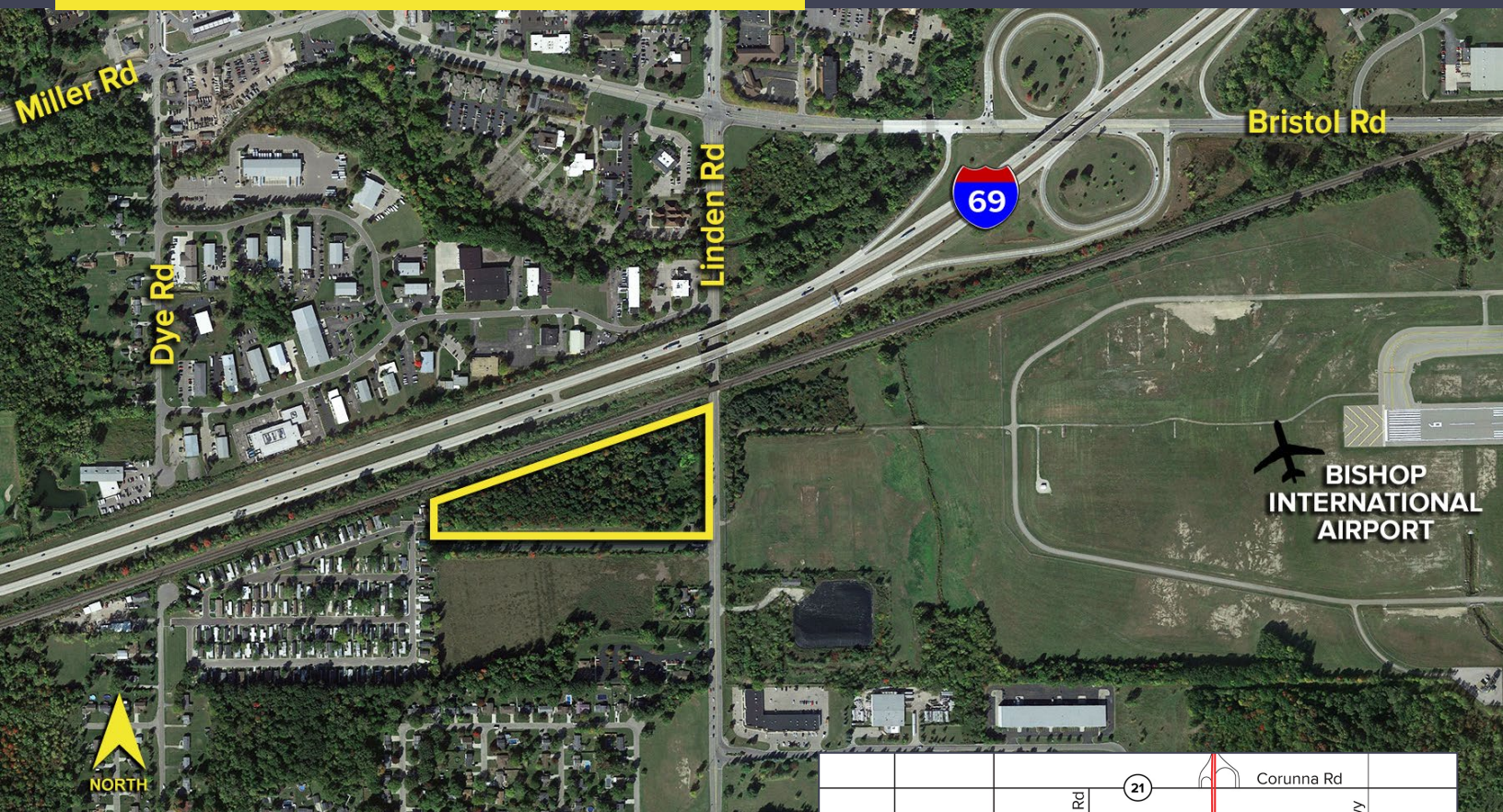


4144 LINDEN ROAD
FLINT TOWNSHIP., MICHIGAN

LAND FOR SALE
11.26 Acres Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS



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

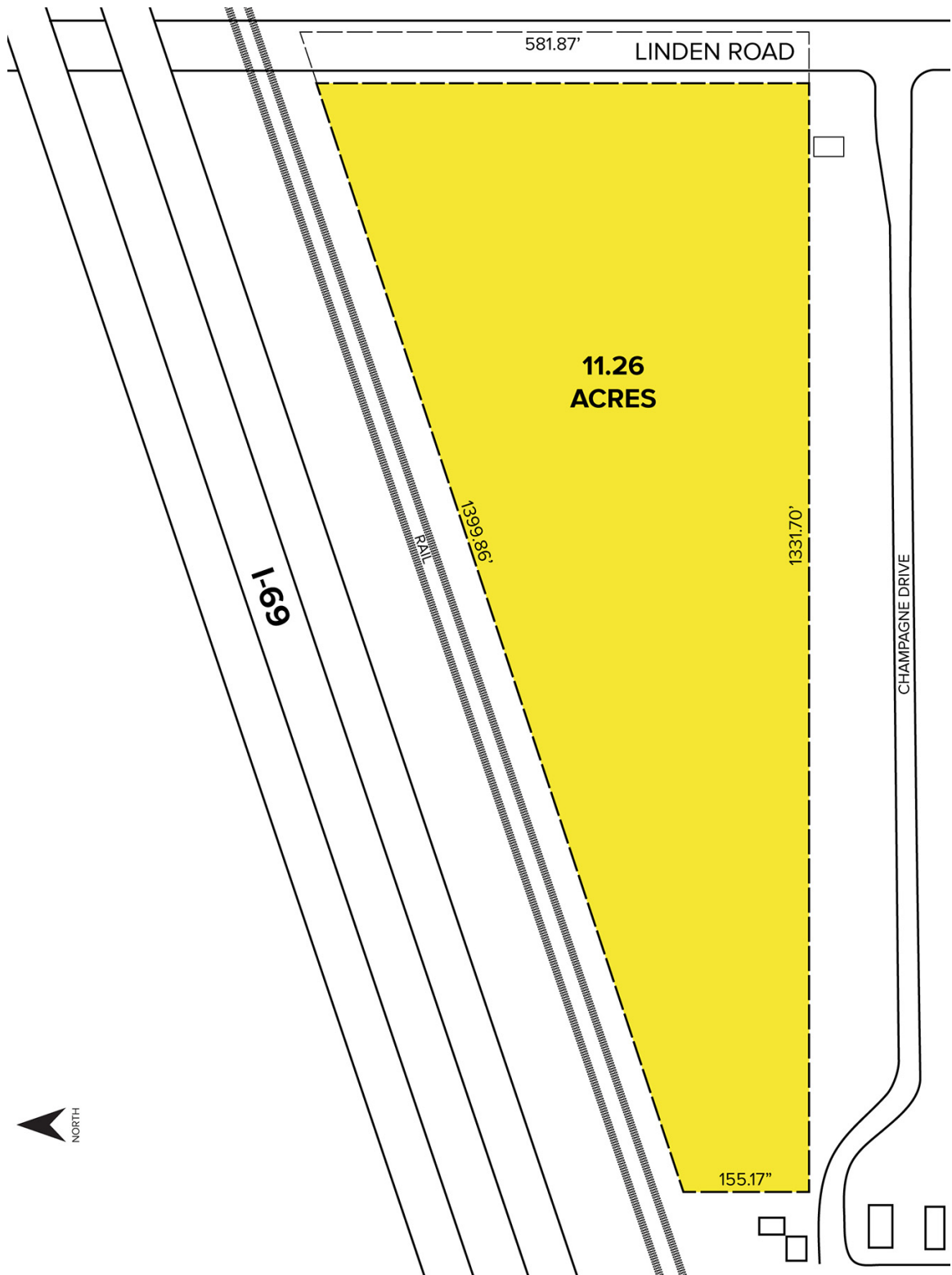
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

4144 Linden Road – Flint Township, Michigan

Land For Sale

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Site Plan



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

4144 Linden Road – Flint Township, Michigan

Land For Sale

11.26
Acres
AVAILABLE

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,596	\$86,335
3 MILE	20,446	\$68,803
5 MILE	81,429	\$61,000

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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