

LAND FOR SALE



E. Hill Road Grand Blanc, MI 48439

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,609	24,964	54,189
Total Households	2,536	10,191	22,580
Average HH Income	\$129,319	\$109,230	\$85,567

VEHICLES PER DAY (V.P.D)	
E. Hill Road	+/- 20,000 V.P.D
Belsay Road	+/- 10,300 V.P.D
Dort Highway	+/- 50,000 V.P.D

PROPERTY FEATURES

- Busy off corner location
- Adjacent to former top producing Rite Aid Pharmacy
- 6.77 acres including common detention
- 589' feet of frontage on E. Hill Road
- Curb cut in place for additional access off Belsay Road
- Zoned NC - commercial allowing for a variety of uses including retail, medical/ dental, veterinary, day care, neighborhood shopping center and others. Newly adopted Grand Blanc master plan would permit multi family development as well
- Site planned for 42,000 SF of Neighborhood Retail with 267 surface parking
- Well populated bedroom community with strong demographics
- Located less than 5 miles from many national retailers along Dort Highway such as Walmart, Panera Bread, Kohls, Sams Club, Little Caesars and Walgreens

SALE PRICE: \$725,000.00 (\$107,090.10 PER USABLE ACRE)



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PROPERTY INFORMATION

PRICE	\$725,000.00 (\$107,090.10 PER USABLE ACRE)
UTILITIES	Utilities at site
LAND SIZE	6.77 Acres
PROPERTY TYPE	Vacant Land
Parcel ID	12-11-200-016
ZONING	Neighborhood Commercial (NC) – Some permitted uses include retail, medical/ dental, veterinary, day care, neighborhood shopping center, banks/credit unions, restaurants with drive thru and more.
TRAFFIC COUNT	E. Hill: +/- 20,000 V.P.D Belsay: +/- 10,300 V.P.D Dort Hwy: +/- 50,000 V.P.D
TAXES	Summer 2023: \$6046.43 Winter 2023: \$2121.66
LEGAL DESCRIPTION	A PARCEL OF LAND BEG S 89 DEG 03 MIN 25 SEC E 437.94 FT FROM N 1/4 COR OF SEC TH CONT S 89 DEG 03 MIN 25 SEC E 589 FT TH S 0 DEG 44 MIN 50 SEC W 306 FT TH S 89 DEG 03 MIN 25 SEC E 321 FT TH S 0 DEG 44 MIN 50 SEC W 174 FT TH N 89 DEG 03 MIN 25 SEC W 910 FT TH N 0 DEG 44 MIN 50 SEC E 480 FT TO PL OF BEG SEC 11 T6N R7E (W-97) 7.772 AC FR 12-11-200-009
LOCATION INFORMATION	Located at the E. Hill Road and Belsay Approximately 4 miles from I-475 and 6 miles from US-23
COMMENTS	Only commercially zoned corner at E. Hill & Belsay Roads



3.1.13

NC Neighborhood Commercial

A. INTENT

Summary: This district is established to accommodate retail business and services to meet the day-to-day convenience shopping and service needs primarily for nearby residential neighborhoods, in accordance with the Township Master Plan. **For full intent, see Section 3.2.**



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional and medical offices
- ii. Medical clinics[□]
- iii. Retail establishments or retail centers up to twenty thousand (20,000) square feet
- iv. **Banks, credit unions, savings and loans and similar financial institutions with up to three drive-through teller windows, including any automatic teller drive-through lanes** § 4.19
- v. Personal service establishments[□]
- vi. Restaurants standard with a maximum seating capacity or patron occupancy of one hundred (100) persons
- vii. Business services[□]
- viii. Computer services and data processing centers[□]
- ix. Rental and sales of videos, compact discs, records and similar items
- x. Any service establishment of an office, showroom or workshop of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct
- xi. **Day care centers** [□] § 4.29
- xii. Community facilities I[□]
- xiii. Community Facilities II[□]
- xiv. Places of worship[□]
- xv. Public or private parks and open space
- xvi. **Essential services** [□] § 4.30
- xvii. **Accessory uses** § 4.2 [□], **buildings and structures** § 5.2 [□] customarily incidental to any of the above permitted uses § 4.1
- xviii. **Accessory caretaker's quarters** § 4.3.5
- xix. **Wind energy conversion system, private** [□] (100 feet tall or less) § 4.76

C. SPECIAL LAND USES

- i. **Accessory use or storage of hazardous materials** § 4.4
- ii. **Retail establishments or shopping centers up to sixty thousand (60,000) square feet** § 4.64
- iii. **Automobile convenience/gasoline station** § 4.15
- iv. **Automobile maintenance/service establishments** § 4.16
- v. **Outdoor café/ eating areas** § 4.60.3
- vi. **Restaurants with drive-in, drive through, and restaurants serving alcoholic beverages** § 4.60.2
- vii. **Restaurants with a maximum seating capacity over 100 persons** § 4.60.4
- viii. **Recreation:** Commercial fitness centers and dance studios § 4.57
- ix. **Accessory outdoor display** [□] § 4.6
- x. **Lawn and garden centers, nurseries and greenhouses** § 4.43
- xi. **Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance** § 4.65
- xii. **Veterinary clinics** [□] § 4.72
- xiii. **Veterinary hospitals** [□] § 4.73
- xiv. **Accessory uses** § 4.2, [□] **buildings and structures** § 5.2 [□] customarily incidental to any above permitted uses, is permitted with the Special Land Use approval
- xv. Tanning salons
- xvi. **Wind energy conversion system, private** [□] (more than 100 feet tall) § 4.76

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ZONING ORDINANCE (CONT.)

D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[□]: 23,280 sq ft
(½ acre)
Minimum lot width[□]: 85 ft

Lot Coverage[□]

Maximum lot coverage: Governed by setbacks

Setbacks[□]

Minimum front yard setback: 30 ft
Minimum rear yard setback: 20 ft; 50 ft if adjacent to a residential district
Minimum side yard setback: 10 ft

Building Height[□]

Maximum building height: 20 feet or 1 story, whichever is less

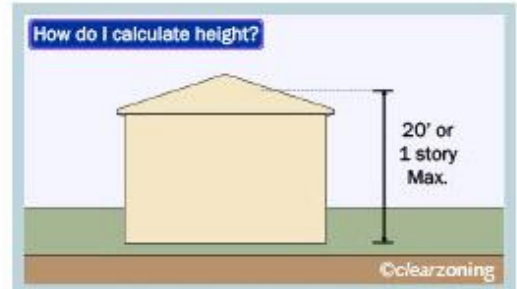
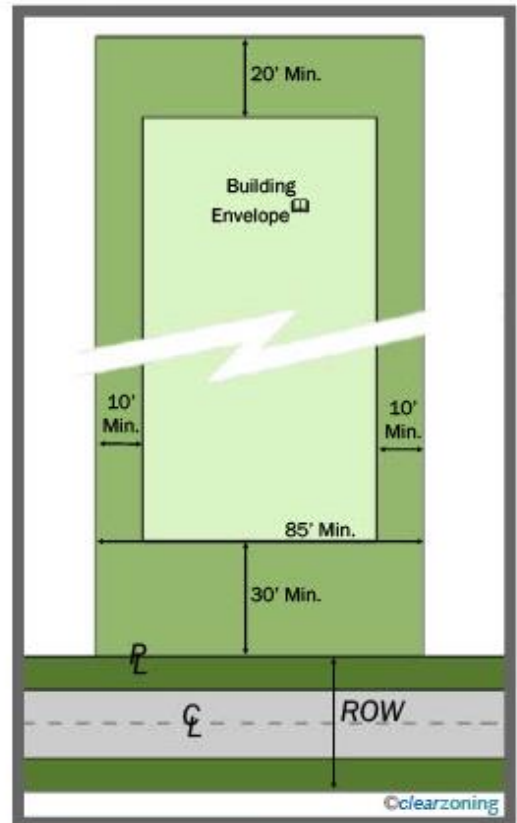
Parking Setbacks

Minimum front yard setback: 20 ft
Minimum rear yard setback: 20 ft
Adjacent to residential district (all yards): 20 ft
Elsewhere: 10 ft

Design Standards (Section 3.7.5)

NOTES

- For additions to the above requirements, refer to 3.6.2 Notes to District Standards: A, C, D, E, F, G, H, I, J, K, L, O, Q, R, S, T, U and Y
- See *Suggested References* below for applicability



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- Planned Unit Development Overlay Option § 3.1.19

5. Site Standards

- Landscaping § 5.10
- Parking § 5.15
- Loading / Unloading § 5.15
- Access Management § 5.1
- Lighting § 5.20
- Signs § 5.19
- Floodplain Development § 5.9
- Private Road Standards § 5.17

6. Development Procedures

- Site Plan Review § 6.2
- Special Land Use Review § 6.3

7. Administration and Enforcement

- Non-Conforming Uses § 7.2
- Zoning Board of Appeals § 7.4

Other Ordinances

- Tree Protection Ordinance

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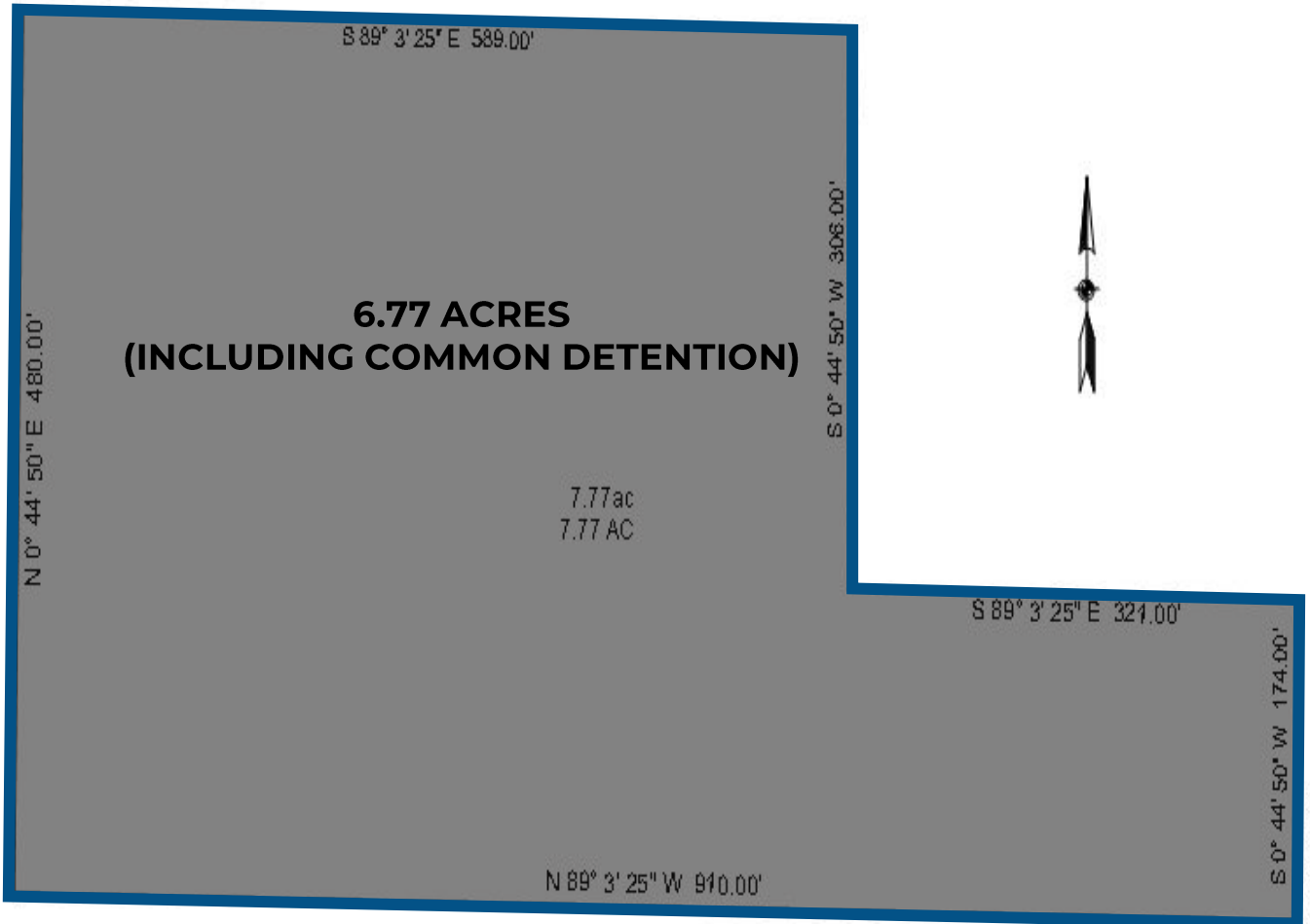
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PROPERTY SKETCH

HILL RD



Sketch by Apex Medina™

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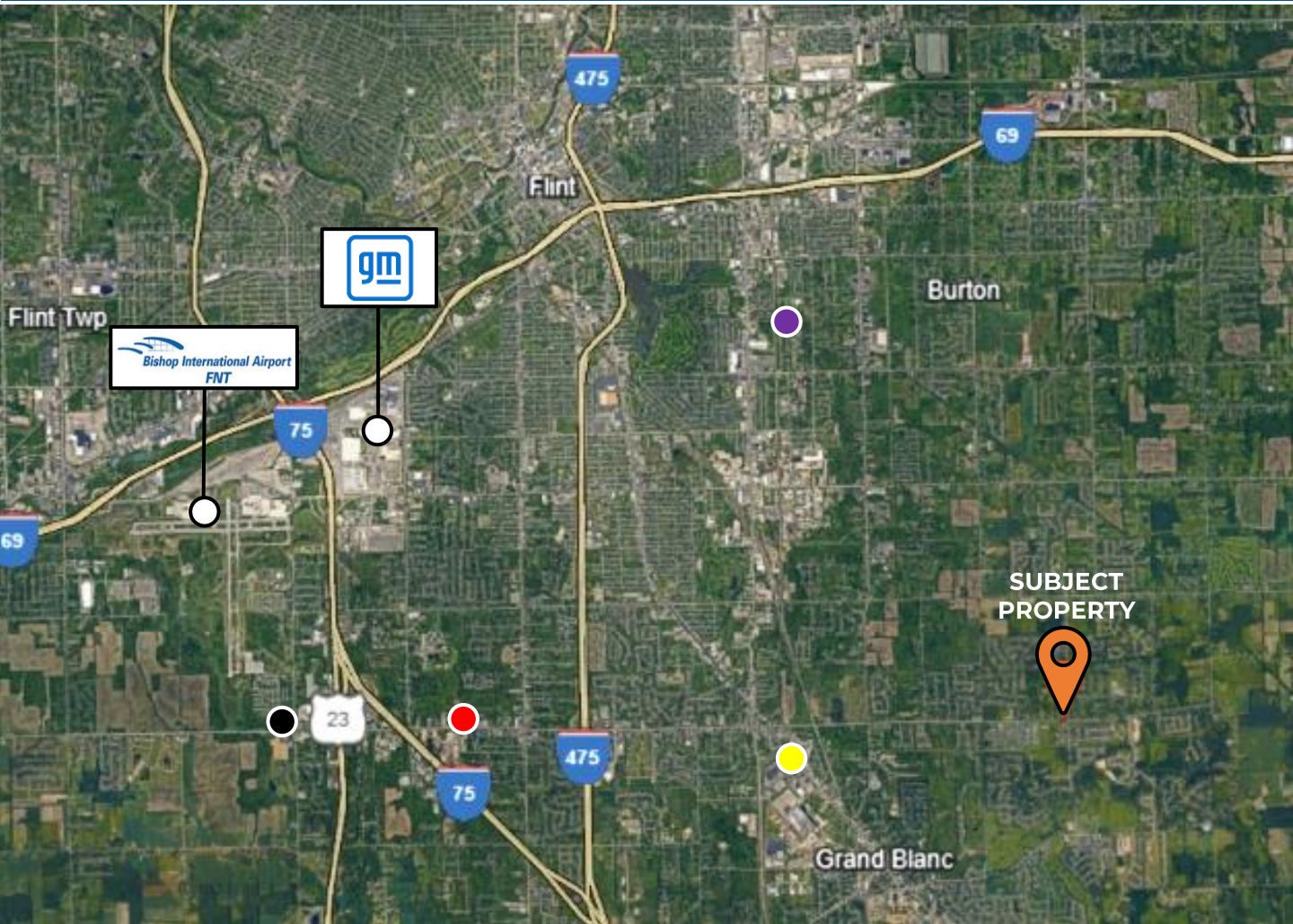
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TRADE MAP



LEGEND



Meijer, Dollar Tree, McDonalds, Jimmy Johns, Biggby Coffee



Home Depot, Starbucks, CLS Plasma, Taco Bell, McDonald's



Meijer, McDonald's, Biggby Coffee, Dairy Queen



Walmart, Kohls, Sam's Club, PetSmart, Panera Bread

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