



LAND For Sale

Location: 11250 Dixie Hwy
Side of Street: West
City: Birch Run/Twp., MI
Cross Streets: Canada Rd. & Birch Run Rd.
County: Saginaw

Acreage: 15.79	Improvements: House, Barn, Shed
Zoning: Industrial	Dimensions: 1,013.00 x 3,961.00

UTILITIES

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

ADJACENT LAND

North: Industrial	East: Industrial
South: Industrial	West: Expressway

PRICING INFORMATION

Asking Price: \$450,000.00	Parcel #: 05-106-201-005-000
Per Acre: \$28,499.05	Assessor Number: N/A
Per SqFt : \$0.65	Taxes: \$1,600.13 (2022)
Terms: Cash Sale (New Mortgage)	

TRAFFIC INFORMATION

Yr: 2017	Count: 58,806	I-75/Maple Rd. & Birch Run Rd.
Yr: 2017	Count: 63,967	I-75/Birch Run Rd. & Willard Rd.
Yr: 2017	Count: 11,482	Birch Run Rd./Dixie Hwy & Gera Rd.
Yr: 2017	Count: 19,849	Birch Run Rd./Dixie Hwy & I-75

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	913	\$46,397
3 Mile Radius	4,879	\$58,436
5 Mile Radius	11,607	\$63,177

Comments:

15.79 acres with an asking price of \$450,000 is available.

Billboard at rear of property on I-75 generates \$825.00/year. Largely wooded area on SW corner (see photo). Appraisal available on request.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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