

# 4144 LINDEN ROAD FLINT TOWNSHIP., MICHIGAN



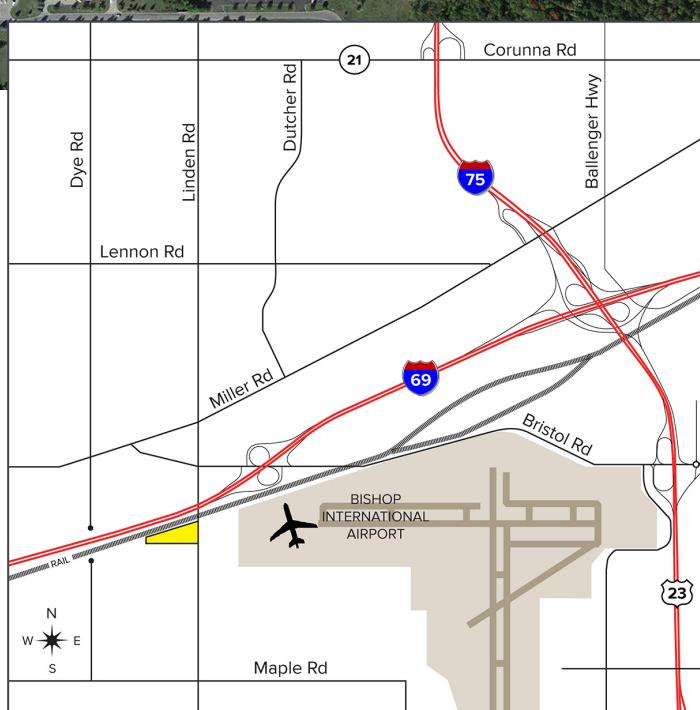
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ASSOCIATES**  
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LAND FOR SALE  
11.26 Acres Available



## PROPERTY FEATURES

- 11.26 acres of prime vacant land, zoned C-2, ready to be developed
- Approximately 1,399' of frontage on I-69, as well as 581' of frontage on Linden
- Ideal location for a self-storage, residential or many other uses with excellent freeway exposure
- Also includes Parcel ID 0732200011 zoned industrial
- Billboard and rights to second billboard are not included in the sale
- Located South of I-69 on the west side of Linden Rd, between Bristol Road & Champagne Dr.
- Sale Price: \$350,000 (\$31,083.48/acre)



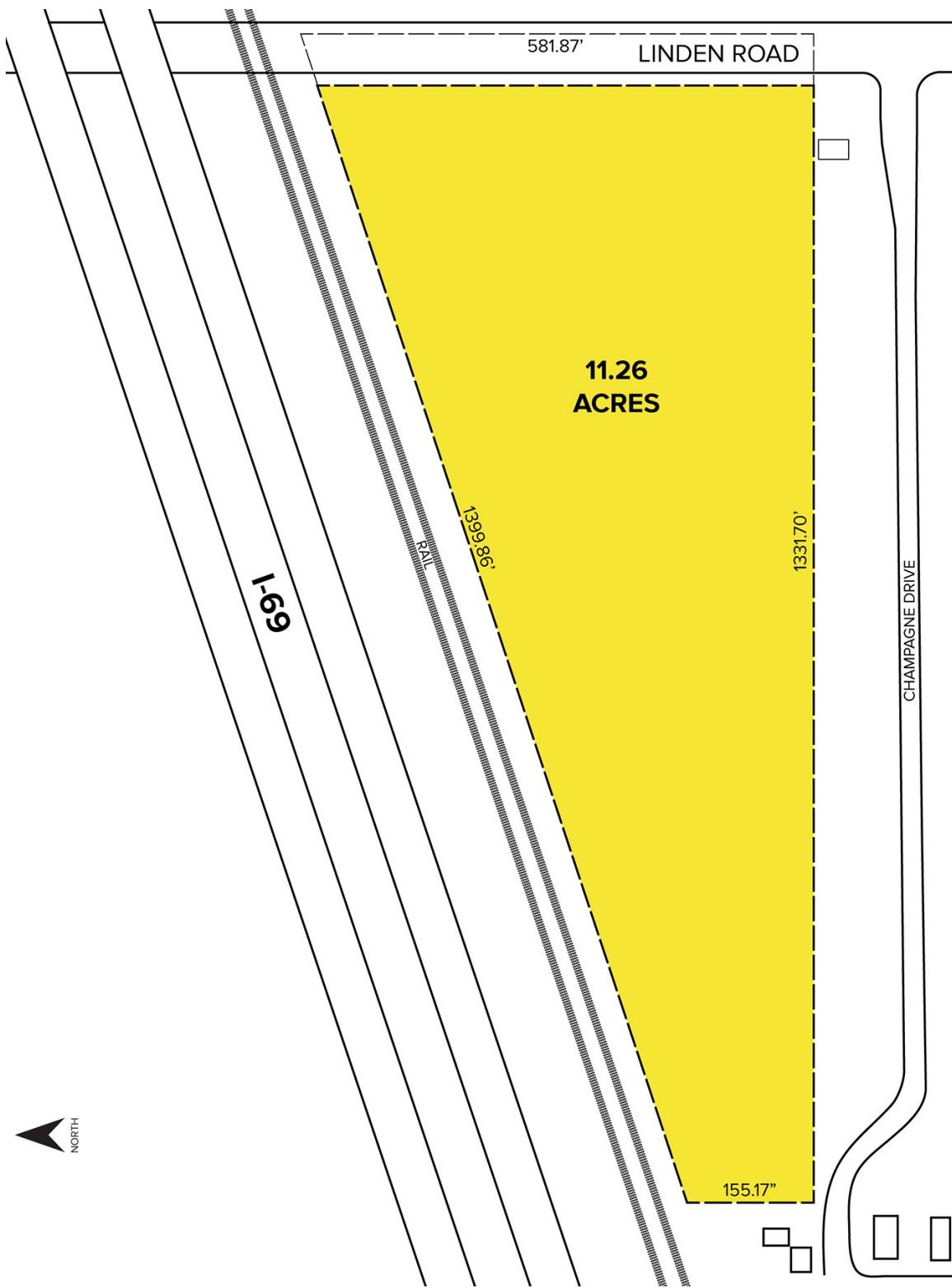
For more information, please contact:

**MARVIN PETROUS**  
(248) 359 0647  
mpetrous@signatureassociates.com

**GARY STEPHENS**  
(248) 948 0104  
gstephens@signatureassociates.com

**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
[www.signatureassociates.com](http://www.signatureassociates.com)

### Site Plan



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# 4144 Linden Road – Flint Township, Michigan

## Land For Sale

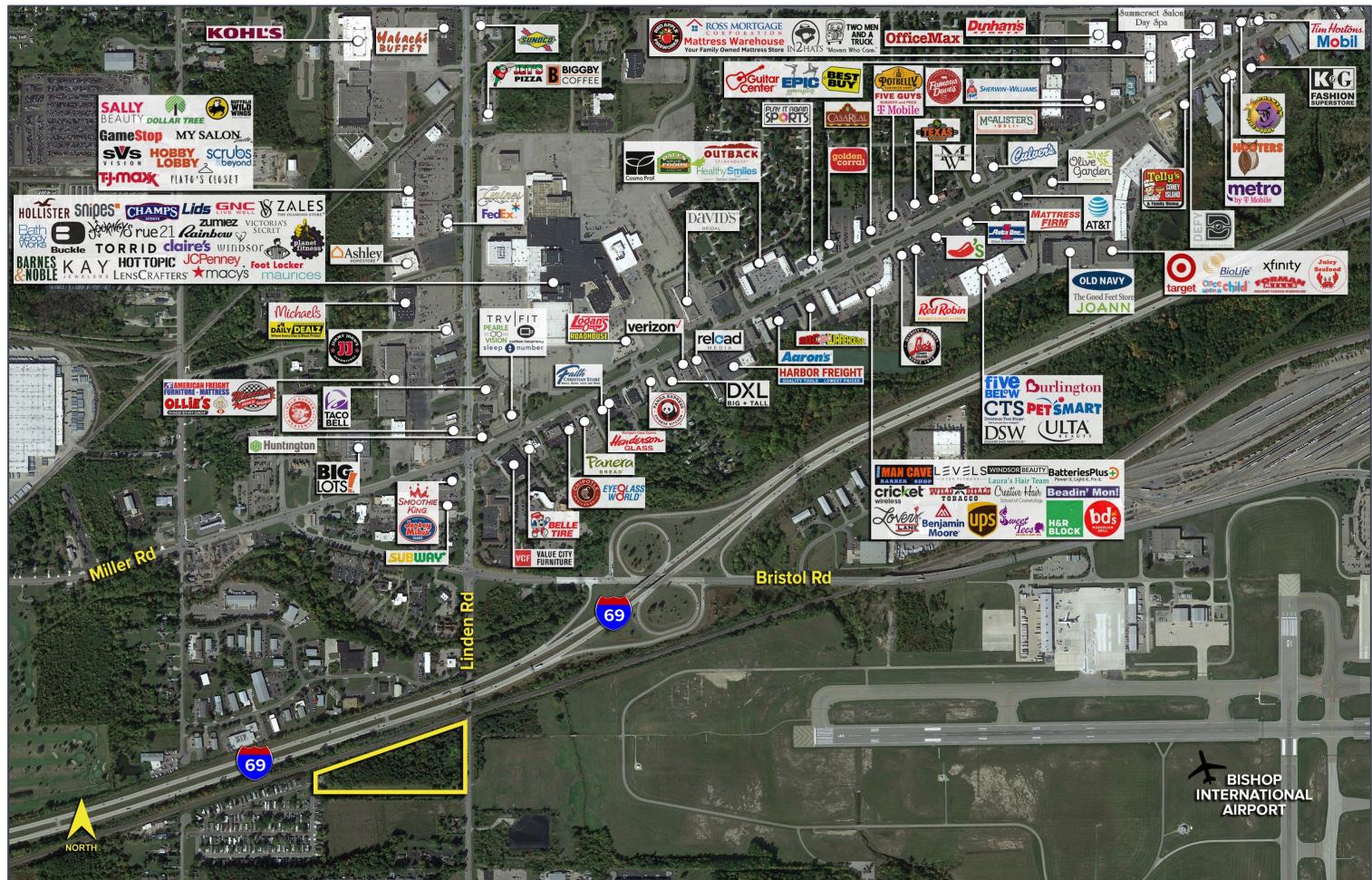
11.26  
Acres  
AVAILABLE

## DEMOGRAPHICS

POPULATION	MED. HH INCOME
1 MILE	1,596
3 MILE	20,446
5 MILE	81,429

## TRAFFIC COUNTS (TWO-WAY)

14,061	Linden Rd. N. of I-69
14,130	Linden Rd. S. of I-69
45,041	I-69 E. of Linden Rd.
46,088	I-69 W. of Linden Rd.



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