



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 \$875,000 WAS \$1,995,000	BUILDING SIZE 6,000 sqft
PARKING SPOTS 39	LOT SIZE 1.4 Acres
10-MILE POP. 190,000	DAILY TRAFFIC 65,000+
1 of 4 Licenses in Birch Run	

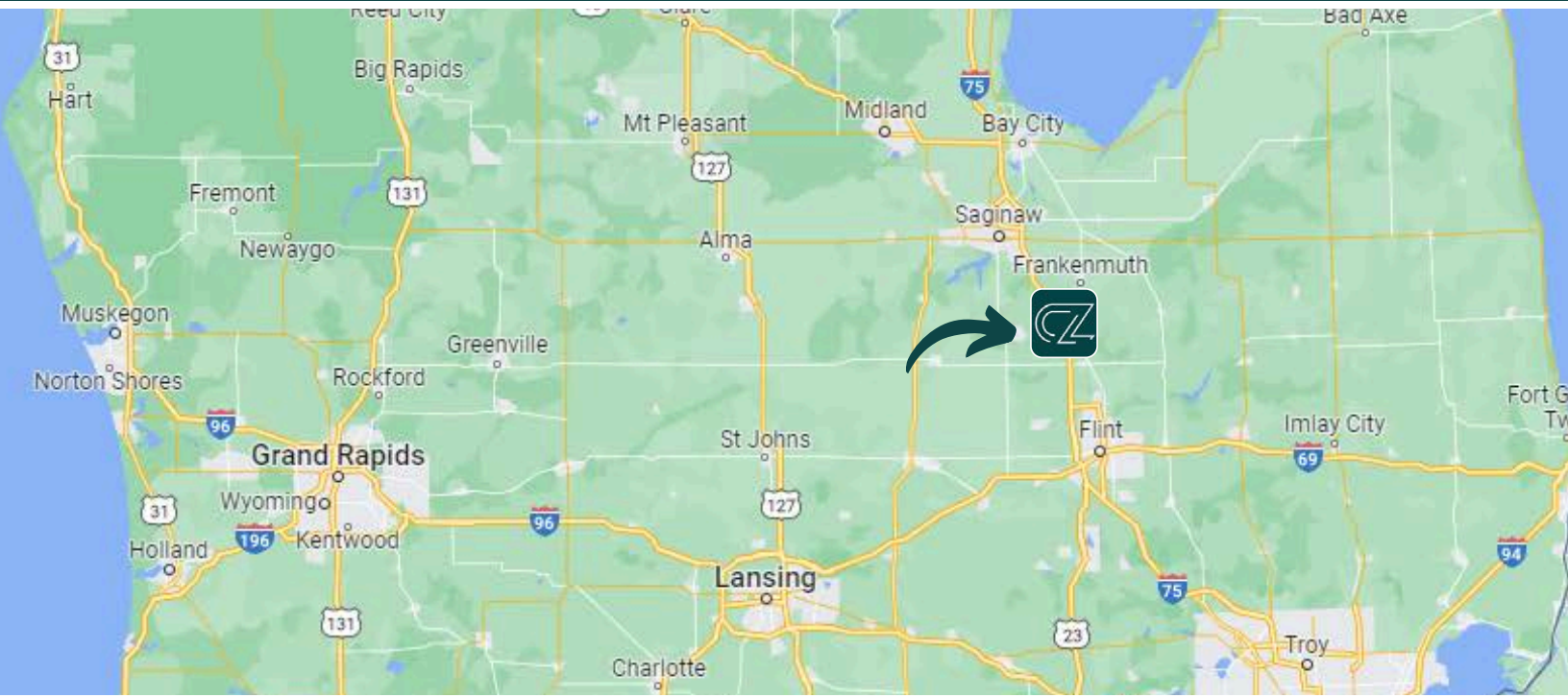
CONTACT:

2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MI 48320
248-420-0420
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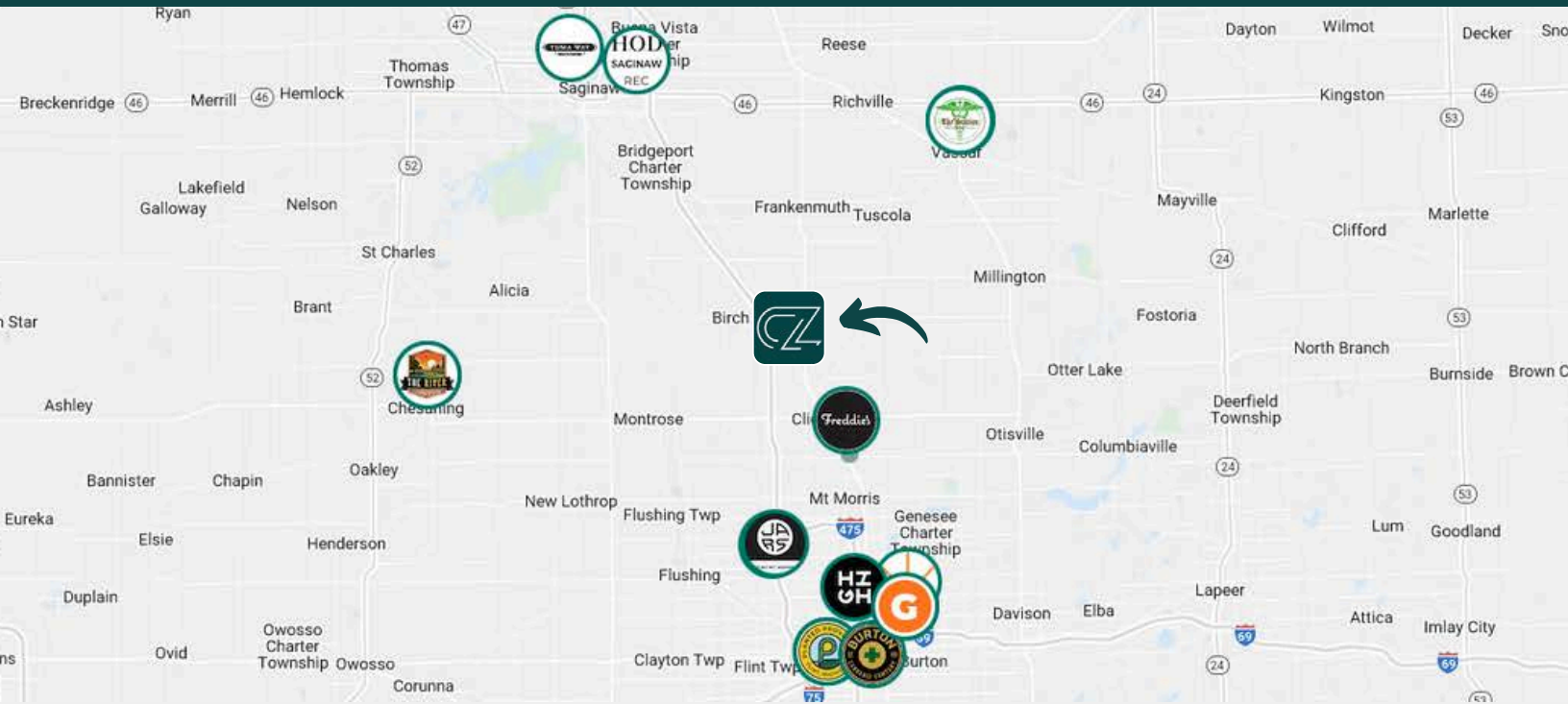


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LOCATION



COMPETITION



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DAILY TRAFFIC COUNTS / RETAILERS



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RENDERING



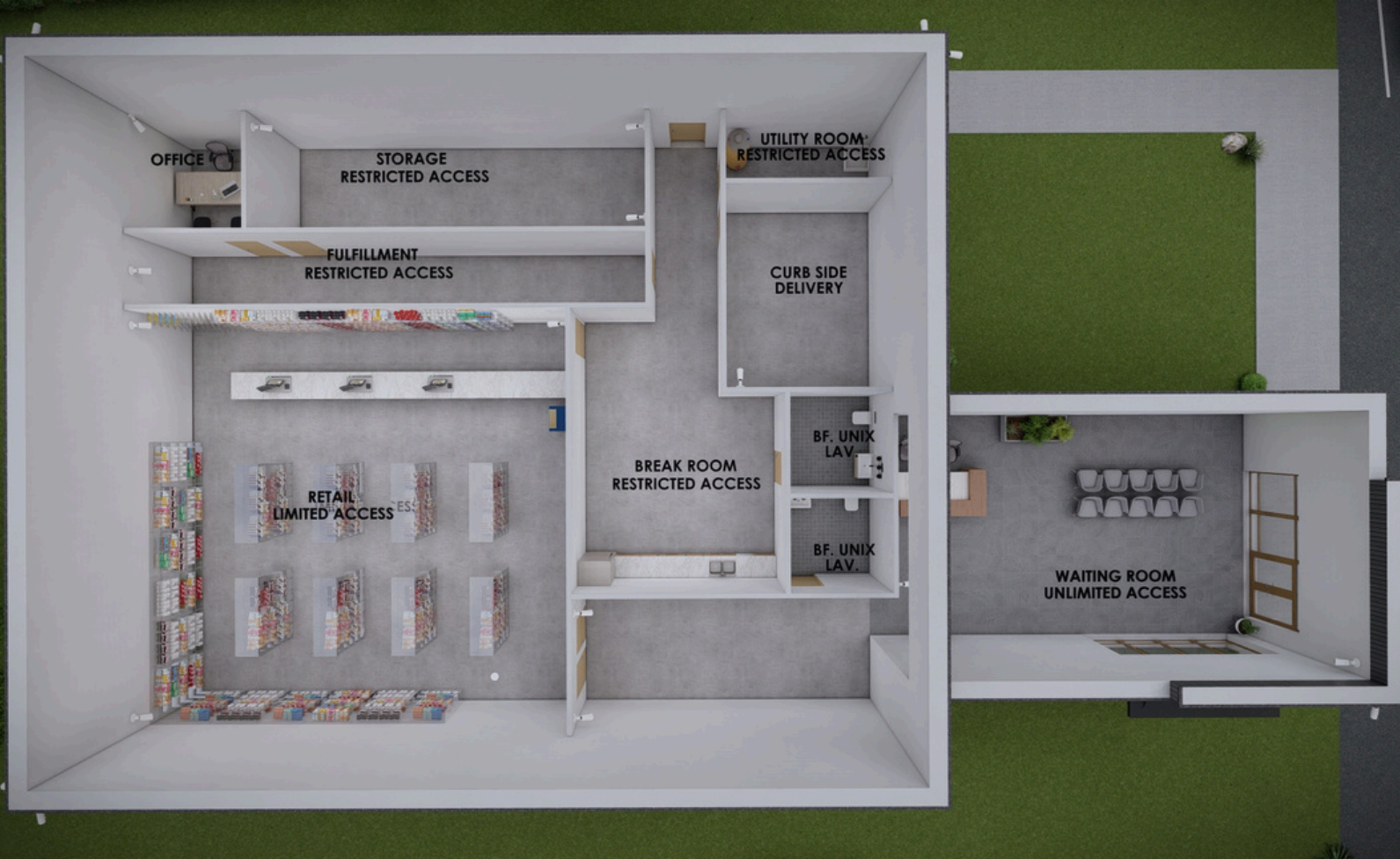
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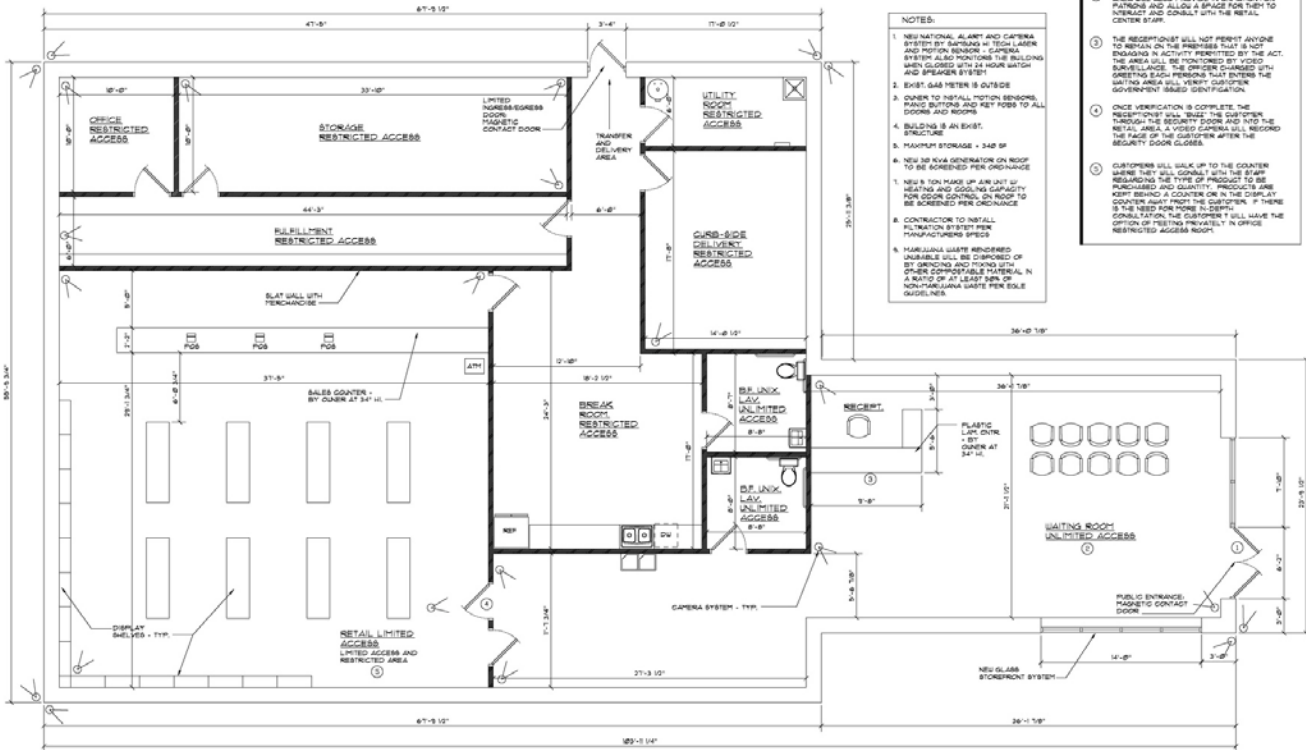
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PLANS



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

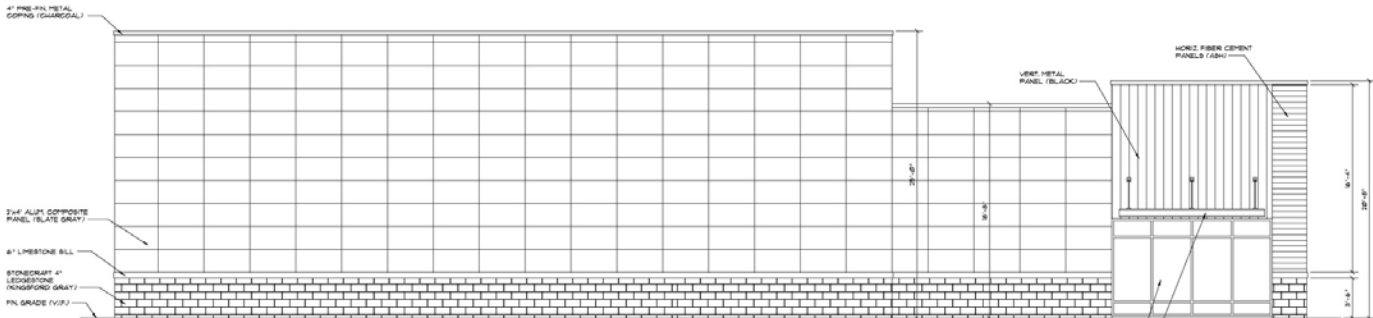
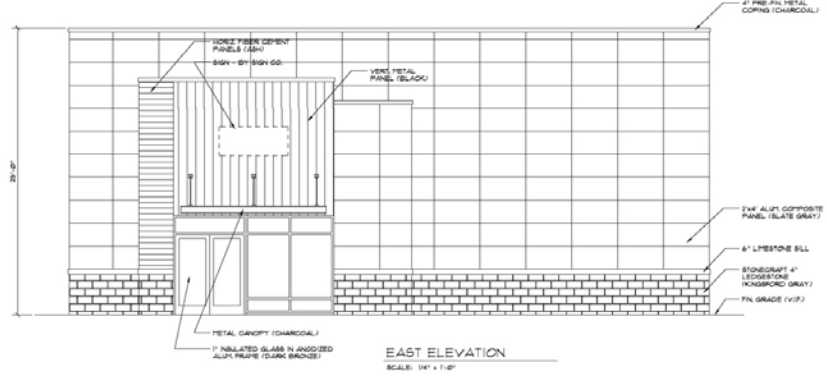


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PLANS

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 1950, 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 603.33 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) 102.4 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) 43.56 FEET, THENCE SOUTH 69 DEGREES 41 MINUTES 11 SECONDS EAST, 114.4 FEET (PREVIOUSLY RECORDED SOUTH 69 DEGREES 40 MINUTES 38 SECONDS EAST, 92.61 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. ± 1.46 ACRE

BUILDING DATA:

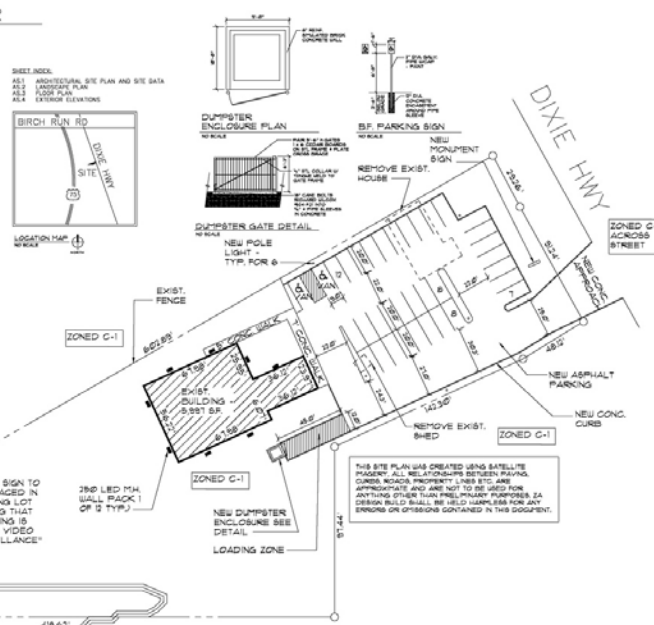
SIZE: 4,653 SF.
3,754 (USEABLE)
PROPOSED USE: M - MERCANTILE

BUILDING TO SITE RATIO:

BUILDING: 4,653 SF.
SITE: 63,423 SF. ± 1.46 ACRE
BUILDING RATIO: 7.33%

PARKING DATA:

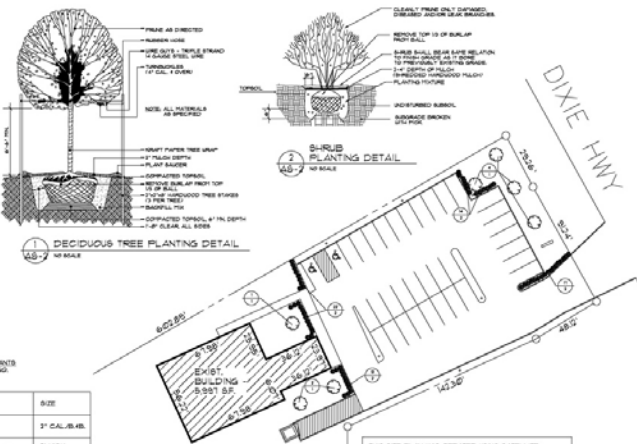
PARKING REQUIREMENTS:
ONE PARKING SPACE PER 100 SF. (GROSS)
TOTAL REQUIRED: 46.53 SF / 100 ± 33 SPACES
TOTAL PROVIDED: 39 SPACES
HANDICAPPED PARKING:
REQUIRED: 1 SPACE
PROVIDED: 2 SPACES



ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'

LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR MUST CONFORM TO ALL LANDSCAPING AND SOILING REQUIREMENTS OF CITY OF BIRCH RUN OR NEAREST TO CITY OF BIRCH RUN (AS ZONED) ORDINANCE NO. POLY-14/17.
- INSTALL 6" DEEP IMPROVED BANK FILLO TO ALL PLANTING AREAS AND TREE SADDLES (NO POLY-14/17).
- LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (PIPER AND SERVICES) AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. LANDSCAPE CONTRACTOR 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 PROPER 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 BEES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT BEING THE BEES CALLED FOR SHALL BE CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE NOTICED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE TO BE REMOVED OR PLANT MATERIAL SHALL BE NOTICED APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PROPOSED TREES OVER 7' CAL. SHALL BE IDENTIFIED BEFORE ANY EXCAVATION AND PLANTING DETAIL, OR DECIDUOUS TREE PLANTING DETAIL, IS USED.
- ALL PLANTING BEES 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 INSTALL AN UNDERGROUND IRRIGATION SYSTEM.



LANDSCAPE PLAN
SCALE: 1" = 30'

PLANT MATERIAL LIST

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



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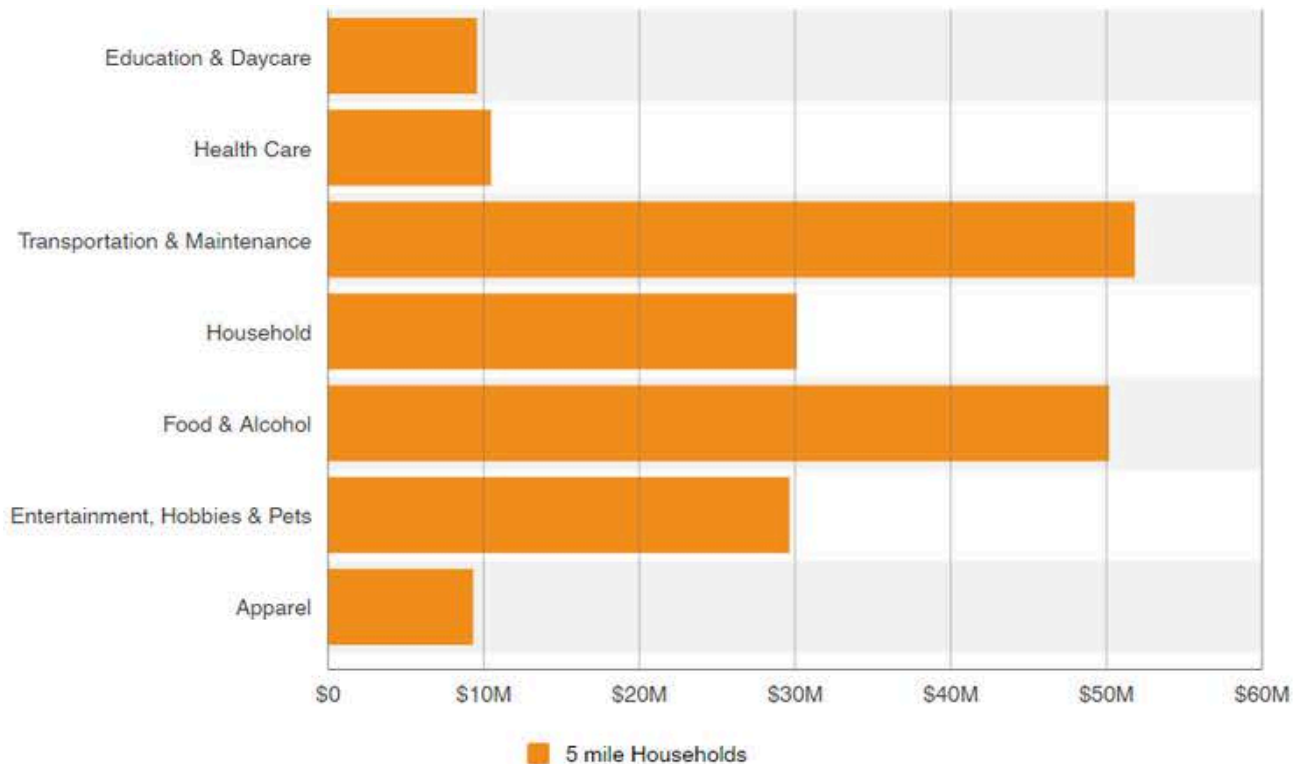
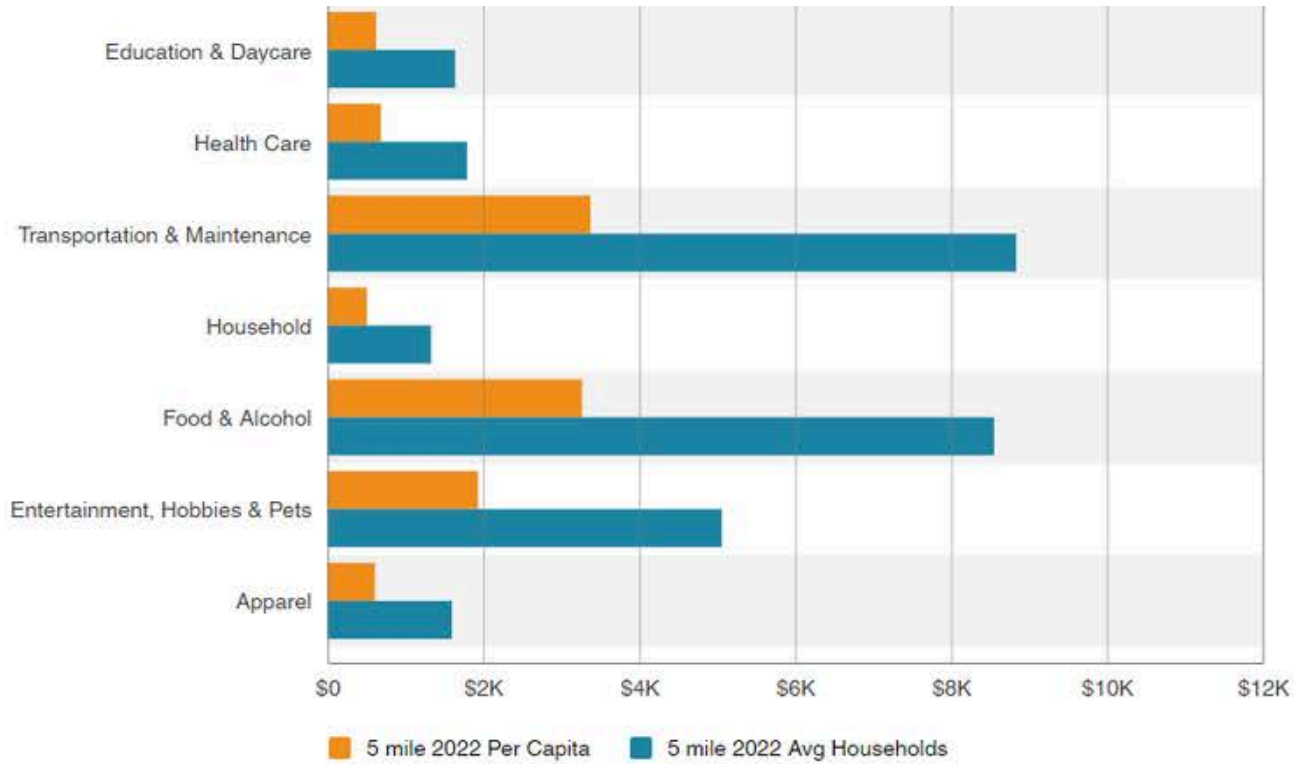
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DEMOGRAPHICS



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**WANT TO KNOW MORE ABOUT
YOUR COMPETITION OR HOW TO
BEST OPTIMIZE YOUR
DISTRIBUTION?**

**SEE LOCAL LICENSED PROPERTIES
CANNAZONEDMLS.COM/MICHIGAN-LICENSE-INFORMATION/**

**LOOKING TO FIND THE PERFECT
PROPERTY? WE'VE GOT YOU
COVERED!**

**CHECK OUT ALL AVAILABLE PROPERTIES
CANNAZONEDMLS.COM/PROPERTIES/**

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