



LAND For Sale

Location: 1565 Pierson Road
Side of Street: North
City: Flushing, MI
Cross Streets: NW corner of E. Pierson Rd. and Elms Rd
County: Genesee

Acreage: 3.91
Zoning: B-2, Gen. Business
Improvements: N/A
Dimensions:

UTILITIES

Sanitary Sewer: Yes
Storm Sewer: Yes
Water: Yes
Gas: Yes
Outside Storage: No
Rail Siding: No

ADJACENT LAND

North:
South:
East:
West: Rite Aid

PRICING INFORMATION

Asking Price: \$975,000.00
Per Acre: \$249,360.61
Per SqFt : \$5.73
Terms: Cash
Parcel #: 55-25-400-008
Assessor Number: 55-25-400-009
Taxes: \$3,611.38 (2020)

TRAFFIC INFORMATION

Yr: 2020 Count: 8,811 Pierson Rd. W. of Elms Rd.
Yr: 2020 Count: 15,909 Pierson Rd. E. of Elms Rd.
Yr: 2020 Count: 12,632 Elms Rd. N. of Pierson Rd.
Yr: 2020 Count: 12,538 Elms Rd. S. of Pierson Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	3,382	\$47,495
3 Mile Radius	23,445	\$63,118
5 Mile Radius	62,032	\$51,340

Comments: Hard Corner with utilities at site adjacent to Rite Aid Excellent development opportunity for retail, office, or medical. Sits among many national retailers and restaurants including Kroger, Walgreen's, McDonald's, Wendy's, Taco Bell and others.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.