



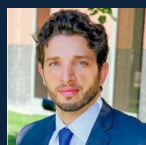
SHOVEL READY COMMERCIAL LAND

8.48 ACRES | ZONED C-2 | UTILITY READY W/ FRONTAGE ON M-84

Westside Saginaw, Bay City, MI 48706



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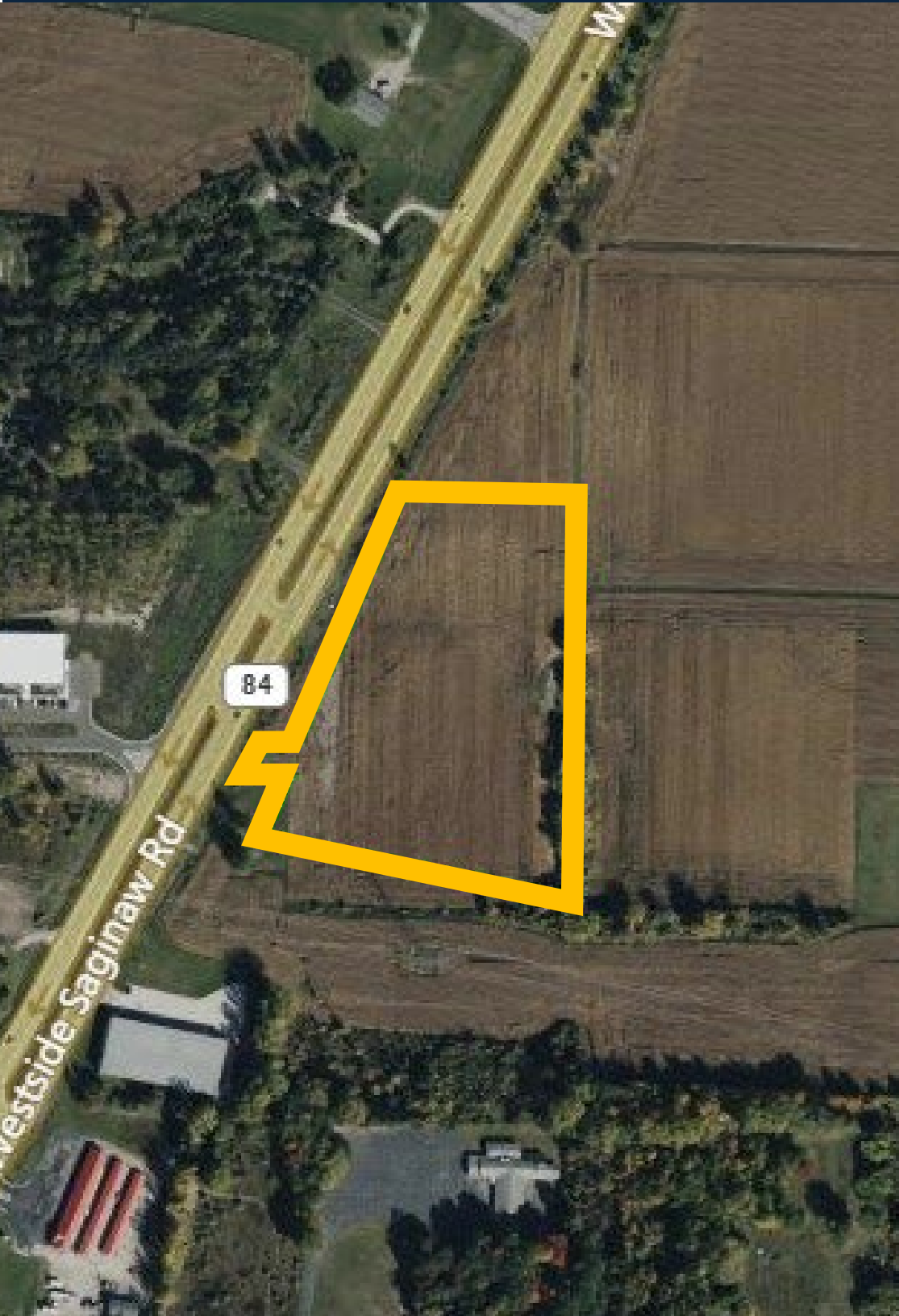


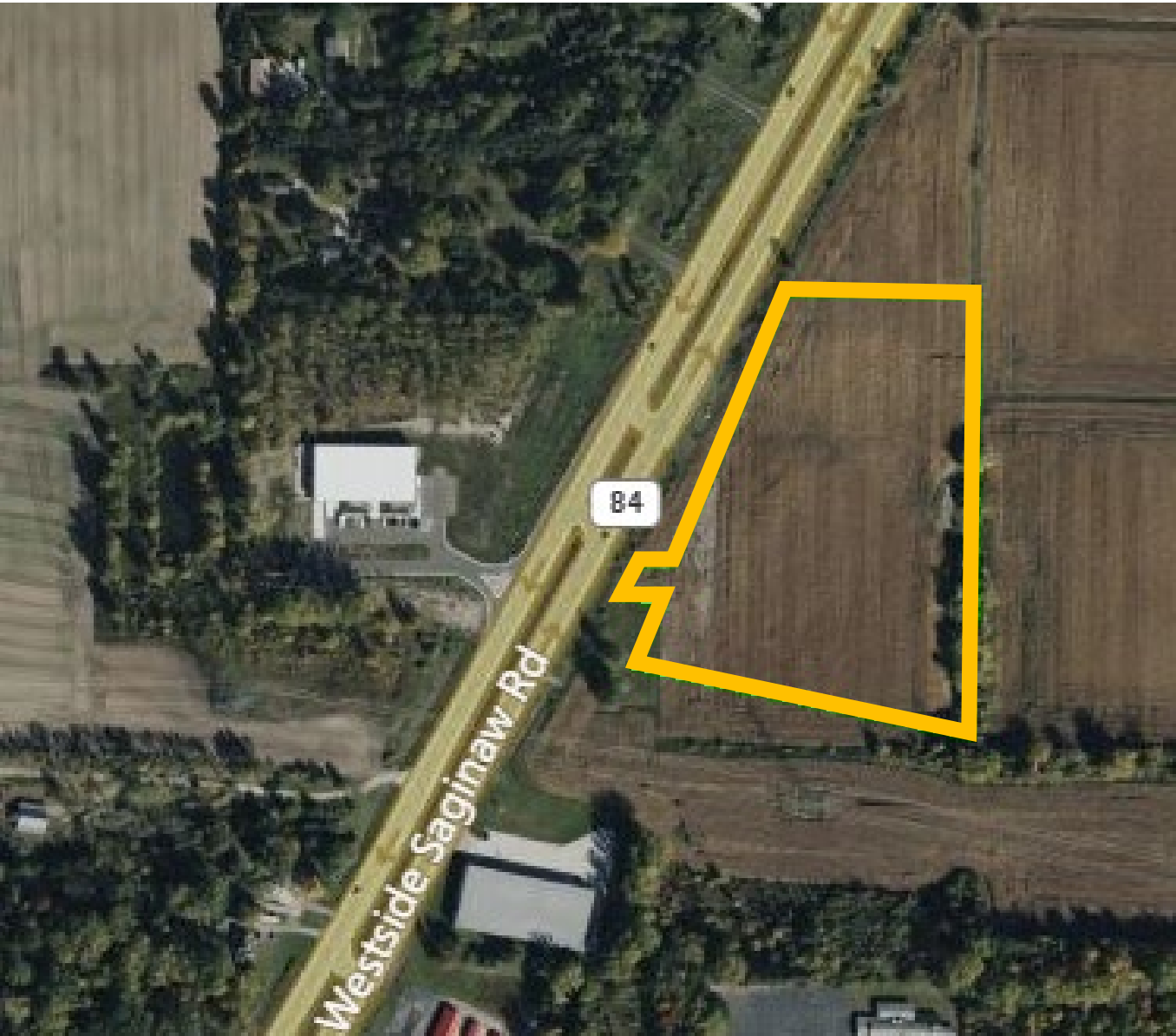
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INVESTMENT SUMMARY



\$ ASKING PRICE
\$500,000

FRONTAGE
75' +/-

LOT SIZE
8.48 ACRES

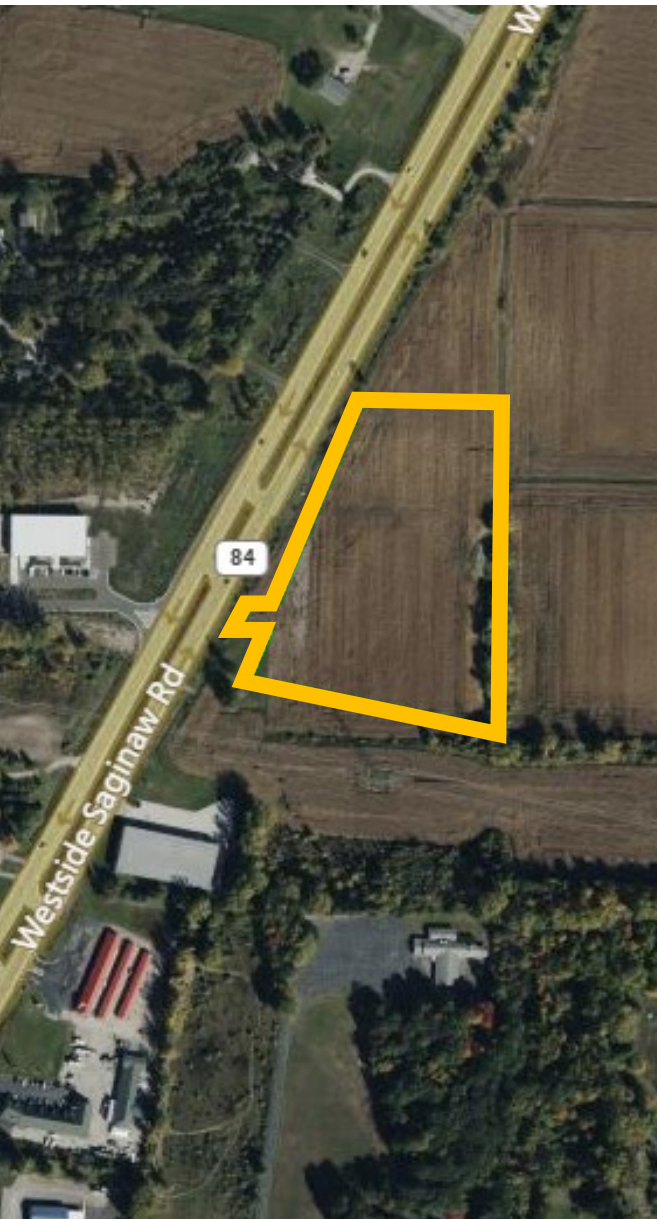
ZONING
C-2 Commercial

PRICE/AC
\$58,962.26

PROPOSED USE
RETAIL

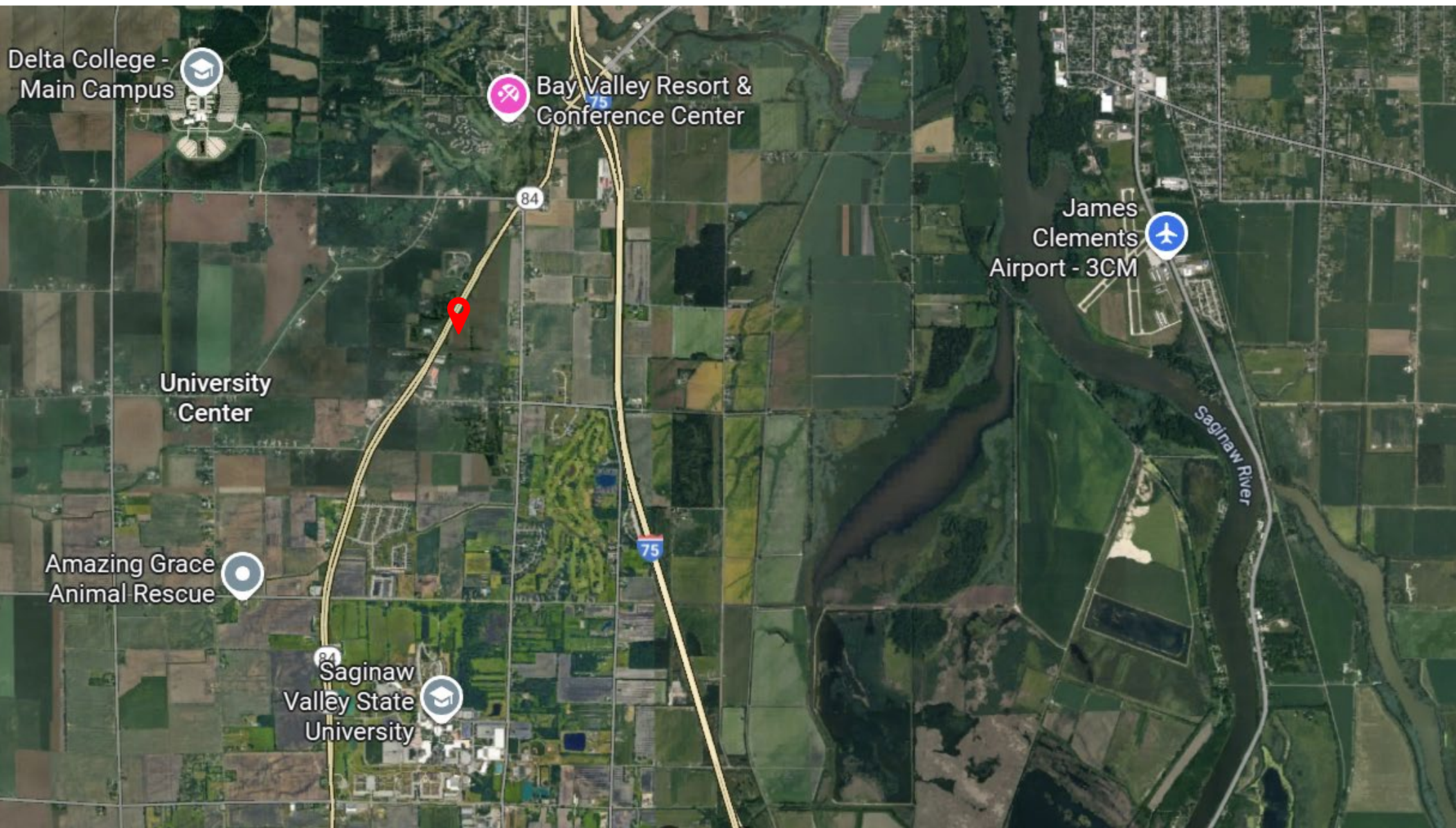
OFFERING MEMORANDUM
8.48 ACRES COMMERCIAL LAND | BAY CITY, MI

PROPERTY HIGHLIGHTS



- ✓ **Zoned C-2 Commercial** — Retail, Service, Office, Flex Industrial, or Mixed-Use Development Permitted
- ✓ **±8.48 Acres** with Frontage on M-84/West Saginaw Rd, a Key Commercial Corridor
- ✓ **Utility-Ready Site** — Sewer, Water, Electric, and Gas Available at the Site
- ✓ **Strong Demographics:**
 - ✓ 191,102+ Population | 81,887+ Households (10-Mile Radius)
 - ✓ \$100,482+ Average Household Income (1-Mile Radius)
- ✓ **Surrounding Retail & Industrial Anchors:**
 - ✓ United Wholesale Grocery, Bay City Town Center, Walmart, Menards, Meijer
 - ✓ Growing Logistics and Light Industrial Nodes in Bay County
- ✓ Traffic Counts Providing Visibility and Accessibility to Future Tenants
- ✓ Easy Access to I-75 and Regional Highway Networks
- ✓ Bay City is Part of the Great Lakes Bay Region — Michigan's Fourth Largest Population Center
- ✓ Schools & Healthcare Nearby:
 - ✓ Bay City Public Schools & Bangor Township Schools
 - ✓ McLaren Bay Region Hospital — Major Area Employer

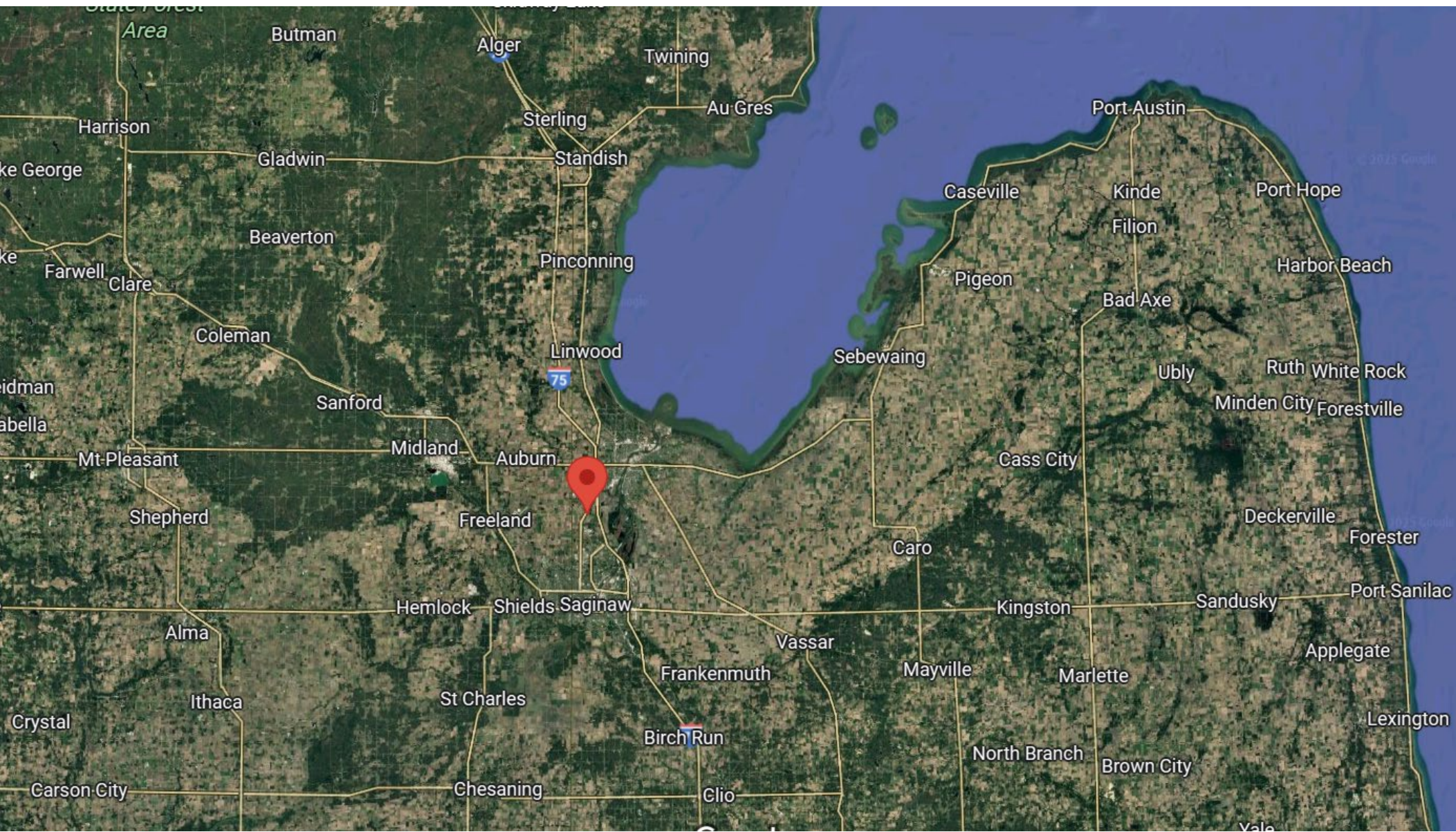
LOCATION OVERVIEW



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8.48 ACRES COMMERCIAL LAND | BAY CITY, MI

LOCATION OVERVIEW



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8.48 ACRES COMMERCIAL LAND | BAY CITY, MI



LOCATION OVERVIEW



This 8.48-acre property is ideally situated along Westside Saginaw Road, a key corridor between Bay City and Saginaw in the heart of Michigan's Tri-Cities region. The Tri-Cities—Bay City, Saginaw, and Midland—form a vibrant economic and cultural hub in the Great Lakes Bay Area. This region is known for its diverse economy, strong infrastructure, and growing investment in both commercial and residential development.

The property's location offers exceptional access to major highways, including I-75 and M-13, making it a strategic point for logistics, retail, or light industrial use. The surrounding area benefits from a stable workforce, supported by institutions like Saginaw Valley State University and Delta College, and is home to major employers such as Dow, Nexteer Automotive, and Covenant HealthCare. These assets contribute to a resilient local economy and a steady demand for services and housing.

Investors will also appreciate the region's ongoing revitalization efforts. Bay City's waterfront and downtown districts are experiencing a renaissance, while Saginaw continues to attract new development through public-private partnerships and infrastructure upgrades. Midland, with its strong corporate presence and high quality of life, adds further economic depth to the region.

With its generous size, high visibility, and proximity to both urban centers and transportation networks, this parcel presents a rare opportunity to capitalize on the momentum of one of Michigan's most promising regional markets.



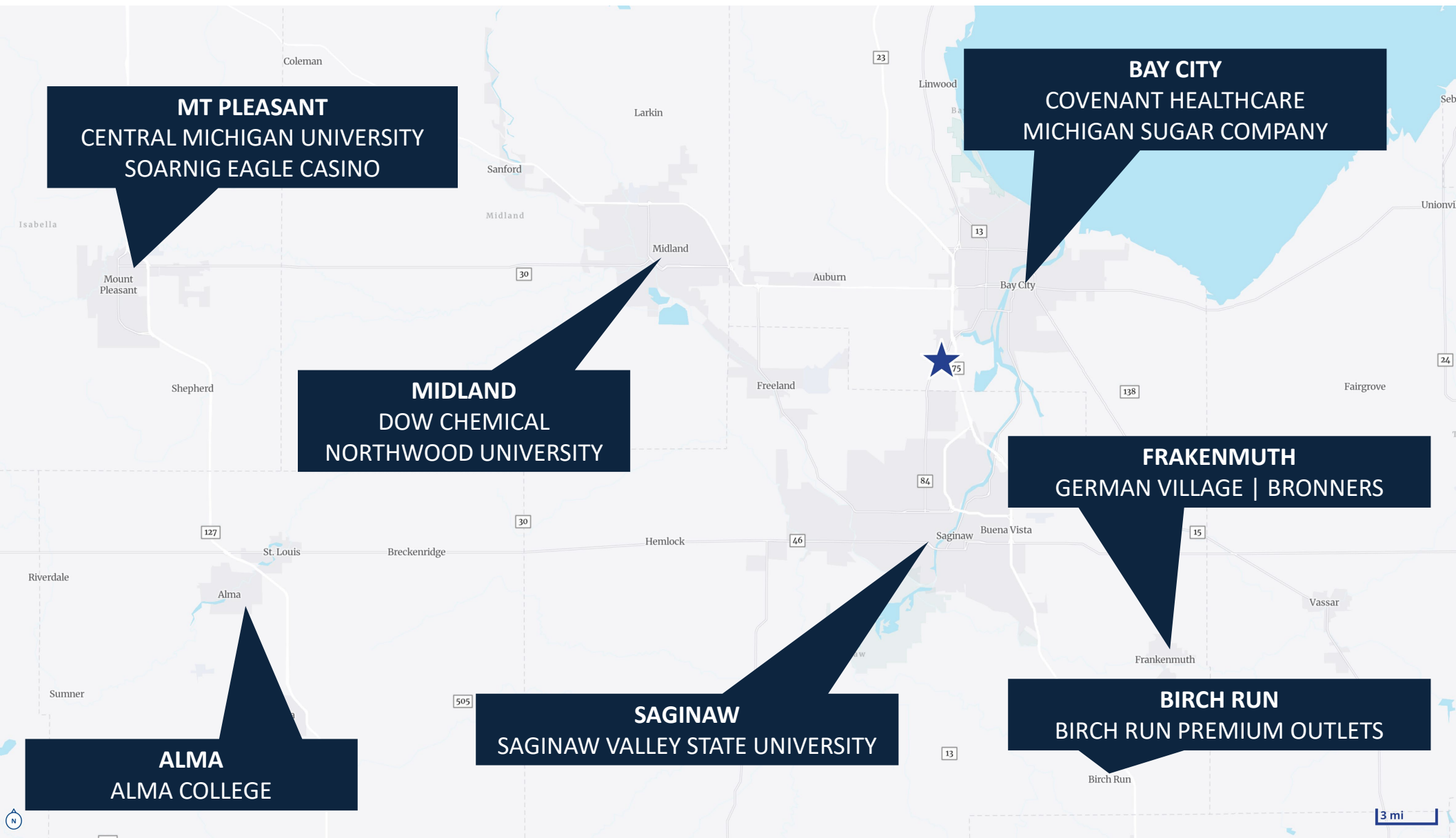
LOCAL OVERVIEW



OFFERING MEMORANDUM

8.48 ACRES COMMERCIAL LAND | BAY CITY, MI

REGIONAL OVERVIEW



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8.48 ACRES COMMERCIAL LAND | BAY CITY, MI

LOCATION DEMOGRAPHICS

Current Year Summary	3 mile radius	5 mile radius	10 mile radius
Total Population	8,960	38,701	191,102
Total Households	3,098	16,383	81,887
Total Family Households	1,758	9,186	47,078
Average Household Size	2.28	2.20	2.25
Median Age	36.0	40.8	41.3
Population Age 25+	5,305	26,331	134,260
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.04%	-0.35%	-0.47%

Current Year Income & Household Summary	3 mile radius	5 mile radius	10 mile radius
Median Household Income	\$76,403	\$55,251	\$54,522
Average Household Income	\$100,482	\$78,120	\$79,526
Per Capita Income	\$37,495	\$33,239	\$34,133

Current Year Summary Business Data	3 mile radius	5 mile radius	10 mile radius
Total Businesses	166	1,622	7,144
Total Daytime Population	8,754	43,937	205,128
Daytime Population: Workers	3,821	23,020	101,109
Daytime Population: Residents	4,933	20,917	104,019

IN 10-MILE RADIUS



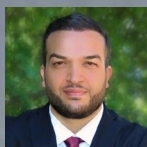
POPULATION
191K+



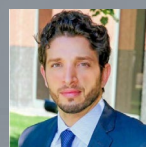
TOTAL
HOUSEHOLDS
81K+



AVERAGE
INCOME
\$78K+



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- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum