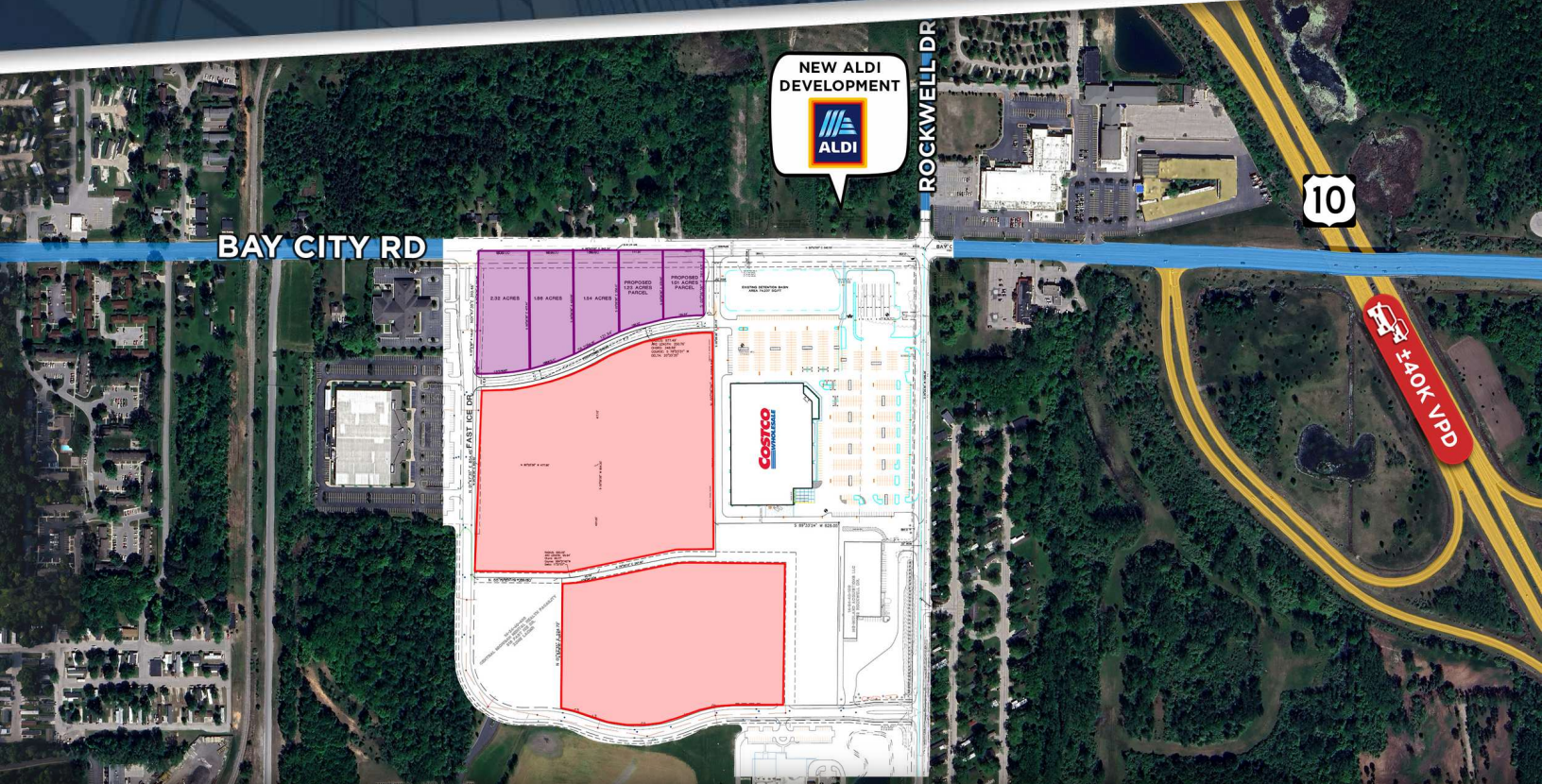


FOR SALE

30 ACRES ON BAY CITY ROAD



4600 BAY CITY ROAD
MIDLAND, MI 48640

PROPERTY HIGHLIGHTS:

- ±30 acres of land contiguous to a brand new Costco
- Approximately ±775 feet of frontage along Bay City Road
- Drive-thru's are permitted
- ±9 Acres available for outlots between Bay City Road and the "access road"
- Three (3) full access points off of Bay City Road
- All utilities are at the site
- Within close proximity to DowDuPont World Headquarters that employees over 1,000 individuals
- Adjacent to US-10 & Bay City Road interchange, 15 miles west of I-75
- Conveniently located to Bay City (15 miles) and Saginaw (20 miles)
- Asking Price - Contact Broker

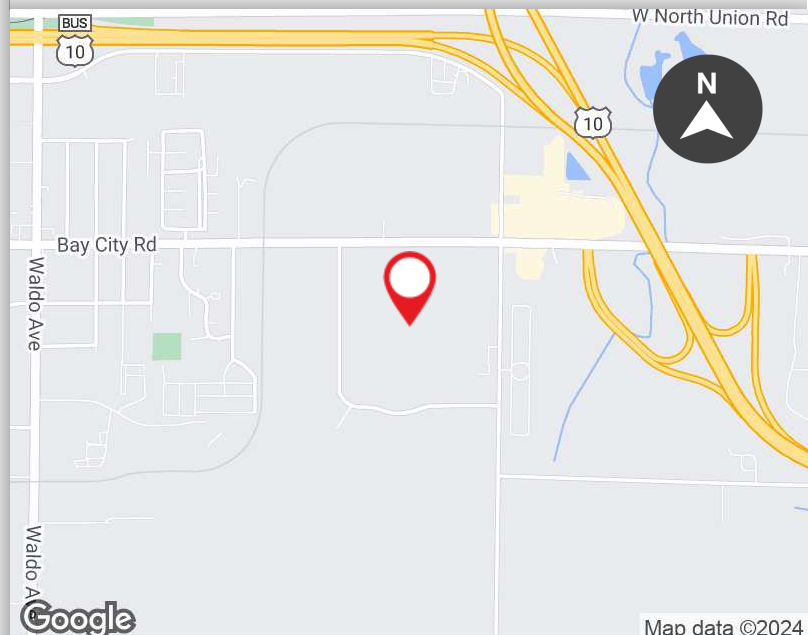
FOR MORE INFORMATION PLEASE CONTACT:



ALAN STERN
alan.stern@freg.com

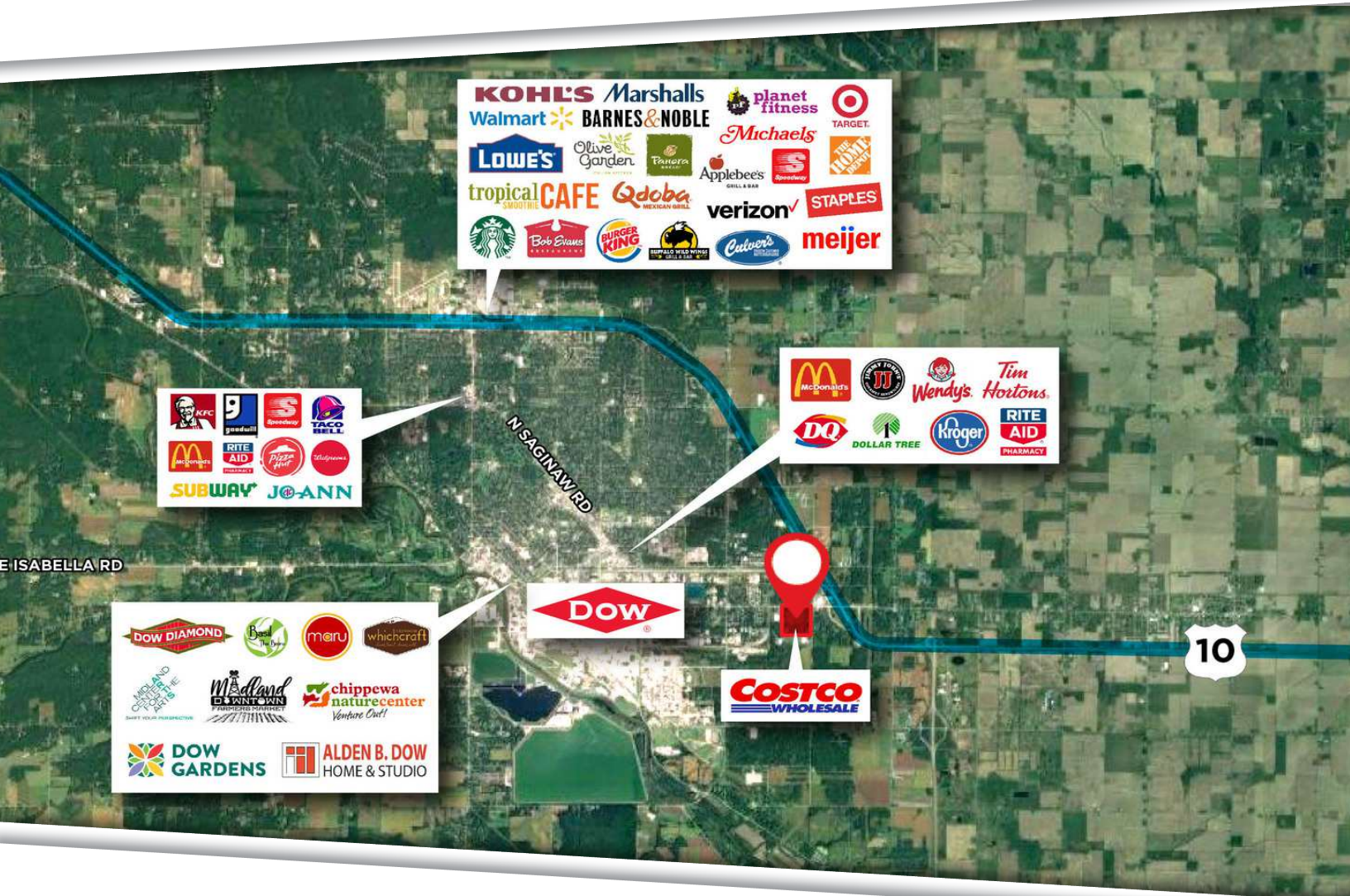
248.848.4119

eCODE 200



The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Friedman Real Estate. All rights reserved.

30 ACRES ON BAY CITY ROAD LOCATION OVERVIEW



TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
US Hwy 10 Bus & US Hwy 10 E	18,486
US Hwy 10 & W Midland Rd SE	41,982
Midland Road & Bay City Rd W	7,902
Bay City Rd & Rockwell Dr E	6,251

DEMOGRAPHICS

	10 MILES	20 MILES	30 MILES
Total Population	99,350	351,718	515,486
Total Households	38,715	140,133	203,577
Average HH Income	\$74,801	\$62,846	\$57,636