

LAND FOR SALE

14108 SHERIDAN ROAD

MONTROSE, MI 48457



OFFERING MEMORANDUM



(313) 306-SOLD | Info@DET.Properties

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THE OFFERING

Discover your own slice of paradise with this incredible 23-acre wooded property perfect for a hunting camp, peaceful retreat, or country living dream. Untouched for years, its a haven for wildlife enthusiasts and outdoor adventurers alike. The property features a 3-bedroom home, sold as-is, with a full basement in need of repairs or possibly a tear-down to build new. A newer well, septic, and natural gas are already in place. The property also includes a shed and a greenhouse structure, offering versatility for farming, gardening, or storage. With partially cleared areas for gardens, riding trails, serene woodlands teeming with wildlife, and a tranquil creek nearby, this property offers endless possibilities and could be the perfect site to develop and build a new home.



PROPERTY DETAILS

Property Address	14108 SHERIDAN ROAD
City, State, Zip	MONTROSE, MI 48457
Price	\$250,000
Property Type	Land

LOCATION HIGHLIGHTS



PRIME LOCATION

The property is located near local establishments such as Montrose Pub and Jack's Place, which can be attractive for residents seeking nearby dining and entertainment options.



SIGNIFICANT LAND SIZE

The property sits on approximately 23.92 acres, providing ample space for various development opportunities or agricultural use.



COMMUNITY APPEAL

The surrounding area has seen residential development, with properties like 11336 Sheridan Road situated on a 9.98-acre lot. This indicates a trend of substantial residential properties in the vicinity.





14108 SHERIDAN ROAD
SUBJECT PROPERTY

N SHERIDAN RD

DEMOGRAPHIC REPORT

RADIUS	3 MILE		5 MILE		10 MILE	
POPULATION						
2029 PROJECTION	4,202		9,376		40,319	
2024 ESTIMATE	4,313		9,636		41,363	
2020 CENSUS	4,666		10,476		44,641	
GROWTH 2024 - 2029	-2.57%		-2.70%		-2.52%	
GROWTH 2020 - 2024	-7.57%		-8.02%		-7.34%	
2024 POPULATION BY HISPANIC ORIGIN	188		373		1,614	
2024 POPULATION	4,313		9,636		41,363	
WHITE	3,966	91.95%	8,923	92.60%	38,332	92.67%
BLACK	39	0.90%	90	0.93%	504	1.22%
AM. INDIAN & ALASKAN	14	0.32%	34	0.35%	150	0.36%
ASIAN	6	0.14%	13	0.13%	144	0.35%
HAWAIIAN & PACIFIC ISLAND	1	0.02%	1	0.01%	5	0.01%
OTHER	287	6.65%	574	5.96%	2,228	5.39%
U.S. ARMED FORCES	0		0		31	
HOUSEHOLDS						
2029 PROJECTION	1,598		3,615		15,803	
2024 ESTIMATE	1,641		3,716		16,222	
2020 CENSUS	1,777		4,045		17,542	
GROWTH 2024 - 2029	2.62%		-2.72%		-2.58%	
GROWTH 2020 - 2024	7.65%		-8.13%		-7.52%	
OWNER OCCUPIED	1,385	84.40%	3,126	84.12%	13,843	85.33%
RENTER OCCUPIED	256	15.60%	590	15.88%	2,379	14.67%
2024 HOUSEHOLDS BY HH INCOME	1,639		3,715		16,222	
INCOME: <\$25,000	342	20.87%	711	19.14%	2,513	15.49%
INCOME: \$25,000 - \$50,000	336	20.50%	713	19.19%	3,299	20.34%
INCOME: \$50,000 - \$75,000	416	25.38%	945	25.44%	3,615	22.28%
INCOME: \$75,000 - \$100,000	272	16.60%	559	15.05%	2,417	14.90%
INCOME: \$100,000 - \$125,000	141	8.60%	351	9.45%	1,600	9.86%
INCOME: \$125,000 - \$150,000	50	3.05%	161	4.33%	966	5.95%
INCOME: \$150,000 - \$200,000	62	3.78%	185	4.98%	1,193	7.35%
INCOME: \$200,000+	20	1.22%	90	2.42%	619	3.82%
2024 AVG HOUSEHOLD INCOME	\$65,255		\$71,686		\$80,914	
2024 MED HOUSEHOLD INCOME	\$58,523		\$61,126		\$65,394	

DEMOGRAPHIC SUMMARY



POPULATION

As of 2024, Montrose, Michigan, has an estimated population of approximately 1,699 residents, reflecting a slight decline of about 0.59% annually in recent years. The city has a population density of 1,690.8 people per square mile. The median age in Montrose is 32.5 years, indicating a relatively young population.



HOUSEHOLD INCOME

Montrose, Michigan, where 14108 Sheridan Road is located, has a median household income of \$39,655 and an average of \$48,825. Most households earn between \$60,000 and \$75,000, reflecting a predominantly middle-income community.



ETHNICITY

Montrose, Michigan, where 14108 Sheridan Road is located, is predominantly White (82.3%), with smaller populations of Two or More Races (7.8%) and Hispanic or Latino (5.7%). The area has seen gradual increases in diversity over time.

MONTROSE, MICHIGAN

Montrose Charter Township is located in the northwest corner of Genesee County, bisected nearly down the middle by the Flint River. It is a typical six-mile square Township with the City of Montrose occupying approximately one square mile in the middle of the Township. The Township is located along M-57, between the City of Clio and I-75 on the east, and Chesaning, in Saginaw County, on the west, M-57 (Vienna Rd) splits the Township in half and is a major connector to I-75, which is located 2.5 miles east of the Township limits.



POPULATION

As of 2022, has an estimated population of approximately 1,958 residents.



EDUCATION

The district offers a well-rounded education with opportunities in sports, arts, and technology. For higher education, residents often turn to nearby cities like Flint.



REAL ESTATE GROWTH

With affordable housing and increasing demand for suburban living, property values are gradually rising, offering investment opportunities.



RETAIL & DINING

A few local restaurants and shops, like Montrose Pub and Jack's Place. For more retail options, residents often head to nearby Flint.



EMPLOYMENT HUB

Montrose, Michigan, offers limited local employment, with many residents commuting to nearby Flint for jobs in healthcare, manufacturing, and education.



MONTROSE, MICHIGAN

Gateway to the Thumb

Montrose, Michigan, is a small, rural town with a population of about 1,900. Known for its quiet, tight-knit community, it offers affordable housing and easy access to Flint, which is about 20 miles away. Montrose features local parks, a few family-owned restaurants, and small shops, with additional amenities available in nearby Flint. While not a major employment hub, many residents commute to Flint for work. The town appeals to those seeking a peaceful, small-town lifestyle with suburban conveniences nearby.



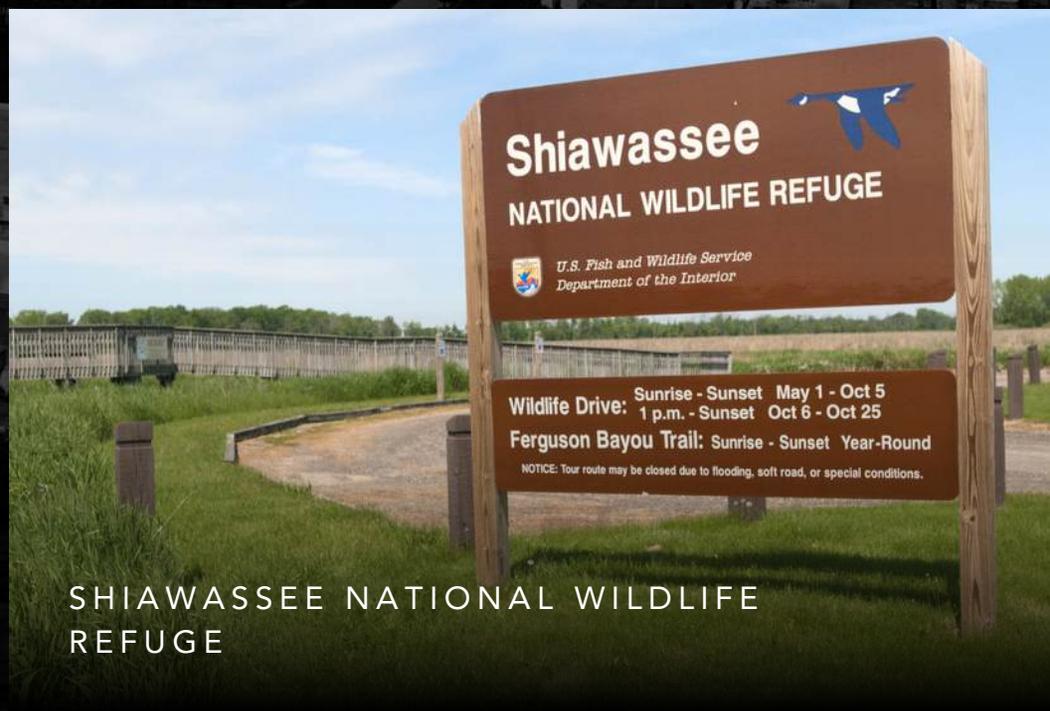
AREA ATTRACTIONS



FLINT INSTITUTE OF MUSIC



MICHIGAN'S THUMB AREA



SHIAWASSEE NATIONAL WILDLIFE REFUGE

DET PROPERTIES TEAM



ALAN DAVIDOV

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Whether you're searching for the perfect home, or looking to sell your current property, you want to know you can trust the person working alongside you. As a dedicated Real Estate Agent, Alan Davidov has a passion for seeing his clients achieve their real estate goals. Alan dedicates himself to the unique needs of his clients. His experience in this industry started as a Mortgage Broker. He also works as a licensed builder with several flips and construction projects to his name. This experience gave him unique insight and allows him to provide valuable advice for clients during the home buying and selling process. He is fully committed to meeting the needs of each of his clients while creating a tailored experience to suit you.



JOEL KARBOSKE

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Joel began his commercial real estate career in 2003 after graduating from Aquinas College. He co-founded Paramount Real Estate Services in 2007, representing clients like Walgreens, Dunkin' Donuts, and White Castle across multiple states. In 2024, Joel joined DET Investment Properties, leveraging his expertise in tenant representation, land assemblage, and leasing. He is a member of ICSC, NAR, CBOR, and actively serves his community through local boards and the Knights of Columbus.



TODD ZAHN

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With over 20 years in operations management, including key leadership roles as CEO of two chemical companies, I bring extensive expertise to industrial real estate. A proud graduate of Michigan State and Wayne State (PhD, MBA), I've advised on growth strategies and market trends across multiple sectors. I've also served on boards like NexusTech Ventures and American Chemical Solutions, broadening my industry perspective. Dedicated to seamless real estate solutions, I'm here to help achieve your industrial goals.



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