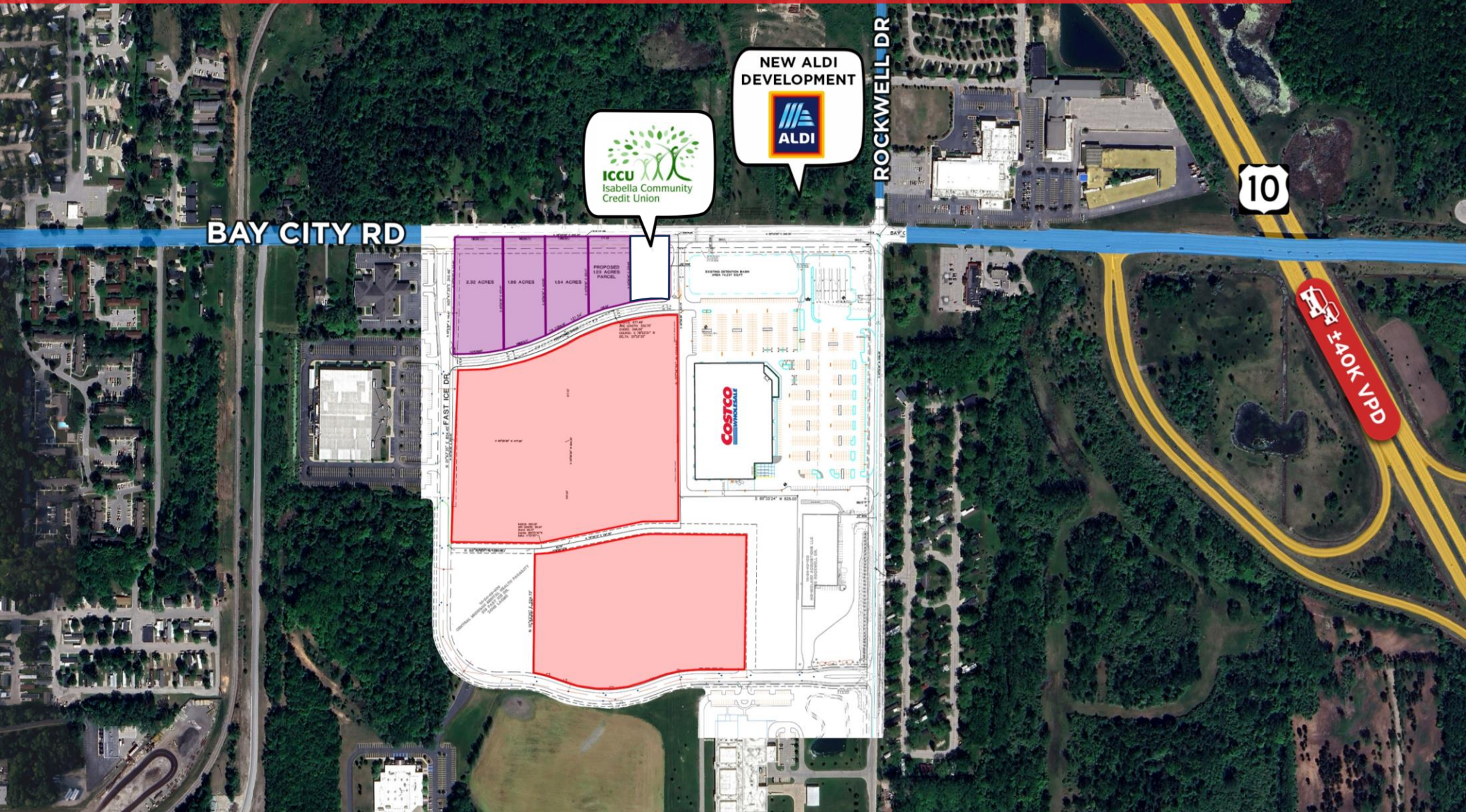


**±30 ACRES**

**FUTURE DEVELOPMENT**



**4600 BAY CITY ROAD, MIDLAND, MI 48642**



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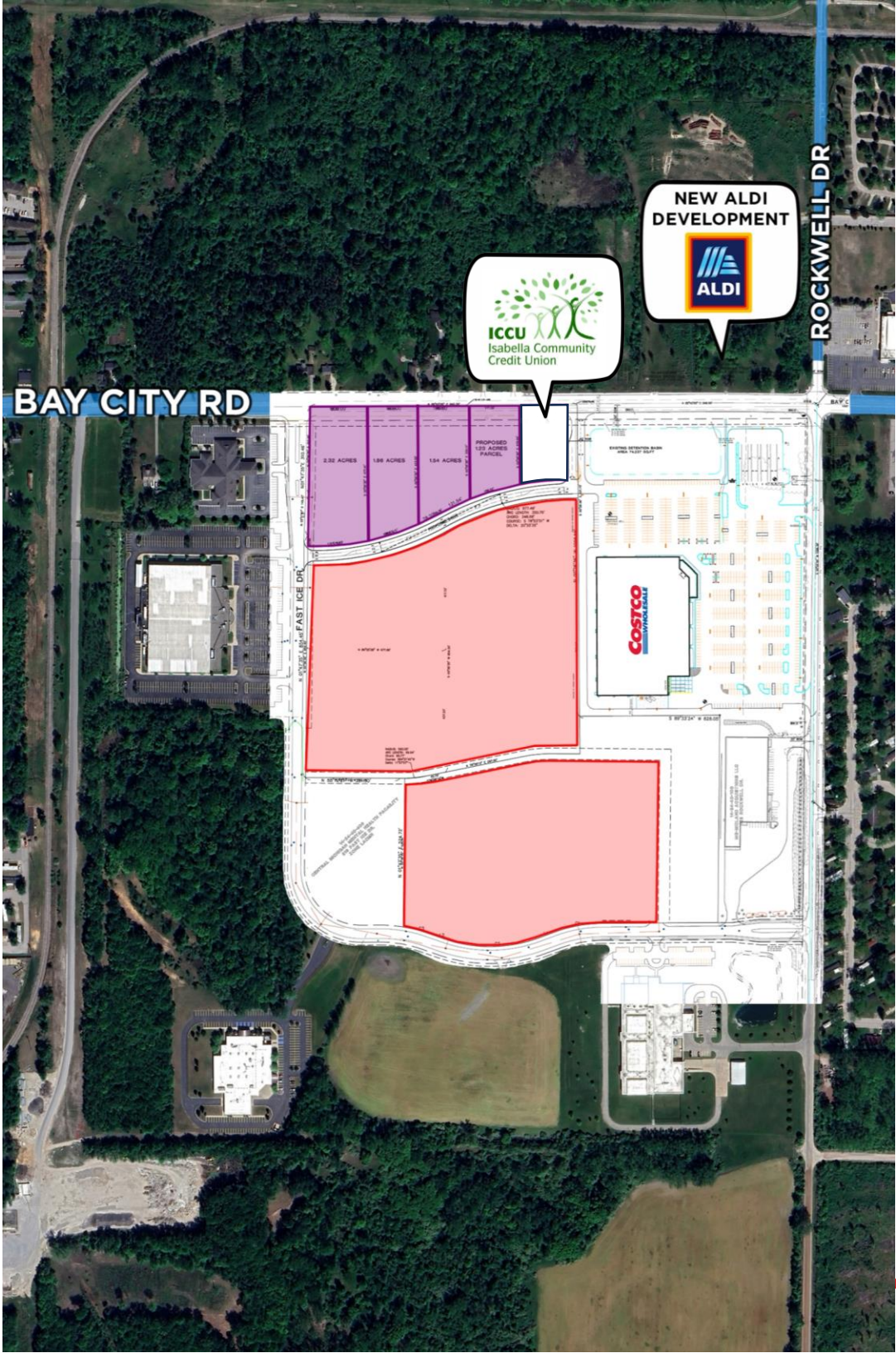
# FUTURE DEVELOPMENT

## 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 employs 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

eCode	200
Land Size	±30 Acres
Zoning	Regional Commercial
City	Midland
Asking Sales Price/Lease Rate	Contact Broker

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# NEARBY AMENITIES





## MIDLAND, MI

Midland, Michigan, is a city located in the central part of the state, known for its rich history and vibrant community. Established in the mid-19th century, Midland initially thrived as a lumber town, leveraging its proximity to dense forests and the Tittabawassee River for transportation. Over time, the city's economy diversified, with the chemical industry playing a significant role, largely due to the presence of The Dow Chemical Company, which was founded there in 1897. This industrial backbone has shaped Midland into a hub of innovation and employment, fostering growth and attracting a skilled workforce.

Today, Midland is celebrated for its high quality of life, blending urban amenities with natural beauty. The city offers a range of cultural and recreational opportunities, including the Midland Center for the Arts, which hosts performances and exhibitions, and the Dow Gardens, a 110-acre botanical garden that showcases stunning landscapes and horticultural displays. Additionally, Midland's extensive park system and access to outdoor activities like hiking, fishing, and boating make it a desirable destination for nature enthusiasts. With its strong community spirit, excellent schools, and a variety of events and festivals, Midland continues to be a thriving and dynamic place to live and visit.

EST POPULATION (2022)	±42,404
HOUSEHOLDS (2022)	±18,000
MEDIAN HH INCOME (2022)	±\$71,809

# CREATING VALUE BEYOND REAL ESTATE



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