

FOR SALE

BALDWIN ROAD, GRAND BLANC TOWNSHIP

37 ACRE
DEVELOPMENT SITE

Grand Blanc Township

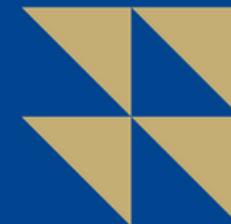


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PRIME DEVELOPMENT LAND IN GRAND BLANC

37 Acres of beautiful rolling land available for immediate development. The property has been rezoned to Neighborhood Commercial allowing for:

- Office
- Retail
- Assisted Living
- Sr Housing

Located in North Oakland County, this prime site is near high end offices and hotels, Grand Blanc and Clarkston residential, the new Henry Ford Genesys Hospital and Grand Blanc's new Technology Village. All utilities are to the site. There are approximately 25 acres of usable land with stunning wetlands interweaved in the development. One of a kind opportunity.

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SITE OVERVIEW



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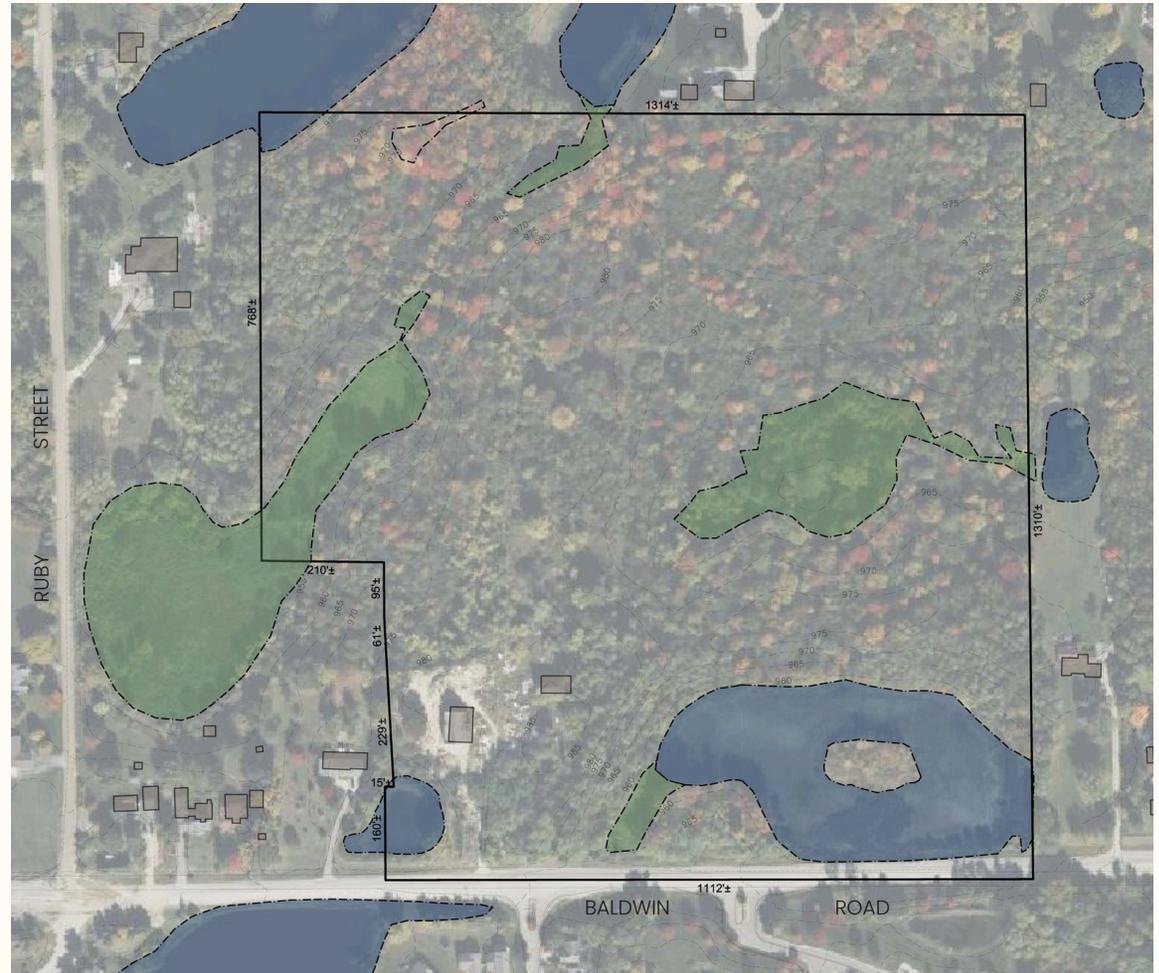
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AERIAL

PROPERTY DATA

LOCATION:	GRAND BLANC TOWNSHIP
GROSS ACREAGE:	37 ACRES
ZONED:	NEIGHBORHOOD COMMERCIAL
PUBLIC WATER AVAILABLE:	✓
PUBLIC SANITARY AVAILABLE:	✓
PUBLIC ROAD ACCESS:	✓
OPEN WATER	
REGULATED WETLAND (SEE NOTE 2)	



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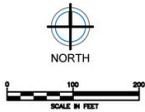
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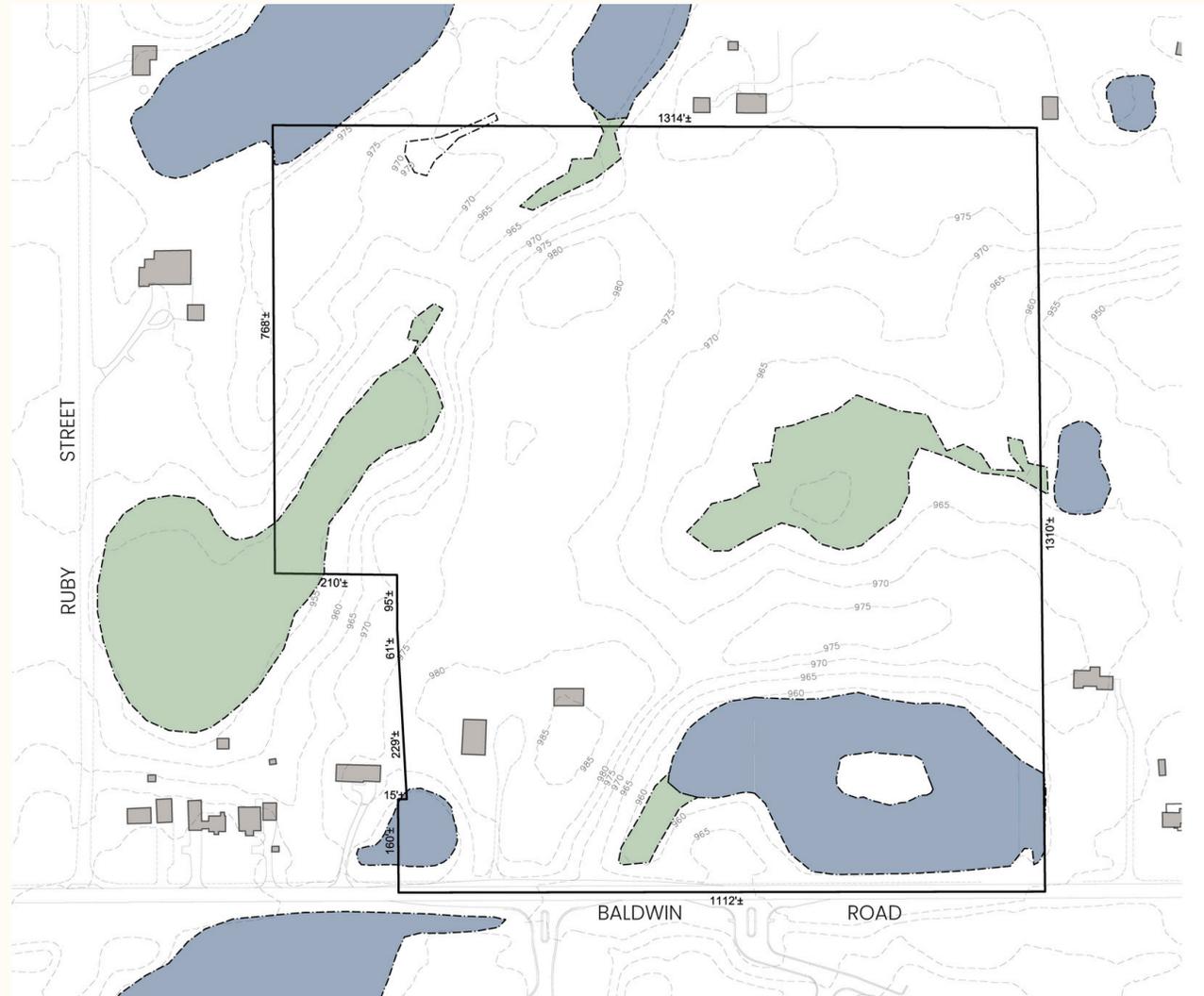
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TOPOGRAPHY MAP



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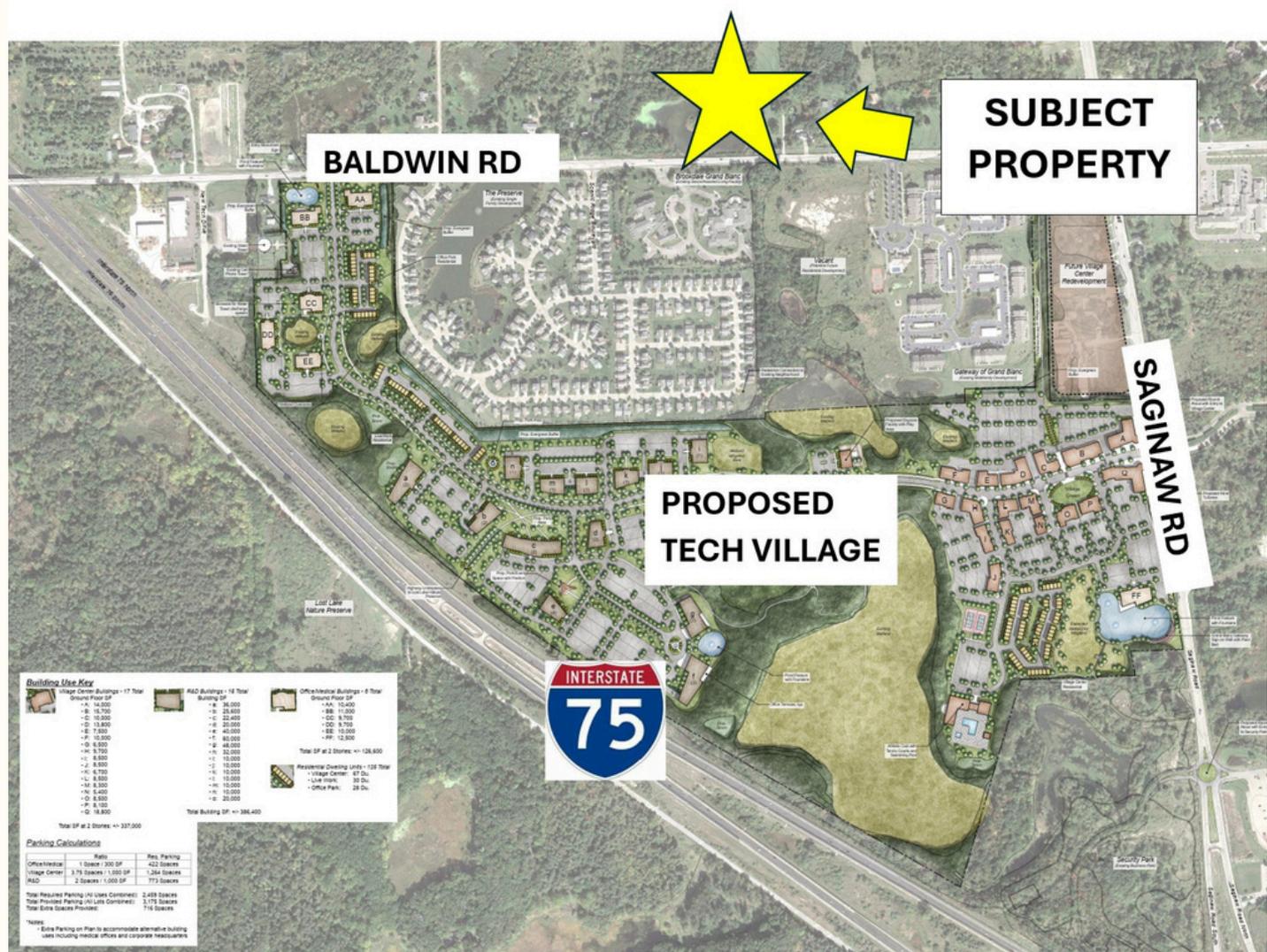
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INVESTMENT OVERVIEW

Property:	Baldwin Rd in Grand Blanc Township Genesee County, Michigan
Seller:	Paragon Capital Investments, LLC
Size:	37 Acres
Purchase Price:	Negotiable

Terms:	Cash at Closing
Utilities:	All Utilities Available
Existing Use:	Vacant Land
Zoning:	Neighborhood Commercial

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AREA DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	10,251	50,184	210,269
2024 Population	9,488	47,873	206,464
2029 Population Projection	9,289	47,263	205,568
Annual Growth 2020-2024	-1.9%	-1.2%	-0.5%
Annual Growth 2024-2029	-0.4%	-0.3%	-0.1%
Median Age	46.2	41.4	41.1
Bachelor's Degree or Higher	55%	41%	26%
U.S. Armed Forces	1	13	55

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