

**FOR SALE**  
**COSTCO & 53 ACRE DEVELOPMENT OPPORTUNITY**  
4600 & 5214 BAY CITY ROAD  
MIDLAND, MICHIGAN | **PROPERTY HIGHLIGHT**

Presented by Friedman Real Estate | 248.324.2000  
Alan Stern - [alan.stern@freg.com](mailto:alan.stern@freg.com)







# **COSTCO DEVELOPMENT INVESTMENT HIGHLIGHTS**

## **4600 BAY CITY ROAD**

- $\pm 40$  acres of land contiguous to a brand new Costco (opened November 2020)
- Approximately  $\pm 775$  feet of frontage along Bay City Road
- Drive-thru's are permitted
- $\pm 9$  Acres available for outlots between Bay City Road and the "Access Road"
- Three (3) full access points off of Bay City Road
- Developer will be responsible for their own retention and portion of the "access road"
- All utilities are at the site
- Within close proximity to Dow DuPont World Headquarters that employs over 1,000 individuals
- Adjacent to US-10 & Bay City Road interchange, 15 Miles west of I-75
- Conveniently located to Bay City (15 Miles) and Saginaw (20 Miles)
- Parcel ID: 14-24-30-050
- Currently zoned: portion of remaining acres are zoned Agriculture and Regional Commercial
- Restrictive Use & Asking Price: Contact Broker

## **5214 BAY CITY ROAD**

- Directly adjacent to a brand new Costco Wholesale
- Within close proximity to Dow DuPont World Headquarters that employees' over 1,000 individuals
- Frontage and visible to US-10 & Bay City Road Interchange, 15 miles west of I-75
- Conveniently located to the following:
  - 10 Miles to Freeland
  - 20 Miles to Bay City & Saginaw
  - 30 Miles to Mt. Pleasant
  - 40 Miles to Owosso
  - 50 Miles to Flint
- Currently zoned as "Split Zoned" Regional Commercial and Industrial
- Asking Price: Negotiable

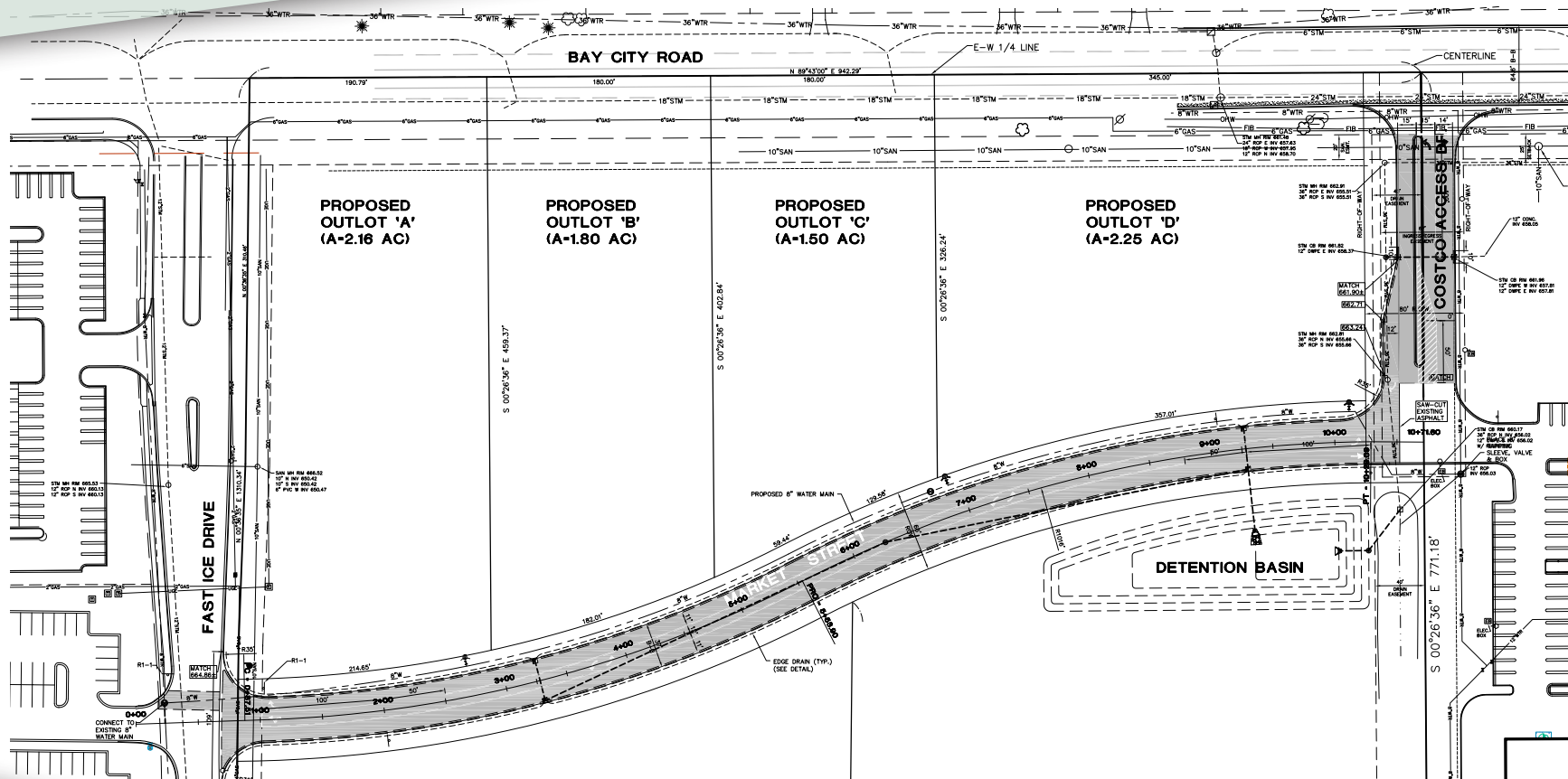


# COSTCO DEVELOPMENT DRONE FOOTAGE



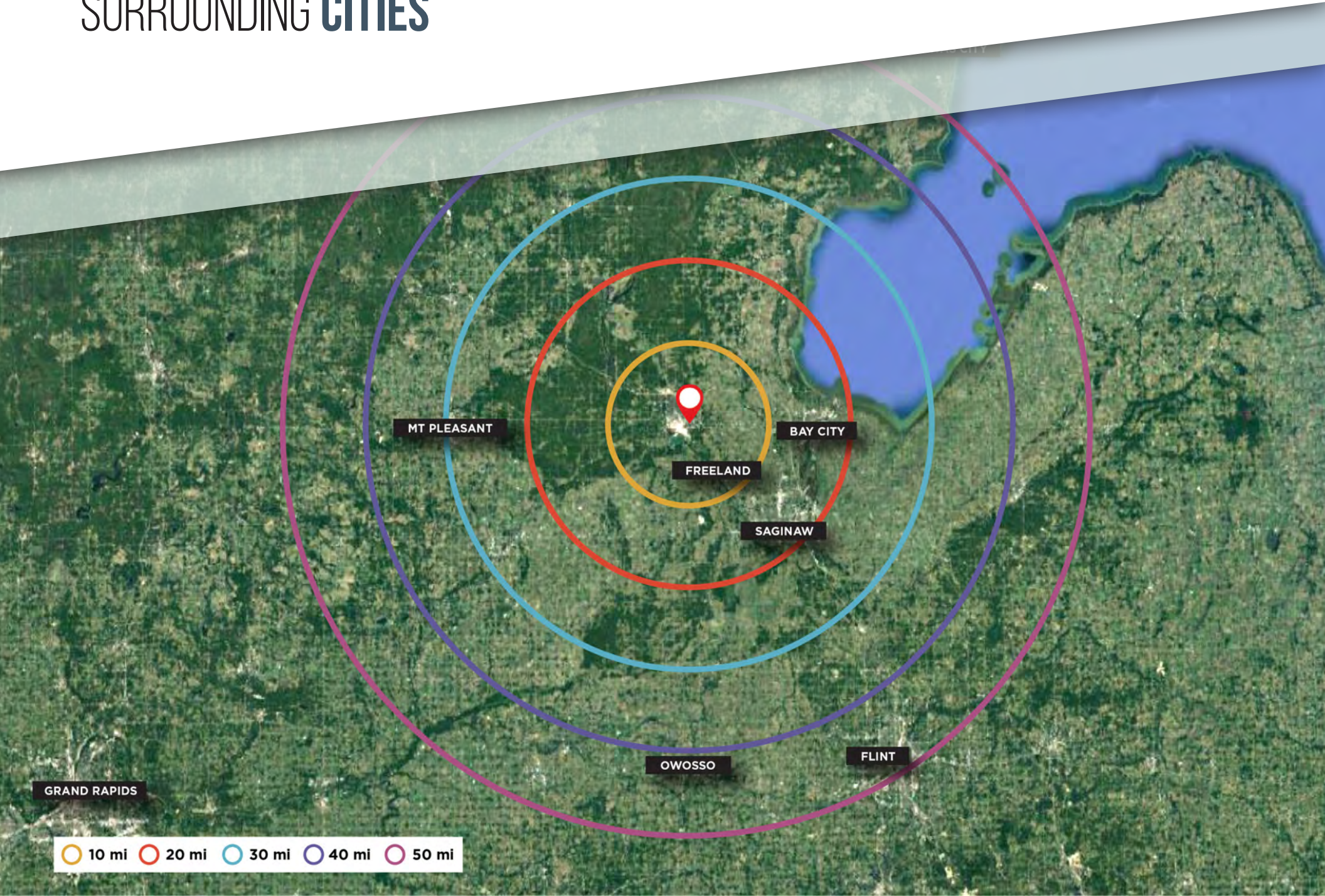
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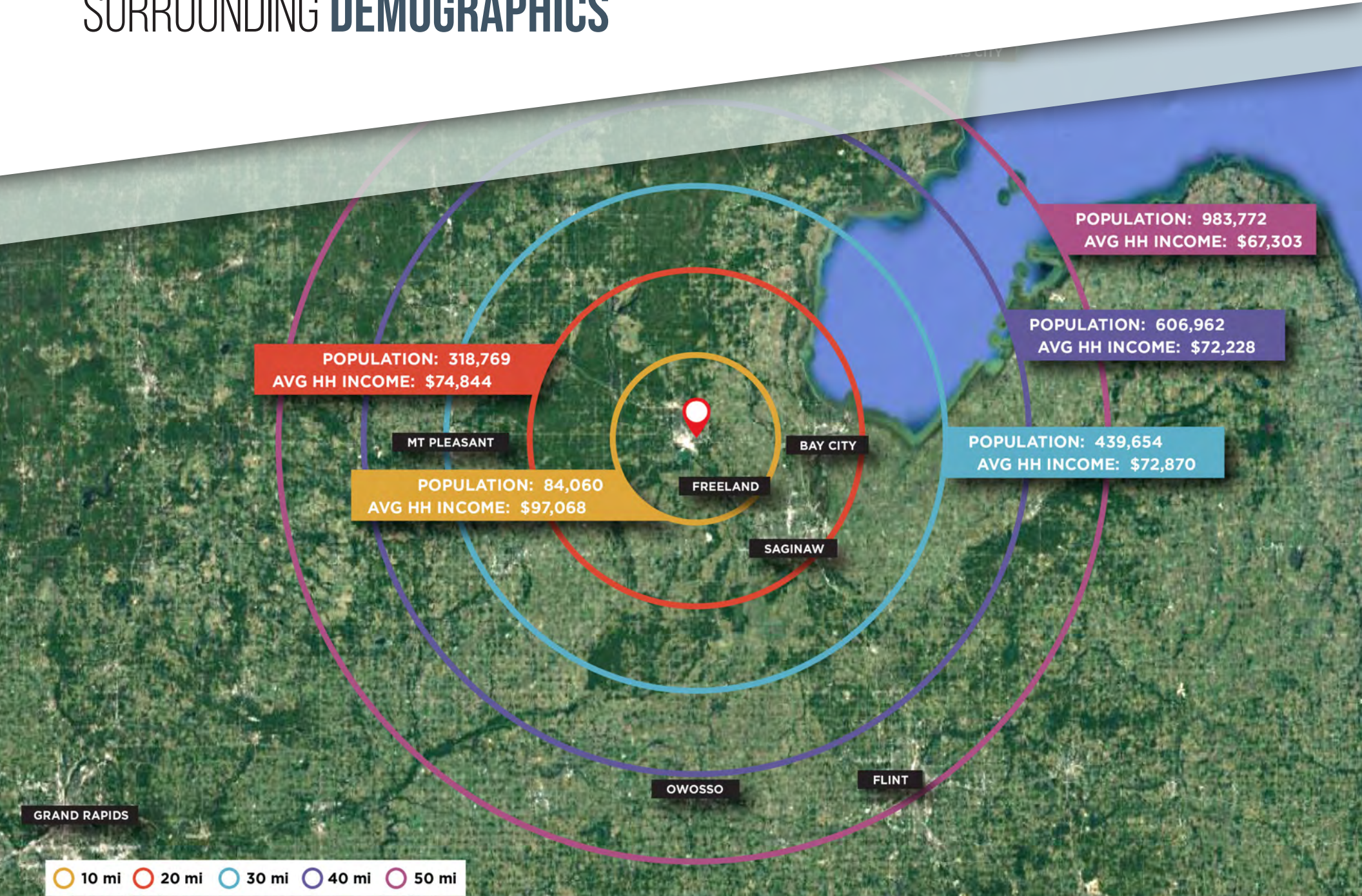


# COSTCO DEVELOPMENT SURROUNDING CITIES



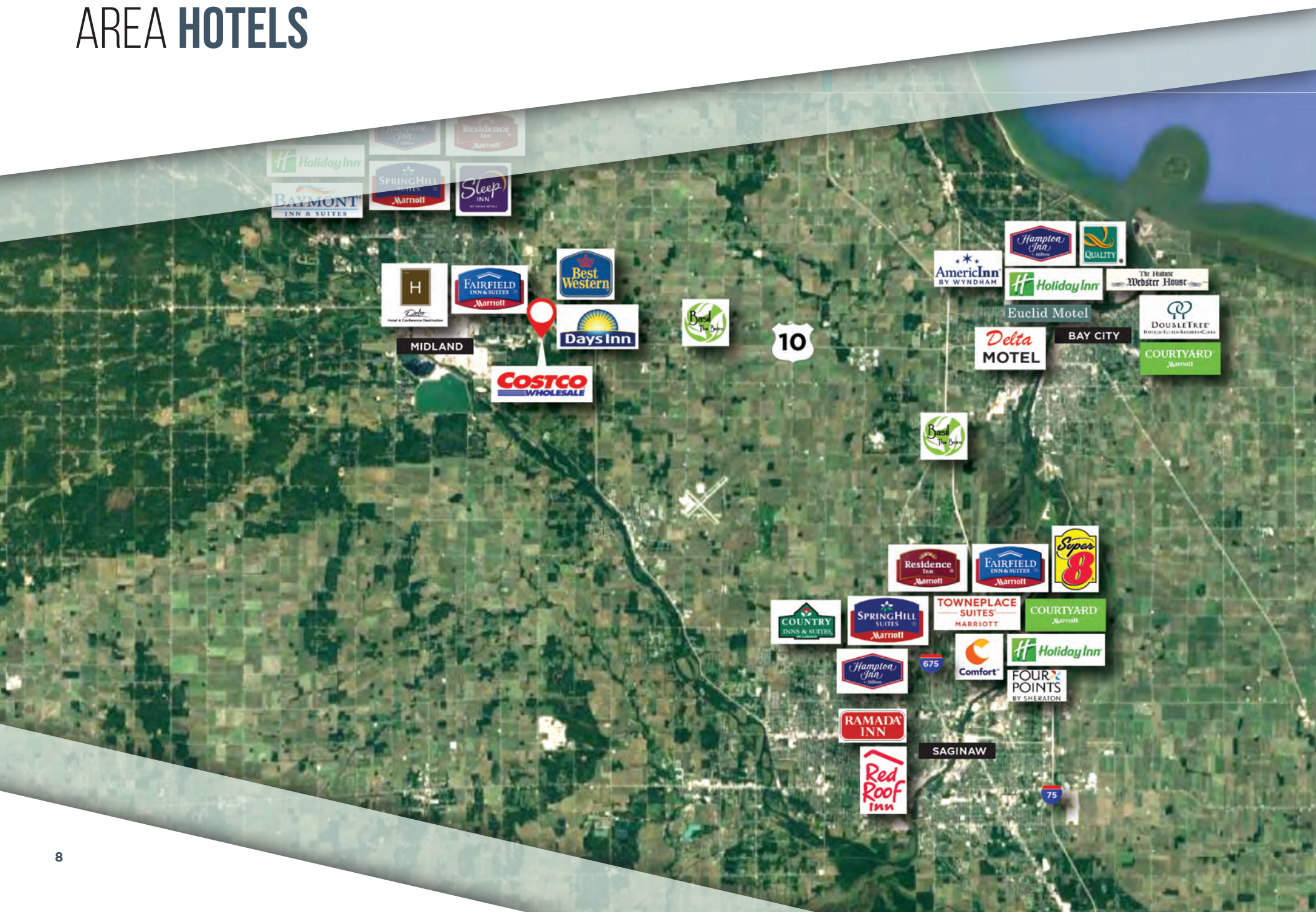


# COSTCO DEVELOPMENT SURROUNDING DEMOGRAPHICS



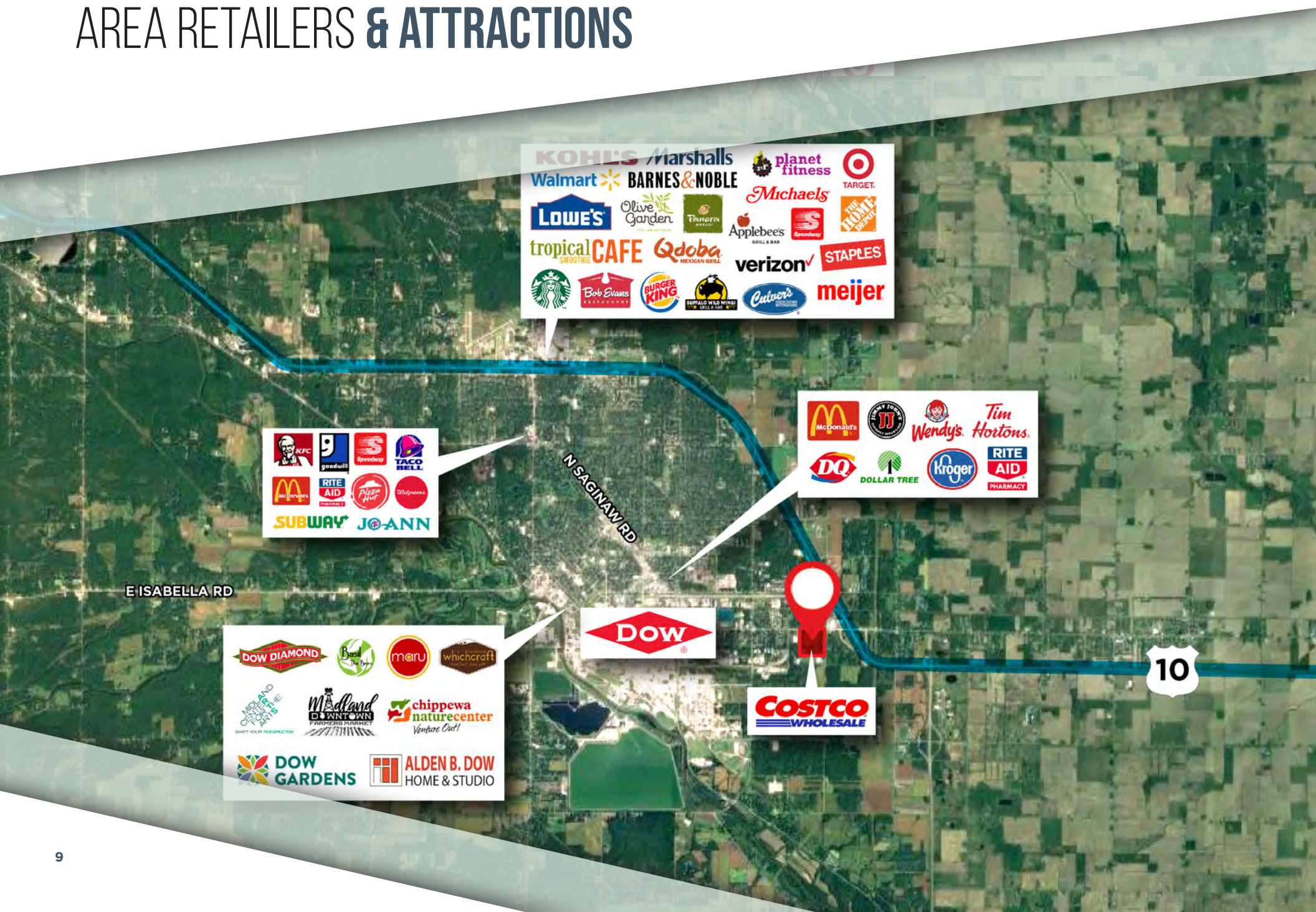


# COSTCO DEVELOPMENT AREA HOTELS



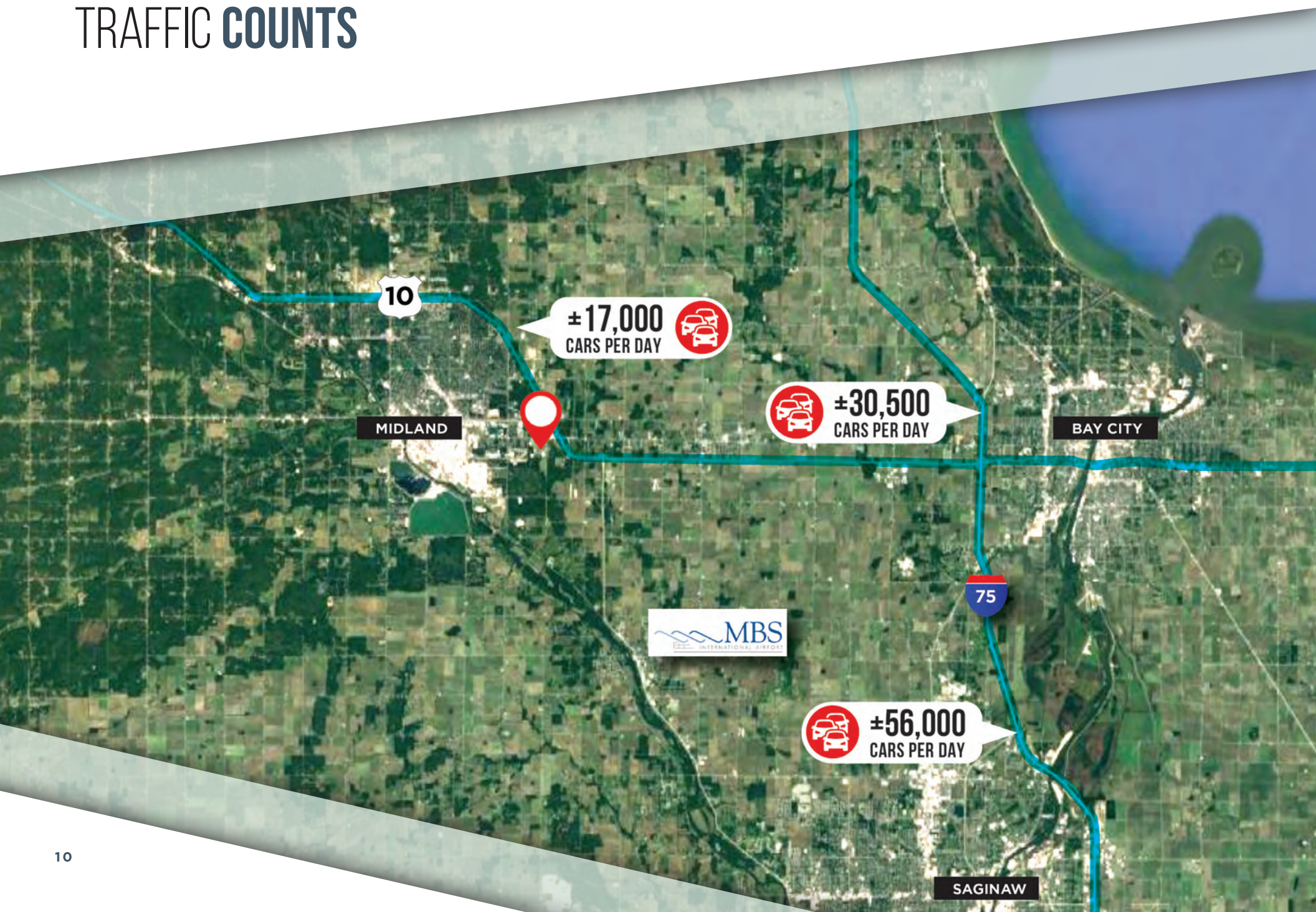


# COSTCO DEVELOPMENT AREA RETAILERS & ATTRACTIONS





# COSTCO DEVELOPMENT TRAFFIC COUNTS





# COSTCO DEVELOPMENT SALE OVERVIEW



## ***4600 Bay City Road, Midland, MI***

\$800,000 per acre fronting Bay City Road

\$600,000 per acre fronting Fast Ice Drive

\$100,000 per acre behind Costco and Access Road



## ***5214 Bay City Road, Midland, MI***

\$800,000 per acre fronting Bay City Road

\$600,000 per acre fronting Fast Ice Drive

\$100,000 per acre behind Costco and Access Road

## FOR ADDITIONAL INFORMATION, CONTACT



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**FISHER RD**

**5214 BAY CITY RD**



**FRIEDMAN**  
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**BAY CITY RD**

**FUTURE**  
**COSTCO**  
WHOLESALE

**4600 BAY CITY RD**

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