

V/L S Saginaw St | Grand Blanc, MI 48439



COMMERCIAL | MULTI-FAMILY

**FOR
SALE**
OFFERED AT
\$ 1,390,000

- Hard Corner
- Master Plan for Commercial or Multi-Family
- 9.60 Acres
- Water & Sewer available across street
- 2 sets of Billboards not included but negotiable
- Billboards if purchased could add additional monthly income.
- Storm Water Detention Basin with capacity for additional development

For more information: **Wilhelm & Associates (248) 625-9500 | www.wilhelmrealtors.com**



S Saginaw Street, Grand Blanc, Michigan 48439

MLS#: **20251024303**
P Type: **Land**
Status: **Active**

Area: **08141 - Grand Blanc Twp**
DOM: **N/8/242**

Short Sale: **No**
Trans Type: **Sale**
ERTS/FS

LP: **\$1,390,000**
OLP: **\$1,390,000**

Location Information

County: **Genesee**
Township: **Grand Blanc**
Mailing City: **Grand Blanc**
Side of Str:
School District: **Grand Blanc**
Location: **N of McCandlish Rd / E of S Saginaw Rd**

Lot Information

Acreage: **9.6**
List \$/Acre: **\$144,791.66**
Min Lots/Acre:
Lot Dim: **383X200**
Road Front Feet: **383**
Zoning: **Commercial, Multi-Family, Multiple, Office**

Contact Information

Name: **THOMAS WILHELM**
Phone: **(248) 625-9500**

Waterfront Information

Water Name:
Water Facilities:
Water Features:
WaterFront Feet:

Land Contract Information

Land DWP:
Land Int Rate: **%**
Land Payment:
Land Terms:

Additional Information

Internet Avail:
Mineral Rights:
Sqft Min Lot:
Survey:
Irrigation:
Perk:



Recent CH: **08/12/2025 : New : ->ACTV**

Listing Information

Listing Date: **08/12/25** Off Mkt Date:
ABO Date:
Restrictions: **N of McCandlish Rd / E of S Saginaw Rd** Pending Date:
Contingency Date:
Directions: **Cash, Conventional** Exclusions:
Terms Offered: **180** Short Sale: **No** MLS Source: **REALCOMP**
BMK Date:
Originating MLS# **20251024303**
Possession: **At Close**

Features

Water Source: **Water at Street** Sewer: **Sewer at Street**

Legal/Tax/Financial

Property ID: **1223100007** Restrictions:
Tax Summer: **\$1,943** Tax Winter: **\$680** Ownership: **Standard (Private)**
SEV: **44,900.00** Taxable Value: **\$44,900.00** Oth/Spec Assmnt:
Existing Lease: **No**
Legal Desc: **N-442-A A POL BEG S89W 517.50' FR INTERIOR 1/4 COR OF SEC TH S89W 153.51' TH ON CURVE TO LEFT -CHORD- N38-58-40W 383.72' & N46-40-30W 264.25' TH N37-06-30E 536.95' TH S53-04-42E 664.99' TH S27-58W 572.53' TO POB SEC 23 T6N R7E 9.60 A 86**

Agent/Office Information

List Office:
List Agent:
Co-list Agent:
List Office Ph:
List Agent Ph:
Co-list Agent Ph:

Remarks

Public Remarks: **Hard Corner 9.60 Acres at the corner of Saginaw and McCandlish Roads. Currently Zoned R1 (Residential) Future Master Plan MDM (Median Density Multi Family and Commercial). Water & Sewer at the Road. There are 2 Sets of Billboards on the Property that are not included in this sale price. The Seller would need an easement to access the billboards and will pay for those requirements. The Billboards can be negotiated if buyer is interested in purchasing. There also is a Storm Water Detention Basin located on the property. Basin has additional capacity for additional development.**

REALTOR® Remarks: **BATVAI. There are 2 Sets of Billboards on the Property that are not included in this sale price. The Seller would need an easement to access the billboards and will pay for those requirements. The Billboards can be negotiated if buyer is interested in purchasing. South Set has a current lease for 15 years expires 2039. North Side the Seller leases out for \$2000 per Sign, Per Month. One Billboard is leased until 12/31/2025 & the other until 1/31/2026.**

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Pizza Hut



Oakwood Cemetery



El Potrero Mexican
Restaurant



McCandlish Rd & Saginaw Rd



McCandlish Rd

McCa

Ireland's Dream



Candlewood Dr





Genesee County GIS



Map Publication:

08/05/2025 2:13 PM



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Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Genesee County expresses no warranty for the information displayed on this map document.

Demographic Summary Report

S Saginaw Rd, Grand Blanc, MI 48439

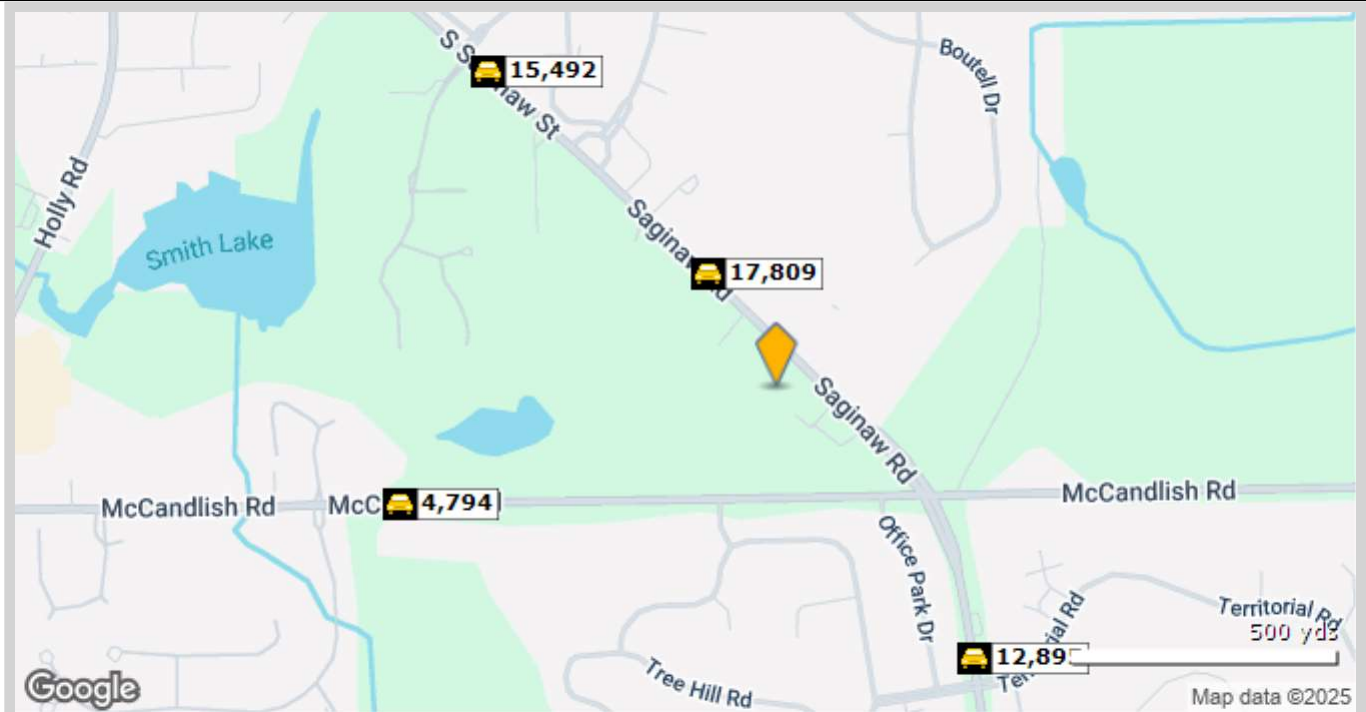
Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	3,991		27,335		55,670	
2024 Estimate	4,146		28,081		57,228	
2020 Census	4,732		30,475		62,323	
Growth 2024 - 2029	-3.74%		-2.66%		-2.72%	
Growth 2020 - 2024	-12.38%		-7.86%		-8.18%	
2024 Population by Hispanic Origin	149		1,101		2,300	
2024 Population	4,146		28,081		57,228	
White	3,444	83.07%	22,900	81.55%	47,086	82.28%
Black	282	6.80%	2,070	7.37%	4,378	7.65%
Am. Indian & Alaskan	6	0.14%	45	0.16%	115	0.20%
Asian	207	4.99%	1,335	4.75%	2,034	3.55%
Hawaiian & Pacific Island	2	0.05%	9	0.03%	18	0.03%
Other	205	4.94%	1,722	6.13%	3,598	6.29%
U.S. Armed Forces	1		5		9	
Households						
2029 Projection	1,594		10,847		22,536	
2024 Estimate	1,658		11,142		23,177	
2020 Census	1,897		12,078		25,266	
Growth 2024 - 2029	-3.86%		-2.65%		-2.77%	
Growth 2020 - 2024	-12.60%		-7.75%		-8.27%	
Owner Occupied	1,339	80.76%	7,968	71.51%	16,424	70.86%
Renter Occupied	319	19.24%	3,174	28.49%	6,753	29.14%
2024 Households by HH Income	1,659		11,143		23,178	
Income: <\$25,000	180	10.85%	1,215	10.90%	2,837	12.24%
Income: \$25,000 - \$50,000	158	9.52%	1,796	16.12%	4,636	20.00%
Income: \$50,000 - \$75,000	175	10.55%	2,209	19.82%	4,439	19.15%
Income: \$75,000 - \$100,000	161	9.70%	1,140	10.23%	2,744	11.84%
Income: \$100,000 - \$125,000	194	11.69%	1,104	9.91%	2,463	10.63%
Income: \$125,000 - \$150,000	330	19.89%	958	8.60%	1,782	7.69%
Income: \$150,000 - \$200,000	243	14.65%	1,105	9.92%	1,912	8.25%
Income: \$200,000+	218	13.14%	1,616	14.50%	2,365	10.20%
2024 Avg Household Income	\$126,928		\$114,145		\$100,179	
2024 Med Household Income	\$120,038		\$82,708		\$72,829	

Traffic Count Report

S Saginaw Rd, Grand Blanc, MI 48439

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S Saginaw Rd	Charing Cross Dr	0.15 NW	2018	16,492	MPSI	.15
2	South Saginaw Road	Charing Cross Dr	0.15 NW	2019	17,809	ADT	.15
3	S Saginaw Rd	Territorial Rd	0.03 S	2018	12,895	MPSI	.36
4	McCandlish Road	Sawgrass Trl	0.08 W	2024	4,688	MPSI	.42
5	MCCANDLISH RD	Sawgrass Trl	0.08 W	2024	4,510	MPSI	.42
6	McCandlish Road	Sawgrass Trl	0.08 W	2025	4,375	MPSI	.43
7	BETWEEN SAGINAW AND HOLLY		0.00	2021	4,794	AADT	.43
8	South Saginaw Road		0.00	2024	17,795	MPSI	.47
9	SAGINAW RD	Pepperwood Dr	0.03 NW	2024	15,541	MPSI	.47
10	McCandlish Rd	Pepperwood Dr	0.03 NW	2025	15,492	MPSI	.47