

E. BLUE GRASS ROAD | MT. PLEASANT, MI

FOR SALE COMMERCIAL LAND PARCELS



UNITED
apartments

BioLife
PLASMA SERVICES

PARCEL A:
1.95 AC

OneMain
Financial.

LOS AZTECAS
MEXICAN
GRILL & BAR

BIGGBY
COFFEE

crumbl

Manpower

Runners
ATHLETIC COMPANY

AT&T

SportClips
HAIRCUTS

SVS
VISION

KAY
JEWELERS

noodles
& COMPANY

goodwill

Blue Grass Road

11,248 vpd



Encore Dr

DICK'S
SPORTING GOODS

PET SMART

PARCEL B:
0.92 AC

Valvoline
Instant Oil Change.

MEMBERS
FIRST
CREDIT UNION

ALDI

COMMERCIAL LAND PARCELS

E. BLUE GRASS ROAD | MT. PLEASANT

ADDRESS

E Blue Grass Road
Mt. Pleasant, MI

AVAILABILITY

Parcel A: 1.95 AC

Parcel B: 0.92 AC

FEATURES

The subject properties are two vacant land parcels in the retail trade area of Mt. Pleasant, Michigan. Parcels A & B are prime development opportunities for retailers, restaurants, and speculative developers looking for locations in Mt. Pleasant. The parcels have frontage on E. Blue Grass Road, which features many national retailers, making them ideal for tenants seeking highly visible sites.

AREA TENANTS



DEMOGRAPHICS

	1M	3M	5M
AVG HOUSEHOLD INCOME	\$68,428	\$91,090	\$101,930
POPULATION	3,171	27,941	52,022
DAYTIME POPULATION	5,687	43,479	76,131



COMMERCIAL LAND PARCELS

PROPERTY ANALYSIS



VACANT PARCEL A

Size:	1.95 AC
Location:	Frontage along E. Blue Grass Road
Price:	\$765,000
Zoning:	B-5



VACANT PARCEL B

Size:	0.92 AC
Location:	Walmart Outparcel Frontage along E. Blue Grass Road
Price:	\$450,000
Zoning:	B-5



COMMERCIAL LAND PARCELS



ZONE: B-5, HIGHWAY BUSINESS DISTRICT

B-5: PRINCIPAL PERMITTED USES

- Adult Regulated Uses
- Amusement Enterprises
- Auction, Permanent
- Automobile Wash - when completely or partially enclosed in a building
- Automobile Repair Shop/Garage - is all operations are conducted in an enclosed building
- Bakeries
- Beauty and Barber Shops
- Brewpub
- Bus, Train, and other Forms of Transportation Systems, Passenger Stations
- Business Schools, Colleges, Universities, and Private Schools Operated for Profit
- Convenience Store
- Day Care Center, Child or Adult
- Dealership, Vehicle, Automobile Dealership, and Farm Equipment Sales
- Distillery, Small
- Essential Services
- Financial Institutions
- Food Truck Court
- Gunsmith
- Health, Exercise Club, or Spa
- Home Improvement Store
- Hospital
- Hospitality Facility
- Hotels
- Indoor Commercial or Privately-Owned Recreation Facilities
- Indoor Gun and Archery Ranges
- Indoor Publicly-Owned Recreation Facilities
- Instant Oil Change Shop
- Massage Therapist
- Medical, Osteopathic, Optical or Dental Offices
- Microbrewery
- Mixed Use Buildings
- Mortuary Establishments, Funeral Homes
- Office, Professional, Technical or Administrative
- Personal Fitness Center
- Personal Service Establishments
- Pet Grooming
- Pet Obedience School
- Pet Shop
- Pharmacy

- Plumbing, Heating, and Electrical Shops
- Printing, Copy, and Bookbinding Operations
- Private Clubs, Fraternal Organizations, and Lodge Halls
- Religious Institutions
- Restaurants, Bar/Lounge
- Restaurants, Carry-Out
- Restaurants, Standard
- Restaurants, Drive-in or Drive-Through
- Retail, General
- Shopping Centers and Big-Box Stores
- Sign Painting and Servicing Shops
- Supermarket
- Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly
- Tire and Battery Shops
- Veterinary Clinic
- Wine Maker, Small

B-5: SPECIAL USES

- Distribution Center
- Kennel, Boarding
- Motor Vehicle Filling Station, Gas Station
- Nursing Home
- Open Air Businesses
- Research Laboratories, Prototype Design and Development
- Self-Storage Facilities (Mini-Warehouse, Mini-Storage)
- Warehousing and Wholesale Trade Establishment
- Wireless Communication Towers

B-5: ACCESSORY USES

- Accessory Use, Building or Structure
- Donation Bins
- Food Truck, Temporary Use
- Outdoor Seating Area
- Outdoor Temporary Retail Sale
- Solar Energy Facility - Direct Use



MT PLEASANT MARKET OVERVIEW

Mt. Pleasant is a charming and vibrant city located directly in the epicenter in the state of Michigan. The city holds the county seat of Isabella County and is a popular year-round destination for the local population, tourists, and many people who vacation in Michigan. With over 1,000 acres of parkland, 19 nature preserves, and the Chippewa River, the city offers a variety of recreational outdoor activities. Mt. Pleasant is also home to a number of campgrounds, as well as 13 golf courses including Bucks Run Golf Club, PohlCat Golf Course, and The Pines Golf Course.



The city features a number of entertainment hot spots, including Soaring Eagle Casino & Resort, the Broadway Theatre, Mt. Pleasant Speedway, Hunter's Ale House, as well as Central Michigan University's number of sporting events. CMU's Kelly/Shorts Stadium is the largest on-campus stadium in the Mid-American Conference. The university is home to more than 14,000 students and brings together alumni, family, and fans of CMU from around the country. Soaring Eagle Casino & Resort is a major entertainment hot spot offering slot machines & gaming tables, multiple dining locations, and a variety of outdoor concerts and indoor shows year-round. The casino features the largest gaming floor in Michigan, bringing in 2.6 million annual visitors.



COMMERCIAL LAND PARCELS

MT PLEASANT MARKET AERIAL



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E. BLUE GRASS ROAD | MT. PLEASANT

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