

GREEN ZONE PROPERTIES

FOR SALE



9362-9370 NORTH SAGINAW ROAD

MT. MORRIS, MICHIGAN 48458

**Insite**
COMMERCIAL

1111 W. Oakley Park Road
Suite 220

Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office

www.insitecommercial.com

GREEN ZONE FOR SALE

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MT. MORRIS, MICHIGAN 48458**

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DISCLAIMER/DISCLOSURE

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Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



SUMMARY

Location: 9362-9370 N. Saginaw Rd.
Mt. Morris, MI 48458
(Governed by Thetford Township)

Parcel I.D.: 17-31-501-023 (9362 N. Saginaw Rd.)
17-31-501-024 (9370 N. Saginaw Rd.)

Building Size: 704 SF (9362 N. Saginaw Rd.)
1,960 SF (9370 N. Saginaw Rd.)

Land Size: 0.91 Acres (each property)
1.82 Acres (Total)

List Price: \$165,000.00 (9362 N. Saginaw Rd.)
\$210,000.00 (9370 N. Saginaw Rd.)
\$375,000 for both parcels combined

Year Built: 1950

2019 Property Taxes: \$1,190.80 (9362 N. Saginaw Rd.)
\$1,063.84 (9370 N. Saginaw Rd.)

Zoning: GC: General Commercial

**Demographics in
5 Mile Radius:** Population: 42,049 people
Households: 17,289 homes
Avg. HH Income: \$58,771 USD
Traffic Counts: 6,847 VPD

- Property Highlights:**
- 2 adjacent properties with homes (may be sold separately) located in cannabis friendly Thetford Twp.
 - Green Zoned property allows for: Provisioning Centers, Processors, Safety Compliance, Transportation, and all classes of Growers, subject to SLU.
 - No marijuana facility permit limits for Thetford Twp.
 - Medical and Adult (Recreational) use allowed.

For Information Contact:

Larry Balone

248-359-9000 Ext. 2



AERIAL

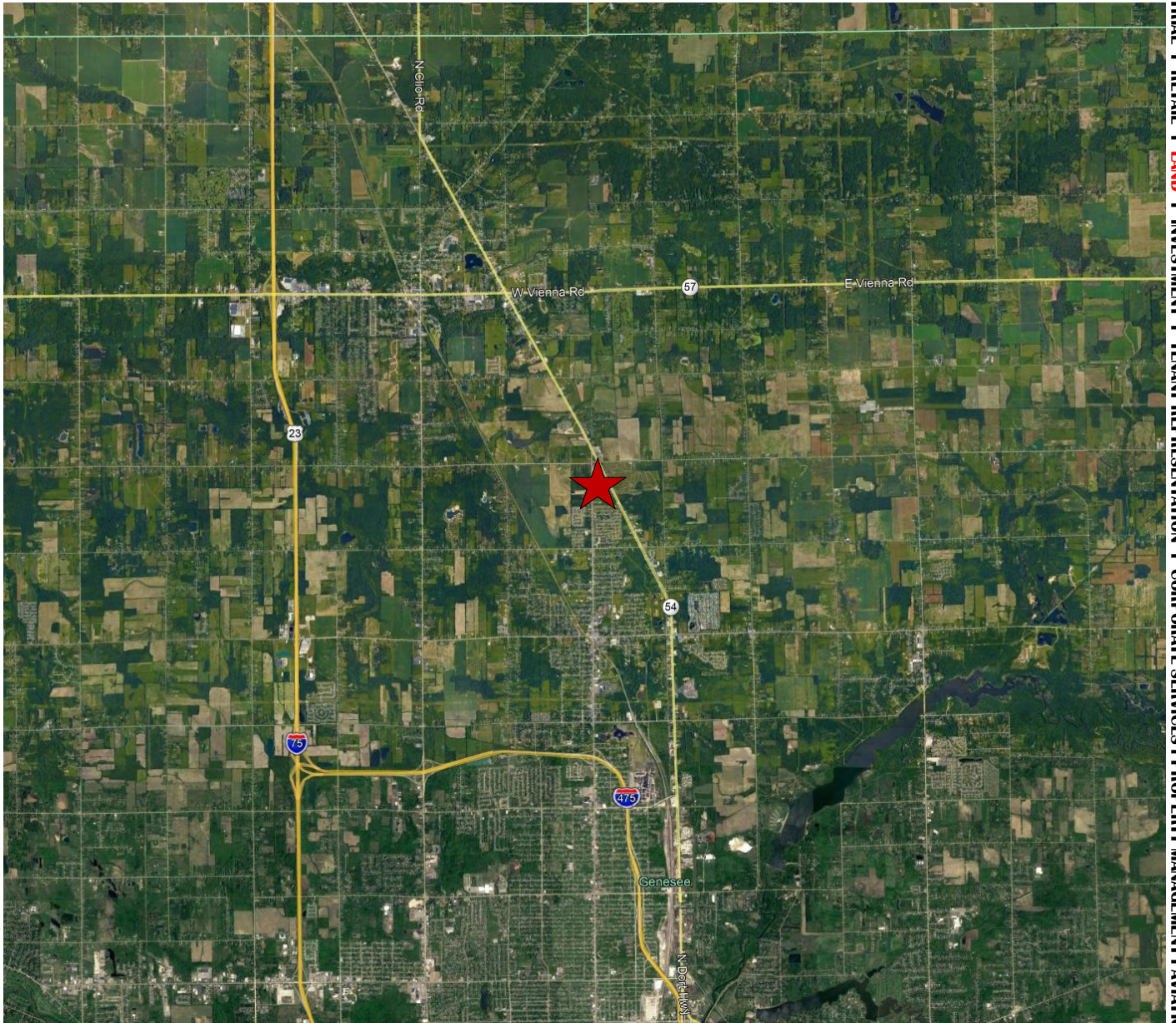
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NORTH SAGINAW ROAD



AREA MAP

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DEMOGRAPHICS

FULL PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1445/-83.6942

RF1

9362-9370 Saginaw Rd. Mt Morris, MI 48458		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	1,855	16,811	42,049
	2026 Projected Population	1,779	16,427	41,199
	2010 Census Population	1,783	17,688	44,158
	2000 Census Population	3,024	19,802	49,757
	Projected Annual Growth 2021 to 2026	-0.8%	-0.5%	-0.4%
	Historical Annual Growth 2000 to 2021	-1.8%	-0.7%	-0.7%
HOUSEHOLDS	2021 Estimated Households	792	7,284	17,289
	2026 Projected Households	767	7,177	17,095
	2010 Census Households	729	7,363	17,435
	2000 Census Households	1,192	7,938	18,844
	Projected Annual Growth 2021 to 2026	-0.6%	-0.3%	-0.2%
	Historical Annual Growth 2000 to 2021	-1.6%	-0.4%	-0.4%
AGE	2021 Est. Population Under 10 Years	11.5%	10.9%	11.5%
	2021 Est. Population 10 to 19 Years	12.0%	11.8%	12.5%
	2021 Est. Population 20 to 29 Years	15.6%	13.5%	12.9%
	2021 Est. Population 30 to 44 Years	19.2%	17.0%	17.1%
	2021 Est. Population 45 to 59 Years	19.7%	20.0%	19.4%
	2021 Est. Population 60 to 74 Years	16.2%	18.5%	18.9%
	2021 Est. Population 75 Years or Over	5.8%	8.2%	7.8%
	2021 Est. Median Age	38.0	40.9	40.4
MARITAL STATUS & GENDER	2021 Est. Male Population	49.8%	48.4%	48.6%
	2021 Est. Female Population	50.2%	51.6%	51.4%
	2021 Est. Never Married	34.5%	32.6%	36.4%
	2021 Est. Now Married	38.4%	40.8%	38.1%
	2021 Est. Separated or Divorced	24.0%	18.8%	17.9%
	2021 Est. Widowed	3.2%	7.8%	7.6%
INCOME	2021 Est. HH Income \$200,000 or More	0.5%	1.7%	1.7%
	2021 Est. HH Income \$150,000 to \$199,999	3.2%	1.8%	2.1%
	2021 Est. HH Income \$100,000 to \$149,999	12.8%	9.0%	9.6%
	2021 Est. HH Income \$75,000 to \$99,999	9.4%	11.0%	11.5%
	2021 Est. HH Income \$50,000 to \$74,999	14.2%	20.0%	19.8%
	2021 Est. HH Income \$35,000 to \$49,999	13.4%	19.4%	16.9%
	2021 Est. HH Income \$25,000 to \$34,999	14.1%	13.0%	12.4%
	2021 Est. HH Income \$15,000 to \$24,999	14.3%	11.4%	11.7%
	2021 Est. HH Income Under \$15,000	18.1%	12.7%	14.2%
	2021 Est. Average Household Income	\$38,786	\$56,448	\$58,771
	2021 Est. Median Household Income	\$38,802	\$45,737	\$47,067
	2021 Est. Per Capita Income	\$16,615	\$24,512	\$24,231
	2021 Est. Total Businesses	55	395	984
2021 Est. Total Employees	274	3,629	9,093	

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9362-9370 Saginaw Rd.

1 mi radius 3 mi radius 5 mi radius

Mt Morris, MI 48458

		1 mi radius	3 mi radius	5 mi radius
RACE	2021 Est. White	90.0%	85.8%	72.0%
	2021 Est. Black	4.0%	8.4%	22.7%
	2021 Est. Asian or Pacific Islander	0.6%	0.4%	0.3%
	2021 Est. American Indian or Alaska Native	0.9%	0.7%	0.7%
	2021 Est. Other Races	4.5%	4.6%	4.3%
HISPANIC	2021 Est. Hispanic Population	94	756	1,767
	2021 Est. Hispanic Population	5.0%	4.5%	4.2%
	2026 Proj. Hispanic Population	5.4%	4.9%	4.5%
	2010 Hispanic Population	4.0%	3.5%	3.3%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	1,269	11,866	29,296
	2021 Est. Elementary (Grade Level 0 to 8)	3.7%	3.6%	3.2%
	2021 Est. Some High School (Grade Level 9 to 11)	7.0%	7.9%	9.4%
	2021 Est. High School Graduate	39.5%	38.3%	37.3%
	2021 Est. Some College	27.8%	27.6%	28.1%
	2021 Est. Associate Degree Only	11.3%	11.1%	9.9%
	2021 Est. Bachelor Degree Only	8.5%	8.7%	8.3%
	2021 Est. Graduate Degree	2.1%	2.9%	3.8%
HOUSING	2021 Est. Total Housing Units	957	8,203	20,027
	2021 Est. Owner-Occupied	55.2%	62.7%	62.6%
	2021 Est. Renter-Occupied	27.6%	26.1%	23.7%
	2021 Est. Vacant Housing	17.3%	11.2%	13.7%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	0.5%	0.4%	0.5%
	2021 Homes Built 2000 to 2009	3.0%	6.0%	5.8%
	2021 Homes Built 1990 to 1999	7.6%	8.5%	8.0%
	2021 Homes Built 1980 to 1989	8.5%	7.6%	5.8%
	2021 Homes Built 1970 to 1979	10.3%	16.6%	16.0%
	2021 Homes Built 1960 to 1969	22.2%	14.7%	16.3%
	2021 Homes Built 1950 to 1959	13.4%	16.7%	17.7%
	2021 Homes Built Before 1949	17.2%	18.2%	16.2%
HOME VALUES	2021 Home Value \$1,000,000 or More	0.3%	0.5%	0.4%
	2021 Home Value \$500,000 to \$999,999	1.3%	2.0%	1.5%
	2021 Home Value \$400,000 to \$499,999	0.4%	0.6%	0.7%
	2021 Home Value \$300,000 to \$399,999	2.6%	3.0%	2.6%
	2021 Home Value \$200,000 to \$299,999	10.5%	8.4%	8.4%
	2021 Home Value \$150,000 to \$199,999	14.7%	13.9%	15.0%
	2021 Home Value \$100,000 to \$149,999	16.1%	20.5%	21.7%
	2021 Home Value \$50,000 to \$99,999	30.4%	24.4%	21.4%
	2021 Home Value \$25,000 to \$49,999	10.3%	12.3%	12.0%
	2021 Home Value Under \$25,000	13.4%	14.5%	16.3%
	2021 Median Home Value	\$95,153	\$89,563	\$90,993
	2021 Median Rent	\$553	\$581	\$562

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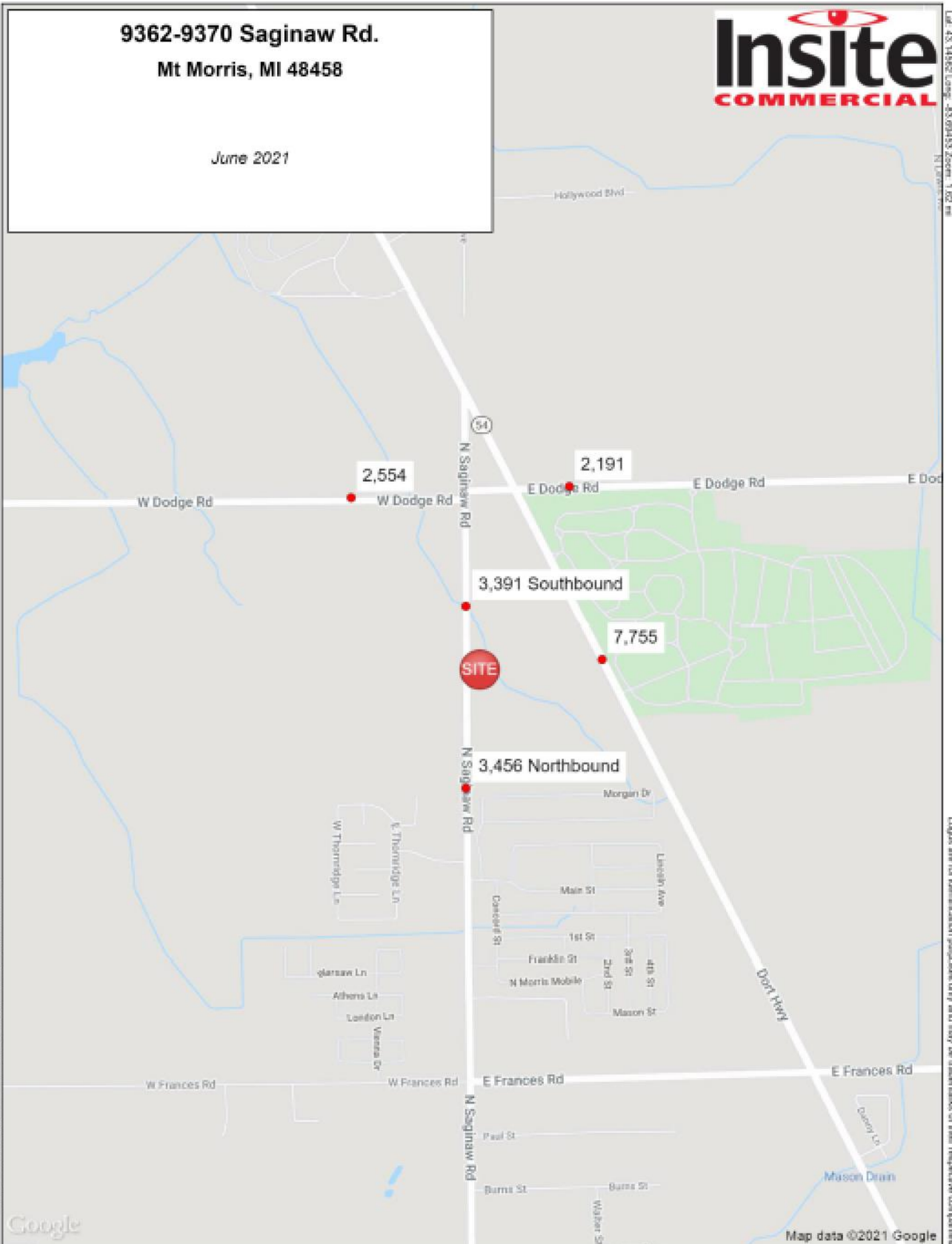
1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	1,520	13,812	34,082
	2021 Est. Civilian Employed	52.3%	50.4%	49.7%
	2021 Est. Civilian Unemployed	4.6%	5.0%	5.0%
	2021 Est. in Armed Forces	-	-	-
	2021 Est. not in Labor Force	43.1%	44.6%	45.3%
	2021 Labor Force Males	49.5%	47.7%	47.8%
	2021 Labor Force Females	50.5%	52.3%	52.2%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	795	6,963	16,923
	2021 Mgmt, Business, & Financial Operations	10.5%	10.0%	9.6%
	2021 Professional, Related	13.0%	15.6%	14.3%
	2021 Service	28.7%	22.0%	21.2%
	2021 Sales, Office	16.3%	21.3%	21.2%
	2021 Farming, Fishing, Forestry	0.1%	0.2%	0.1%
	2021 Construction, Extraction, Maintenance	16.0%	12.8%	11.1%
	2021 Production, Transport, Material Moving	15.3%	18.2%	22.4%
	2021 White Collar Workers	39.8%	46.8%	45.2%
	2021 Blue Collar Workers	60.2%	53.2%	54.8%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	75.3%	80.6%	79.6%
	2021 Drive to Work in Carpool	14.4%	9.0%	11.5%
	2021 Travel to Work by Public Transportation	3.6%	3.1%	2.0%
	2021 Drive to Work on Motorcycle	-	-	-
	2021 Walk or Bicycle to Work	0.2%	0.9%	1.7%
	2021 Other Means	1.6%	0.6%	0.5%
	2021 Work at Home	4.9%	5.8%	4.5%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	17.1%	20.9%	21.9%
	2021 Travel to Work in 15 to 29 Minutes	58.5%	49.6%	44.0%
	2021 Travel to Work in 30 to 59 Minutes	14.6%	16.4%	17.8%
	2021 Travel to Work in 60 Minutes or More	10.4%	10.8%	11.7%
	2021 Average Travel Time to Work	23.2	21.4	21.4
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$29.17 M	\$344.06 M	\$838.24 M
	2021 Est. Apparel	\$1 M	\$11.8 M	\$28.84 M
	2021 Est. Contributions, Gifts	\$1.56 M	\$18.61 M	\$45.33 M
	2021 Est. Education, Reading	\$838.99 K	\$9.74 M	\$24.04 M
	2021 Est. Entertainment	\$1.61 M	\$18.91 M	\$46.23 M
	2021 Est. Food, Beverages, Tobacco	\$4.56 M	\$53.7 M	\$130.81 M
	2021 Est. Furnishings, Equipment	\$1 M	\$11.79 M	\$28.8 M
	2021 Est. Health Care, Insurance	\$2.76 M	\$32.71 M	\$79.48 M
	2021 Est. Household Operations, Shelter, Utilities	\$9.58 M	\$112.93 M	\$274.64 M
	2021 Est. Miscellaneous Expenses	\$548.92 K	\$6.5 M	\$15.8 M
	2021 Est. Personal Care	\$391.19 K	\$4.61 M	\$11.23 M
	2021 Est. Transportation	\$5.32 M	\$62.78 M	\$153.05 M

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TRAFFIC COUNTS



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