

FOR SALE

GREAT VISIBILITY FROM US-23!
4.65 AC Vacant Land – Marshall

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



DEAN RD.

US-23

Dean Rd. & Old US-23
Fenton, MI 48430

EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW

Land for sale on Old US-23 and Dean Rd, between Center Rd and Faussett Rd, in Fenton. Located just south of Action Water Sports and AmeriGuard Self Storage. Property has great visibility from US-23. Zoning allows for numerous retail and industrial uses. Contact Broker for additional details.

OFFERING SUMMARY

Sale Price:	\$575,000.00
Lot Size:	4.65 AC (202,554 SF)
Property Taxes:	\$1,214.17 (2024)
Parcel ID:	04-29-200-007
Utilities:	Sewer – Yes Water - No
Zoning:	PCS

DEMOGRAPHICS (5-Mile Radius)

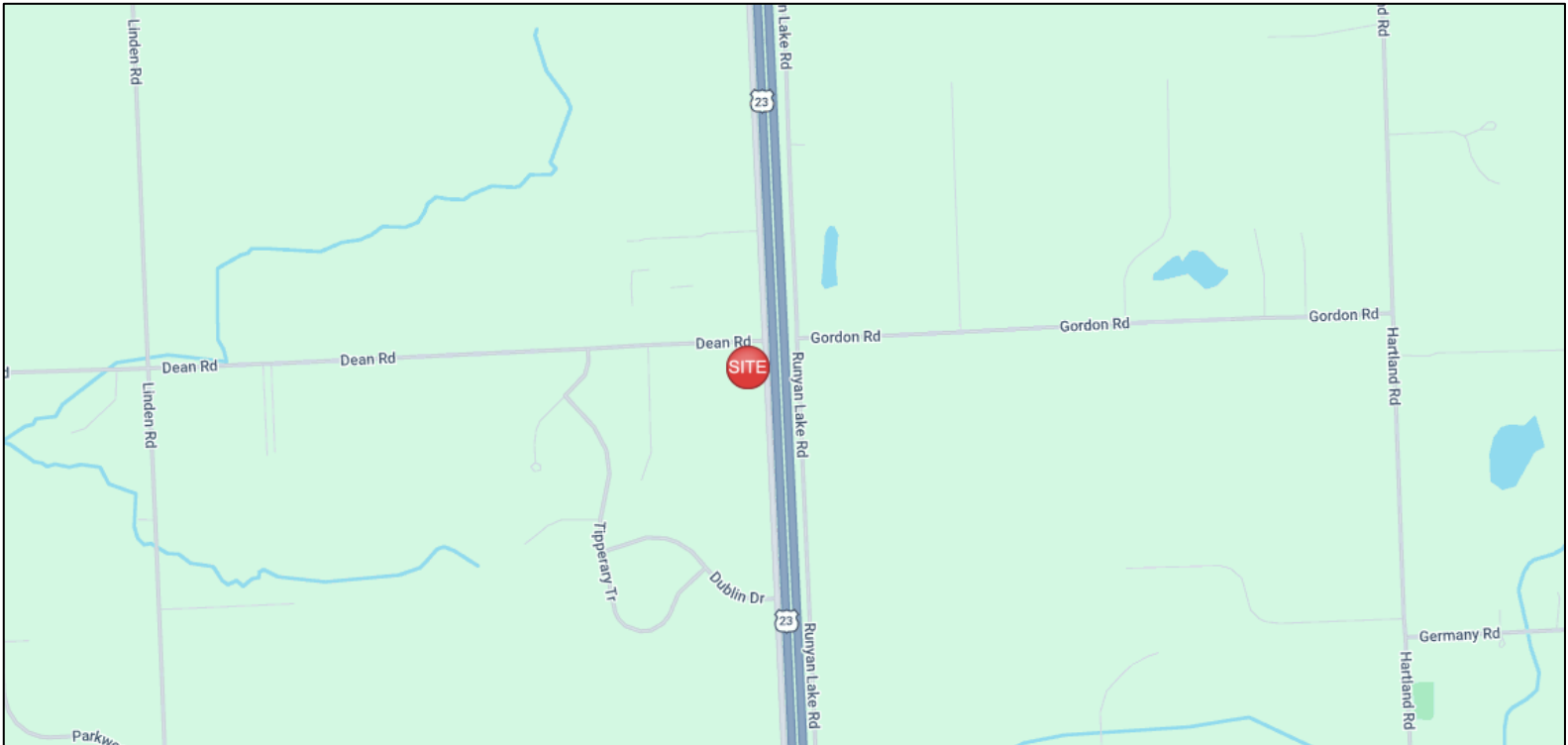
- **Population:** 22,944 people
- **Households:** 8,666 homes
- **Avg. HH Income:** \$145,725 USD
- **Traffic Counts:**
 - **Old US-23:** 3,230 VPD
 - **US-23:** 59,093 VPD

SECTION 13A.01 PERMITTED PRINCIPAL USES

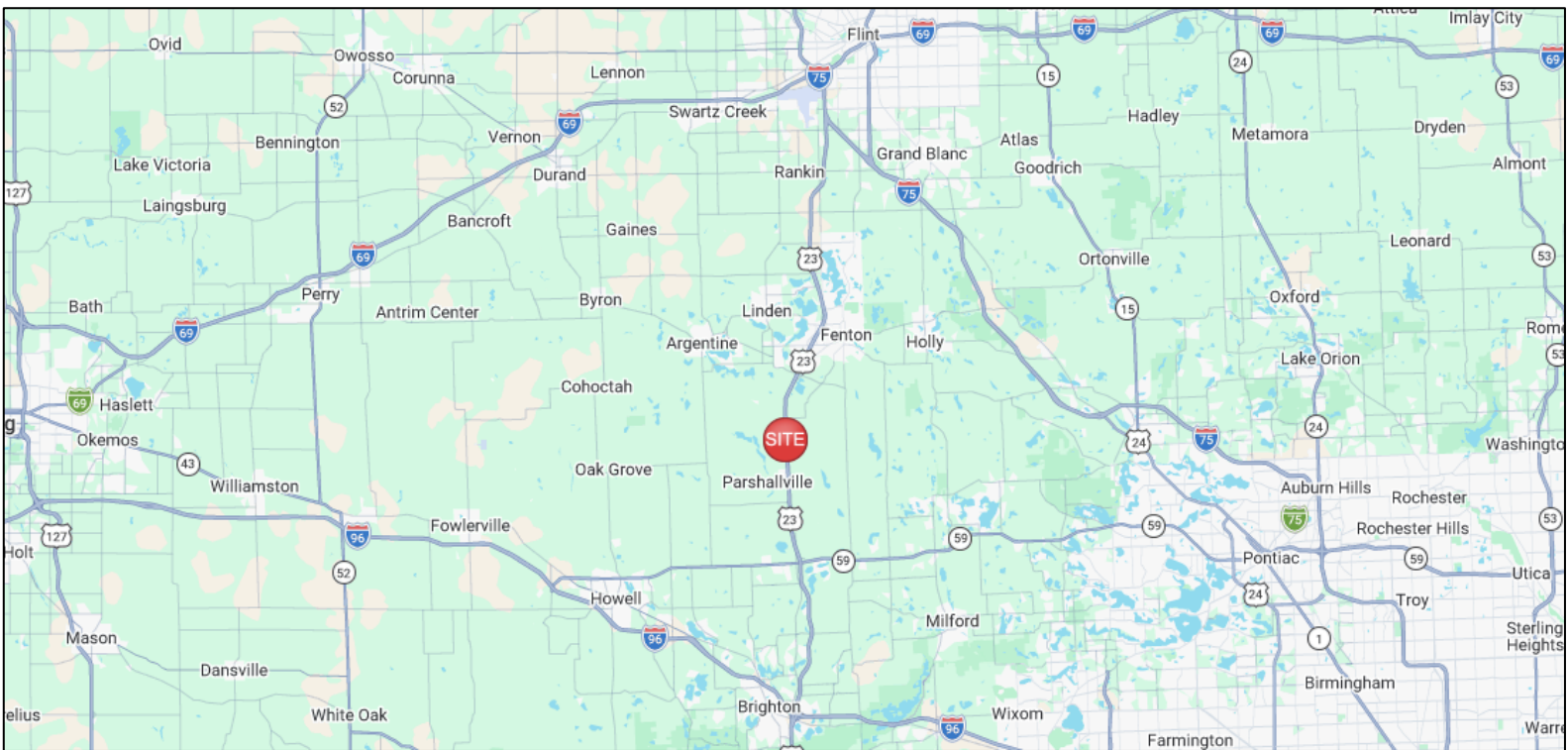
The following uses are permitted as principal uses:

- A. Service establishments with an office, showroom, or workshop, such as an electrician, plumber, painter, heating and cooling service, upholsterer, or similar service establishment with retail adjunct.
- B. Business establishments which perform services on the premises such as, but not limited to medical offices and personal, financial, professional, business, engineering or architectural services.
- C. Essential services facilities excluding outside storage.
- D. Publicly-owned buildings and structures.
- E. Public or private parks and open space.
- F. Monument sales and mortuaries.
- G. Printing, plotting, publishing, photographic processing and blueprinting establishments.
- H. High technology service uses including computer information transfer, communication, distribution, processing, laboratory, experimental, development, technical or testing services.
- I. Alarm and security businesses, phone message centers, telemarketing businesses.
- J. Offices of manufacturers agents, sales representatives and others requiring display area and limited warehousing, subject to the following:
 - 1. Display areas shall not be for selling to the general public and shall be for restricted use of wholesale buyers and specialized merchandise not available to the public.
 - 2. Display areas shall be within a totally enclosed structure.
 - 3. Warehousing shall be accessory to the office, sales or display area, and shall be limited to quantities to support the display area and sales staff. Outbound shipment by tractor trailer or semi-truck type vehicles shall be prohibited.
- K. Vocational schools and any use charged with the principal function of technical training provided all instruction, training and testing is conducted within a completely enclosed building.
- L. Assembly halls, banquet centers, clubs, civic and fraternal organizations and lodge halls.
- M. Retail uses which typically require extensive land area including:
 - 1. Building materials establishments
 - 2. Furniture, home furnishings, and equipment stores
- N. Indoor commercial recreation facilities, including but not limited to, bowling alleys, billiard halls, indoor archery ranges, golf or soccer domes, field houses, and indoor skating rinks. Any such use shall be setback at least 100 feet from any lot line or street right-of-way line in an adjacent residential district.

LOCAL



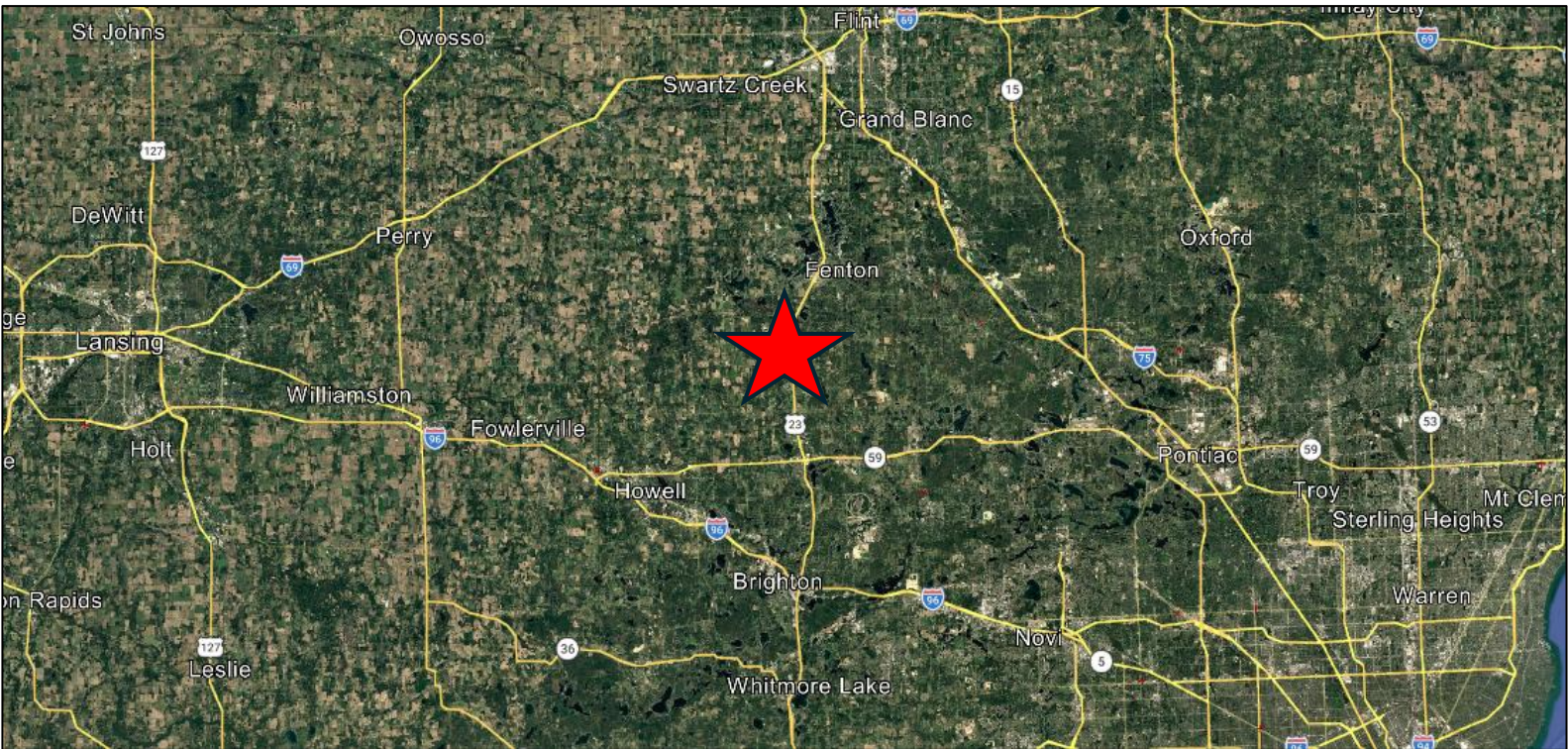
REGIONAL



LOCAL



REGIONAL



Dean Rd & Old US-23 Fenton, MI 48430	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	810	8,528	22,944
2030 Projected Population	824	8,667	23,373
2020 Census Population	702	7,750	21,705
2010 Census Population	518	6,215	19,447
Projected Annual Growth 2025 to 2030	0.4%	0.3%	0.4%
Historical Annual Growth 2010 to 2025	3.7%	2.5%	1.2%
Households			
2025 Estimated Households	293	3,144	8,666
2030 Projected Households	306	3,282	9,034
2020 Census Households	261	2,832	7,977
2010 Census Households	187	2,224	6,998
Projected Annual Growth 2025 to 2030	0.9%	0.9%	0.8%
Historical Annual Growth 2010 to 2025	3.8%	2.8%	1.6%
Age			
2025 Est. Population Under 10 Years	11.2%	11.0%	10.1%
2025 Est. Population 10 to 19 Years	12.7%	12.6%	13.0%
2025 Est. Population 20 to 29 Years	12.6%	12.7%	10.9%
2025 Est. Population 30 to 44 Years	18.9%	18.9%	17.4%
2025 Est. Population 45 to 59 Years	18.5%	18.9%	20.6%
2025 Est. Population 60 to 74 Years	19.1%	19.1%	20.2%
2025 Est. Population 75 Years or Over	7.0%	6.8%	7.7%
2025 Est. Median Age	40.7	40.6	43.2
Marital Status & Gender			
2025 Est. Male Population	50.5%	50.5%	50.3%
2025 Est. Female Population	49.5%	49.5%	49.7%
2025 Est. Never Married	25.4%	27.8%	24.3%
2025 Est. Now Married	58.6%	56.6%	58.8%
2025 Est. Separated or Divorced	11.7%	11.8%	11.8%
2025 Est. Widowed	4.3%	3.7%	5.0%
Income			
2025 Est. HH Income \$200,000 or More	19.5%	18.5%	18.7%
2025 Est. HH Income \$150,000 to \$199,999	12.1%	13.1%	15.3%
2025 Est. HH Income \$100,000 to \$149,999	19.4%	19.1%	19.8%
2025 Est. HH Income \$75,000 to \$99,999	21.2%	17.4%	15.9%
2025 Est. HH Income \$50,000 to \$74,999	11.6%	13.8%	13.8%
2025 Est. HH Income \$35,000 to \$49,999	7.7%	9.6%	7.5%
2025 Est. HH Income \$25,000 to \$34,999	2.5%	2.1%	2.5%
2025 Est. HH Income \$15,000 to \$24,999	3.3%	4.3%	3.8%
2025 Est. HH Income Under \$15,000	2.8%	2.1%	2.7%
2025 Est. Average Household Income	\$137,068	\$137,211	\$145,725
2025 Est. Median Household Income	\$103,699	\$103,498	\$111,915
2025 Est. Per Capita Income	\$49,631	\$50,589	\$55,083
2025 Est. Total Businesses	19	132	420
2025 Est. Total Employees	74	693	2,501

Dean Rd & Old US-23 Fenton, MI 48430	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	94.4%	94.1%	93.3%
2025 Est. Black	0.6%	0.9%	1.7%
2025 Est. Asian or Pacific Islander	1.0%	1.0%	1.0%
2025 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2025 Est. Other Races	3.8%	3.8%	3.8%
Hispanic			
2025 Est. Hispanic Population	25	275	750
2025 Est. Hispanic Population	3.1%	3.2%	3.3%
2030 Proj. Hispanic Population	3.3%	3.4%	3.6%
2020 Hispanic Population	3.3%	3.6%	3.4%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	563	5,959	16,278
2025 Est. Elementary (Grade Level 0 to 8)	2.3%	1.2%	1.0%
2025 Est. Some High School (Grade Level 9 to 11)	1.9%	3.7%	3.2%
2025 Est. High School Graduate	23.3%	23.8%	23.2%
2025 Est. Some College	22.1%	24.0%	22.0%
2025 Est. Associate Degree Only	17.1%	13.7%	11.8%
2025 Est. Bachelor Degree Only	21.5%	22.0%	25.4%
2025 Est. Graduate Degree	11.9%	11.6%	13.3%
Housing			
2025 Est. Total Housing Units	307	3,308	9,169
2025 Est. Owner-Occupied	74.2%	73.1%	79.6%
2025 Est. Renter-Occupied	21.4%	22.0%	14.9%
2025 Est. Vacant Housing	4.4%	4.9%	5.5%
Homes Built by Year			
2025 Homes Built 2010 or later	22.7%	19.1%	12.9%
2025 Homes Built 2000 to 2009	16.8%	19.5%	16.7%
2025 Homes Built 1990 to 1999	9.7%	12.7%	19.4%
2025 Homes Built 1980 to 1989	9.3%	8.7%	8.6%
2025 Homes Built 1970 to 1979	16.0%	15.7%	15.9%
2025 Homes Built 1960 to 1969	6.6%	6.7%	7.2%
2025 Homes Built 1950 to 1959	6.4%	5.0%	6.1%
2025 Homes Built Before 1949	8.1%	7.6%	7.8%
Home Values			
2025 Home Value \$1,000,000 or More	5.3%	4.5%	2.7%
2025 Home Value \$500,000 to \$999,999	20.2%	21.5%	20.6%
2025 Home Value \$400,000 to \$499,999	21.8%	17.0%	18.1%
2025 Home Value \$300,000 to \$399,999	18.8%	20.5%	24.2%
2025 Home Value \$200,000 to \$299,999	17.3%	16.6%	19.0%
2025 Home Value \$150,000 to \$199,999	6.1%	5.4%	4.3%
2025 Home Value \$100,000 to \$149,999	2.7%	2.2%	2.3%
2025 Home Value \$50,000 to \$99,999	6.2%	9.8%	5.3%
2025 Home Value \$25,000 to \$49,999	0.8%	1.4%	2.3%
2025 Home Value Under \$25,000	0.8%	1.2%	1.2%
2025 Median Home Value	\$377,609	\$351,813	\$358,785
2025 Median Rent	\$1,235	\$1,148	\$1,079

Dean Rd & Old US-23 Fenton, MI 48430	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	654	6,930	18,856
2025 Est. Civilian Employed	66.4%	65.4%	63.5%
2025 Est. Civilian Unemployed	3.4%	2.9%	2.7%
2025 Est. in Armed Forces	0.2%	0.2%	-
2025 Est. not in Labor Force	30.0%	31.6%	33.7%
2025 Labor Force Males	50.4%	50.3%	50.3%
2025 Labor Force Females	49.6%	49.7%	49.7%
Occupation			
2025 Occupation: Population Age 16 Years or Over	434	4,533	11,972
2025 Mgmt, Business, & Financial Operations	22.3%	21.5%	22.7%
2025 Professional, Related	23.4%	22.9%	25.4%
2025 Service	12.3%	15.5%	13.9%
2025 Sales, Office	19.9%	20.4%	19.8%
2025 Farming, Fishing, Forestry	-	-	-
2025 Construction, Extraction, Maintenance	8.4%	6.7%	7.7%
2025 Production, Transport, Material Moving	13.7%	12.9%	10.6%
2025 White Collar Workers	65.6%	64.8%	67.8%
2025 Blue Collar Workers	34.4%	35.2%	32.2%
Transportation to Work			
2025 Drive to Work Alone	78.0%	77.8%	77.8%
2025 Drive to Work in Carpool	6.7%	8.8%	7.5%
2025 Travel to Work by Public Transportation	0.6%	0.4%	0.3%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	0.7%	0.7%	1.0%
2025 Other Means	-	-	-
2025 Work at Home	14.0%	12.2%	13.4%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	8.4%	12.9%	16.8%
2025 Travel to Work in 15 to 29 Minutes	36.2%	34.8%	30.1%
2025 Travel to Work in 30 to 59 Minutes	34.6%	33.8%	36.3%
2025 Travel to Work in 60 Minutes or More	20.8%	18.5%	16.8%
2025 Average Travel Time to Work	30.7	30.3	30.4
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$37.09 M	\$389.75 M	\$1.08 B
2025 Est. Apparel	\$677.45 K	\$7.12 M	\$19.77 M
2025 Est. Contributions, Tax and Retirement	\$11.16 M	\$116.63 M	\$330.71 M
2025 Est. Education	\$861.18 K	\$9.04 M	\$25.3 M
2025 Est. Entertainment	\$2.09 M	\$21.99 M	\$61.03 M
2025 Est. Food, Beverages, Tobacco	\$4.23 M	\$44.61 M	\$122.46 M
2025 Est. Health Care	\$2.04 M	\$21.72 M	\$60.48 M
2025 Est. Household Furnishings and Equipment	\$983.11 K	\$10.33 M	\$28.75 M
2025 Est. Household Operations, Shelter, Utilities	\$7.84 M	\$82.67 M	\$223.84 M
2025 Est. Miscellaneous Expenses	\$628.88 K	\$6.61 M	\$18.41 M
2025 Est. Personal Care	\$448.33 K	\$4.73 M	\$12.94 M
2025 Est. Transportation	\$6.12 M	\$64.28 M	\$178.48 M

LOCATION INFORMATION

Traffic Counts

