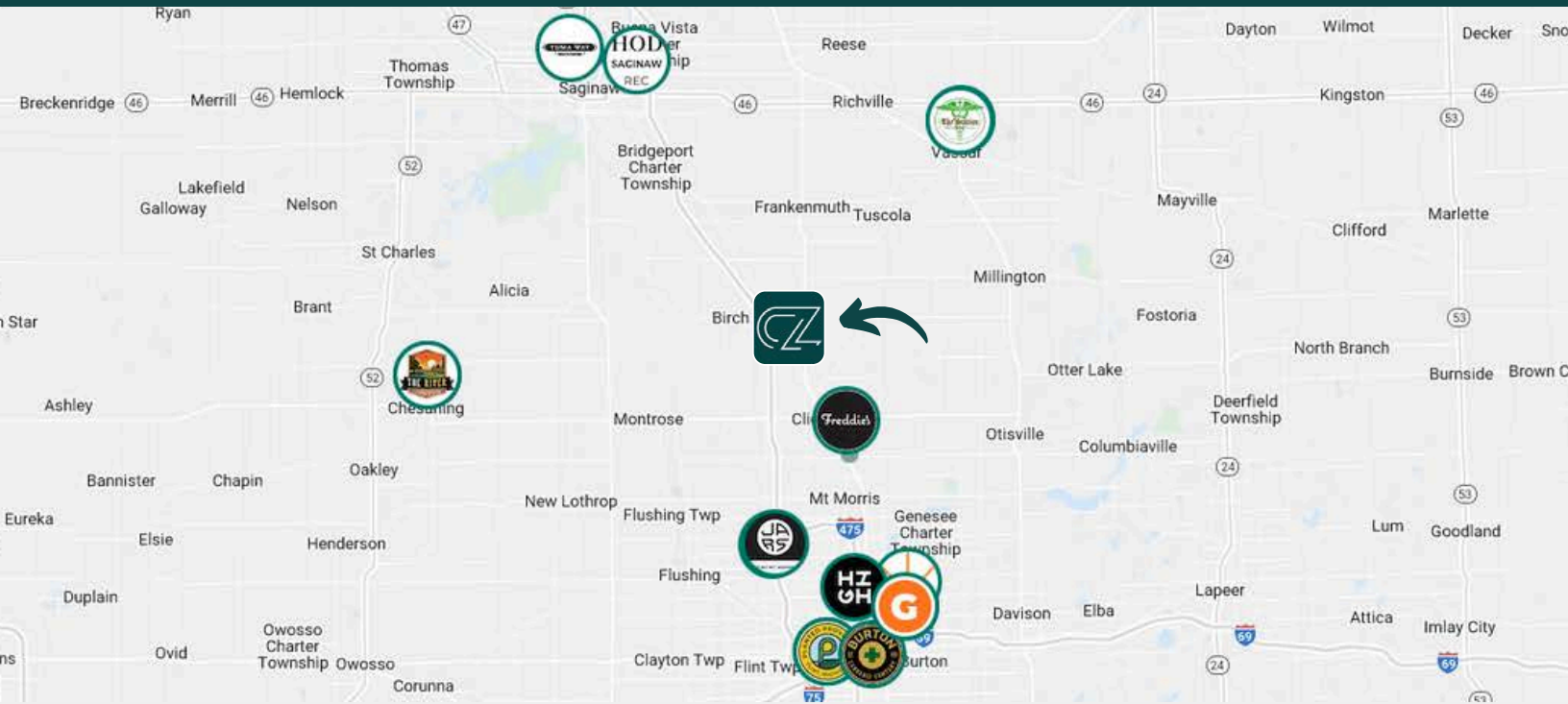


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# LOCATION



# COMPETITION



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# DAILY TRAFFIC COUNTS / RETAILERS



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# RENDERING



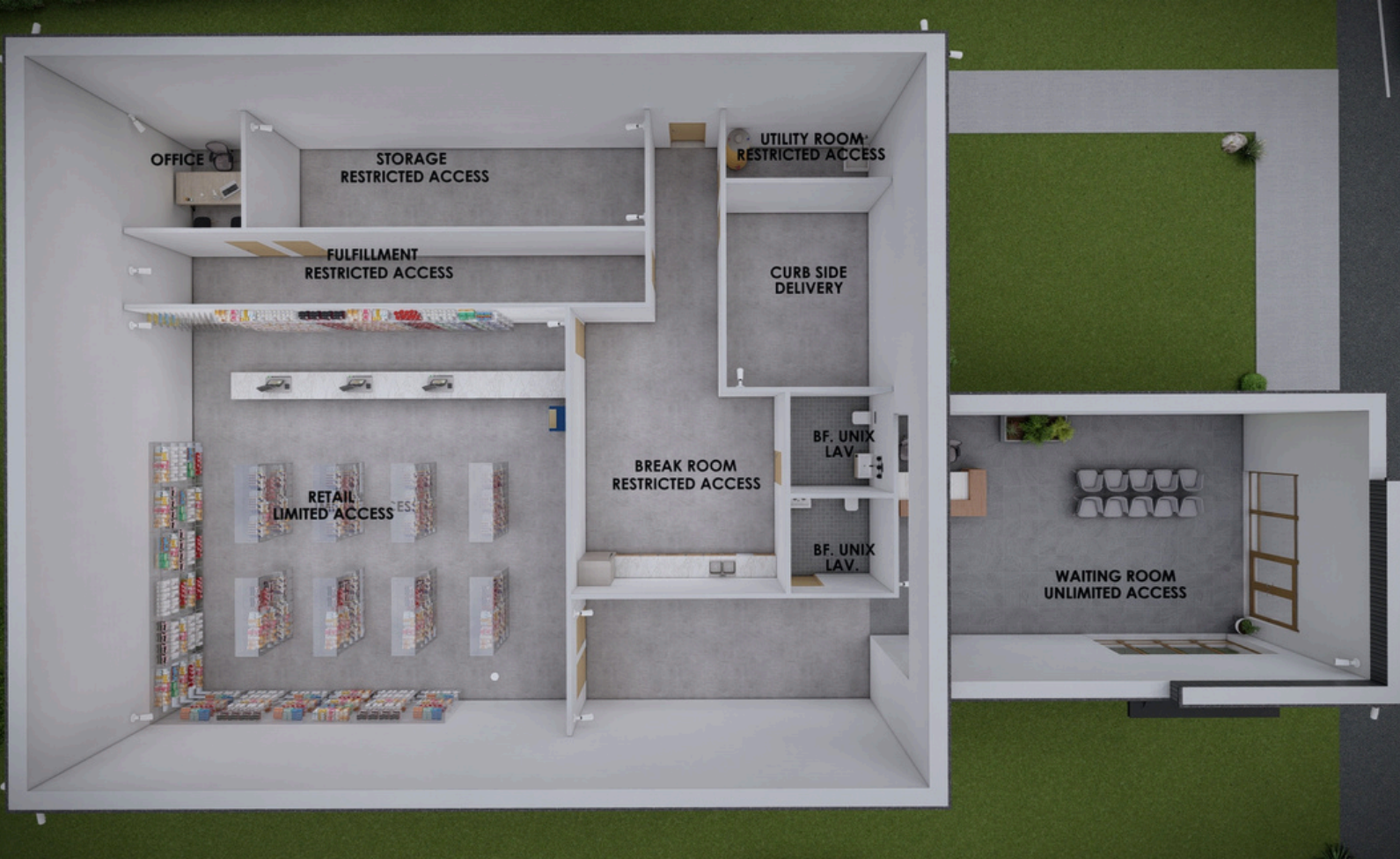
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# RENDERING



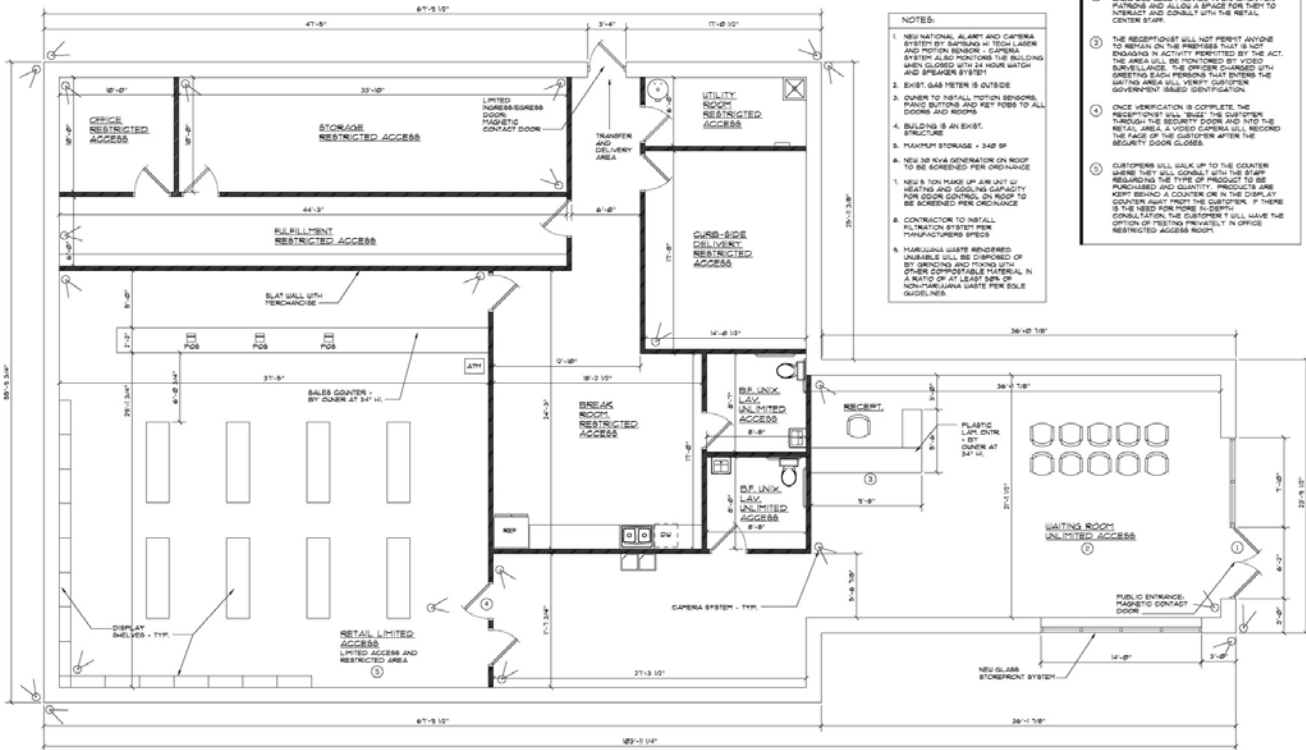
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# PLANS



**PROJECT:**  
**PROPOSED ADULT USE RETAILER**  
 12454 DIXIE HIGHWAY  
 BIRCH RUN TOWNSHIP,  
 MICHIGAN 48415

**ISSUED FOR:**  
 SPA  
 07-16-2023

**DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY**

**JOB NO.**  
**23-054**

3131 NORTHWESTERN HWY., SUITE 104  
 FARMINGTON HILLS, MICHIGAN 48334  
 OFFICE: 248-767-6628  
 FAX: 248-566-9277

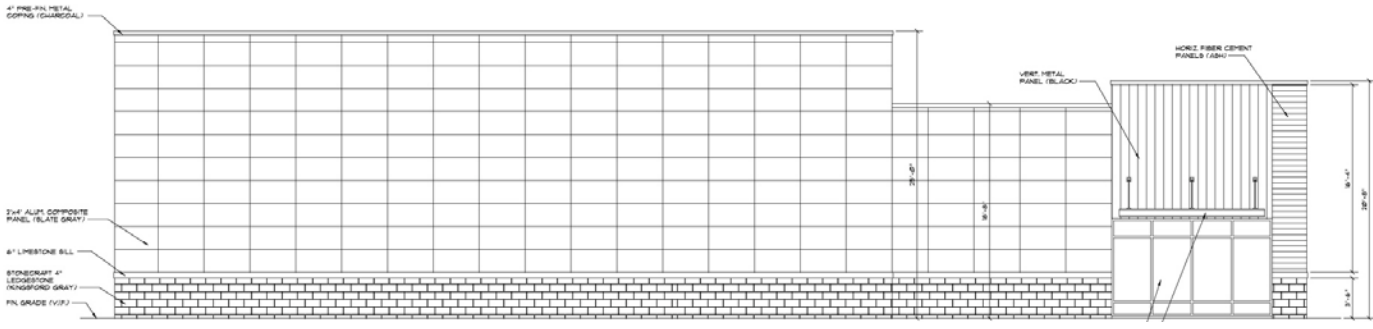
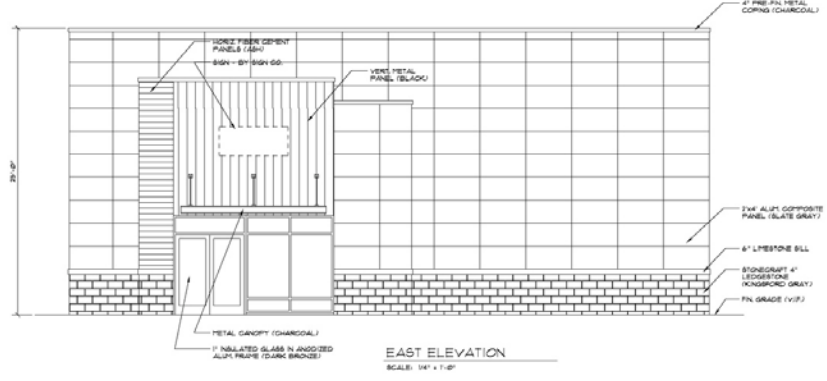


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# PLANS



## PROPOSED ADULT USE RETAILER

BIRCH RUN TOWNSHIP, MICHIGAN

**APPLICANT:**  
GREEN STONES, INC.  
POC: CHRISTOPHER AMMORI  
2207 ORCHARD LAKE ROAD, SUITE B,  
SYLVAN LAKE, MICHIGAN 48320  
(248) 420-0420

### LEGAL DESCRIPTION:

(PER WARRANTY DEED AS RECORDED IN LIBER 2450, PAGE 1850, SAGINAW COUNTY RECORDS)

TAX ID: 09-10-6-28-2021-000

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF BIRCH RUN, COUNTY OF SAGINAW, AND STATE OF MICHIGAN, AND PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 6 EAST, BIRCH RUN TOWNSHIP, SAGINAW COUNTY, MICHIGAN, COMMENCING AT THE CENTER OF SECTION 28, THENCE SOUTH 69 DEGREES 40 MINUTES 38 SECONDS WEST, 131.66 FEET (PREVIOUSLY RECORDED SOUTH 69 DEGREES 50 MINUTES 30 SECONDS WEST, 131.9 FEET) TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 69 DEGREES 41 MINUTES 11 SECONDS WEST, 49.82 FEET (PREVIOUSLY RECORDED SOUTH 69 DEGREES 58 MINUTES 30 SECONDS WEST, 49.14 FEET), THENCE NORTH 67 DEGREES 33 MINUTES 10 SECONDS EAST, 84.93 FEET (PREVIOUSLY RECORDED 80.33 FEET) TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF DIXIE HIGHWAY, THENCE ALONG SAID RIGHT OF WAY SOUTH 70 DEGREES 10 MINUTES 23 SECONDS EAST (PREVIOUSLY RECORDED SOUTH 70 DEGREES 11 MINUTES 30 SECONDS EAST) 102.14 FEET, THENCE SOUTH 67 DEGREES 10 MINUTES 23 SECONDS WEST, 33 FEET, THENCE SOUTH 67 DEGREES 10 MINUTES 46 SECONDS WEST (PREVIOUSLY RECORDED SOUTH 68 DEGREES 34 MINUTES 22 SECONDS WEST) 48.19 FEET, THENCE CONTINUING SOUTH 67 DEGREES 10 MINUTES 46 SECONDS WEST (PREVIOUSLY RECORDED SOUTH 68 DEGREES 34 MINUTES 22 SECONDS WEST) 43.16 FEET, THENCE SOUTH 67 DEGREES 10 MINUTES 51 SECONDS EAST, 154.44 FEET (PREVIOUSLY RECORDED SOUTH 67 DEGREES 10 MINUTES 5 SECONDS EAST, 151.61 FEET) TO THE POINT OF BEGINNING CONTAINING 1.46 ACRES OF LAND MORE OR LESS.

### SITE DATA:

**ZONED:** C-1 (COMMERCIAL DISTRICT)  
**SIZE:** 63,423 SF. ± 146 ACRE

### BUILDING DATA:

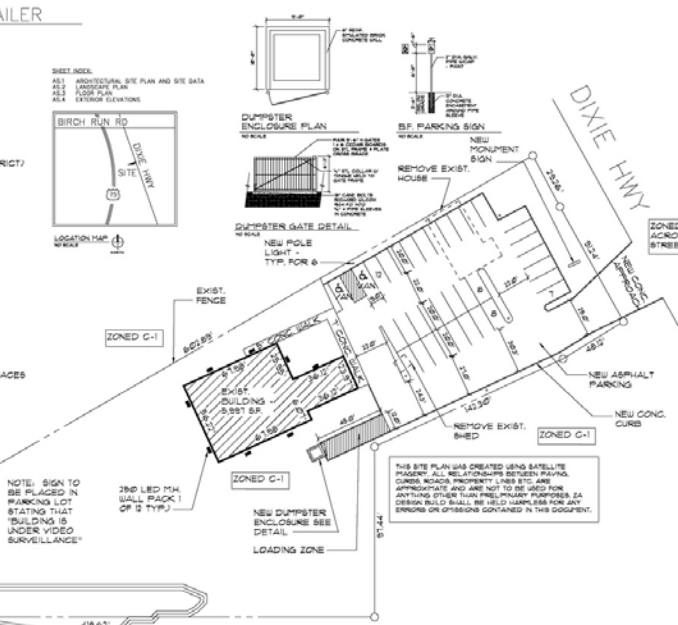
**SIZE:** 4,653 SF.  
3,754 (USEABLE)  
**PROPOSED USE:** M • MERCANTILE

### BUILDING TO SITE RATIO:

**BUILDING:** 4,653 SF.  
**SITE:** 63,423 SF. ± 146 ACRE  
**BUILDING RATIO:** 7.33%

### PARKING DATA:

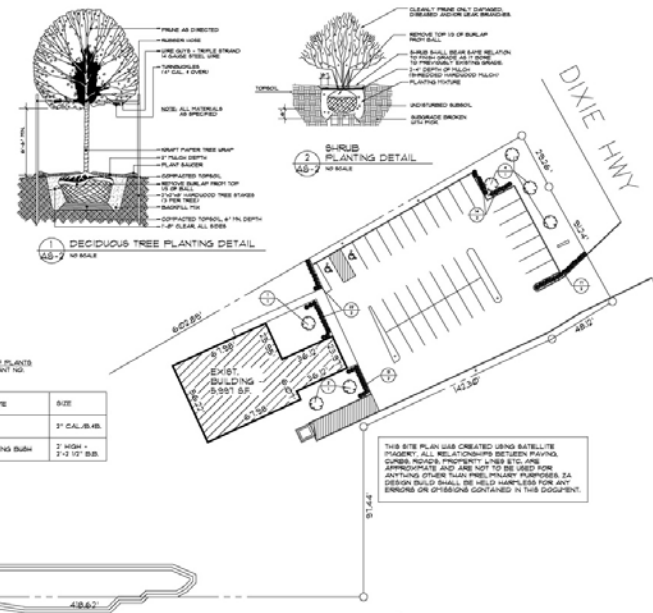
**PARKING REQUIREMENTS:**  
ONE PARKING SPACE PER 100 SF. (GROSS)  
**TOTAL REQUIRED:** 46.53 SF / 100 ± 33 SPACES  
**TOTAL PROVIDED:** 39 SPACES  
**HANDICAPPED PARKING:**  
**REQUIRED:** 1 SPACE  
**PROVIDED:** 2 SPACES



ARCHITECTURAL SITE PLAN  
SCALE: 1" = 30'

### LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR MUST CONFORM TO ALL LANDSCAPING AND SOILING REQUIREMENTS OF CITY OF BIRCH RUN OR STATE OF MICHIGAN (AS ZONED). (UNLESS OTHERWISE NOTED)
- INSTALL 4" DEEP IMPREGATED SAND FILLO TO ALL PLANTING AREAS AND TREE SANDS (NO POLY-FILLO)
- LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR AND LOCATIONS SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DISAPPEARANCE OF SAID UTILITIES.
- ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER. AUTHORIZED REPRESENTATIVE. LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY DUE TO FAILURE TO OBTAIN INFORMATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES/IMPROVEMENTS DURING CONSTRUCTION.
- SITE BOUNDARY, TOPOGRAHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND NOTES NEGATED ON PLANS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REGULATION OF QUANTITIES SHOWN.
- LANDSCAPE CONTRACTOR SHALL MAKE PHONE ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
- ALL PLANT MATERIAL SHALL BE OF THE BEST CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT RETURNED TO THE BEST CALLED FOR SHALL BE CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE NURTURED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE TO SUBSTITUTION OF PLANT MATERIAL SHALL BE "FACE CHECK" APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PLANTED TREES OVER 7" CAL. SHALL BE ANTI-DESICCATED (SHADE SEE ENVIRONMENTAL PLANTING SCHEDULE DETAIL OR DECIDUOUS TREE PLANTING DETAIL, WHERE APPLICABLE).
- ALL PLANTING BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE. LANDSCAPE CONTRACTOR SHALL NOTE THAT PROPOSED PLANT MATERIAL IS NECESSARY TO THE HERBICIDE PROPERTIES AND THAT HERBICIDE APPLICATION INCLUDES THE MANUFACTURER'S INSTRUCTIONS AND IS APPLIED IN ACCORDANCE WITH BOWD HORTICULTURAL PRACTICES.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL UNDERGROUND UTILITIES.



LANDSCAPE PLAN  
SCALE: 1" = 30'

**PLANT MATERIAL LIST**    (C) = 1" CAL. PLANTING

PLANT #	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE
1	1	AGER RUBERTY	RED HAZEL	3" CAL. B.B. (B)
2	60	BIGNONIA ALATA (C) (C) (C) (C) (C) (C)	DWARF BURNING BUSH	2" HIGH 7.5" DIA. (B)

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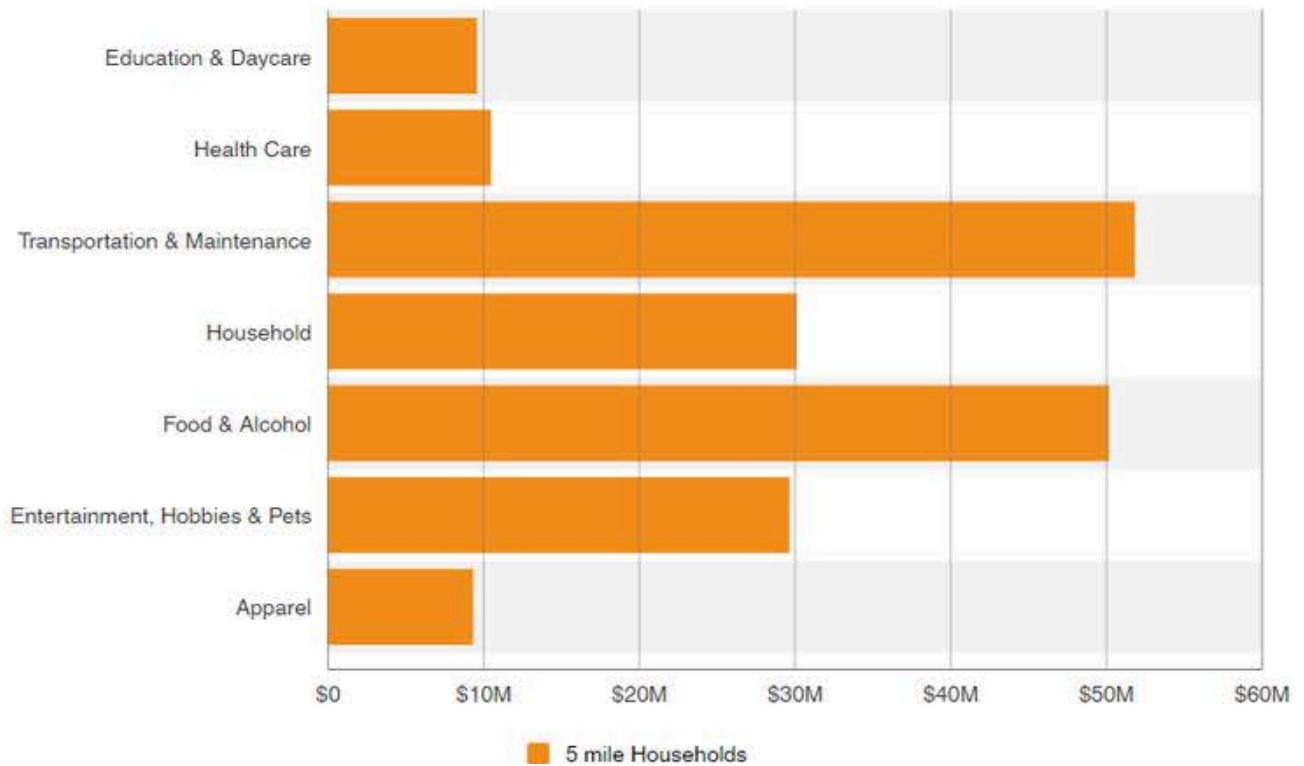
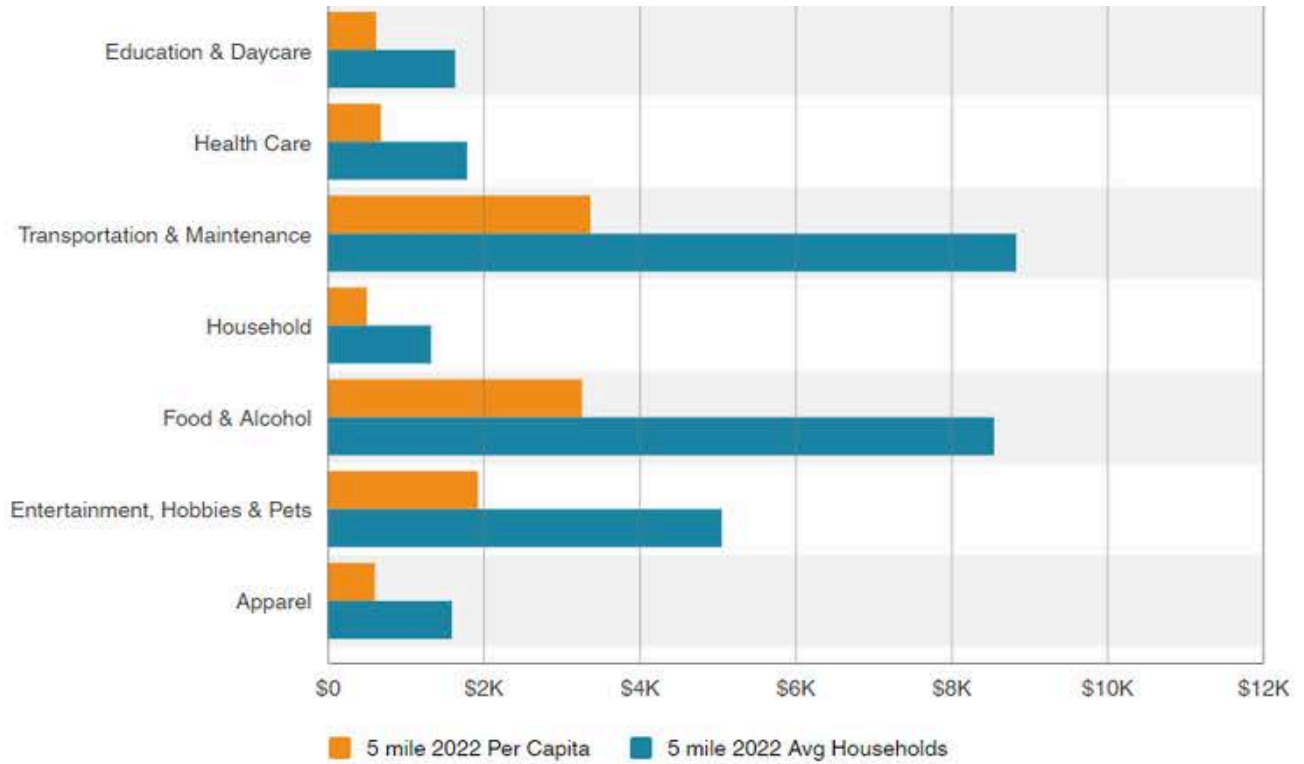
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# DEMOGRAPHICS



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YOUR COMPETITION OR HOW TO  
BEST OPTIMIZE YOUR  
DISTRIBUTION?**

**SEE LOCAL LICENSED PROPERTIES  
[CANNAZONEDMLS.COM/MICHIGAN-LICENSE-INFORMATION/](http://CANNAZONEDMLS.COM/MICHIGAN-LICENSE-INFORMATION/)**

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PROPERTY? WE'VE GOT YOU  
COVERED!**

**CHECK OUT ALL AVAILABLE PROPERTIES  
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