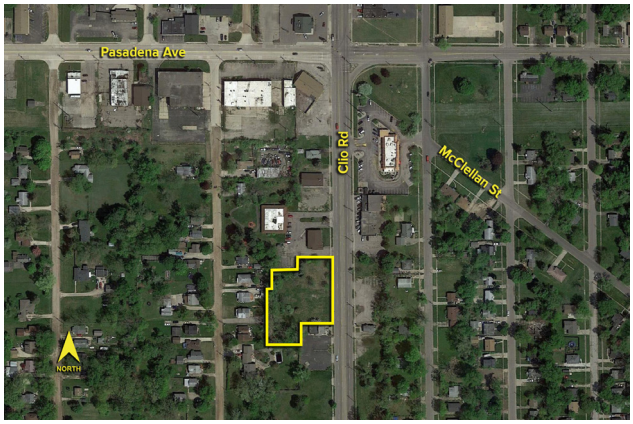

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: 3101 Clio Road
Side of Street: West
City: Flint, MI
Cross Streets: Pasadena Ave.
County: Genesee

Acreage:	0.91	**Improvements:**	N/A
Zoning:	Commercial	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:	Retail	**East:**	Residential
South:	Vacant Land	**West:**	Residential

PRICING INFORMATION

Asking Price:	$75,000.00		
Per Acre:	$82,417.58	**Parcel #:**	40-02-106-031 & 07-03-527-008
Per SqFt :	$1.89	**Assessor Number:**	N/A
Terms:		**Taxes:**	$815.16 (2020)

TRAFFIC INFORMATION

Yr:	2020	**Count:**	23,361	Clio Rd. S. of Pasadena Ave.
Yr:	2020	**Count:**	24,536	Clio Rd. N. of Pasadena Ave.
Yr:	2020	**Count:**	15,524	Pasadena Ave. W. of Clio Rd.
Yr:	2020	**Count:**	12,431	Pasadena Ave. E. of Clio Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	10,612	$35,873
3 Mile Radius	64,918	$35,961
5 Mile Radius	134,726	$38,252

Comments:
Unique opportunity to purchase 0.91 acre of vacant land located on Clio Road south of Pasadena Avenue surrounded by local and national retailers including McDonald's, KFC, and Burger King. Excellent development opportunity for retail, automotive, restaurant and more. Zoned commercial.

Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

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