

20 ACRES DIXIE HIGHWAY

Dixie Hwy at I-75, Holly, MI



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: Dixie Hwy at I-75 | Holly, MI



PROPERTY OVERVIEW

Vacant Land

OFFERING SUMMARY

Sale Price: \$1,500,000
Lot Size: 20 Acres
Price / Acre: \$75,000
Zoning: C-2 General Commercial

PROPERTY HIGHLIGHTS

- C-2 Zoning allows for a multitude of uses.
- Frontage on I-75 and Dixie Highway.
- Billboards are not included in sale.

BUILDING/PROPERTY INFORMATION: Dixie Hwy at I-75 | Holly, MI

LOT INFORMATION

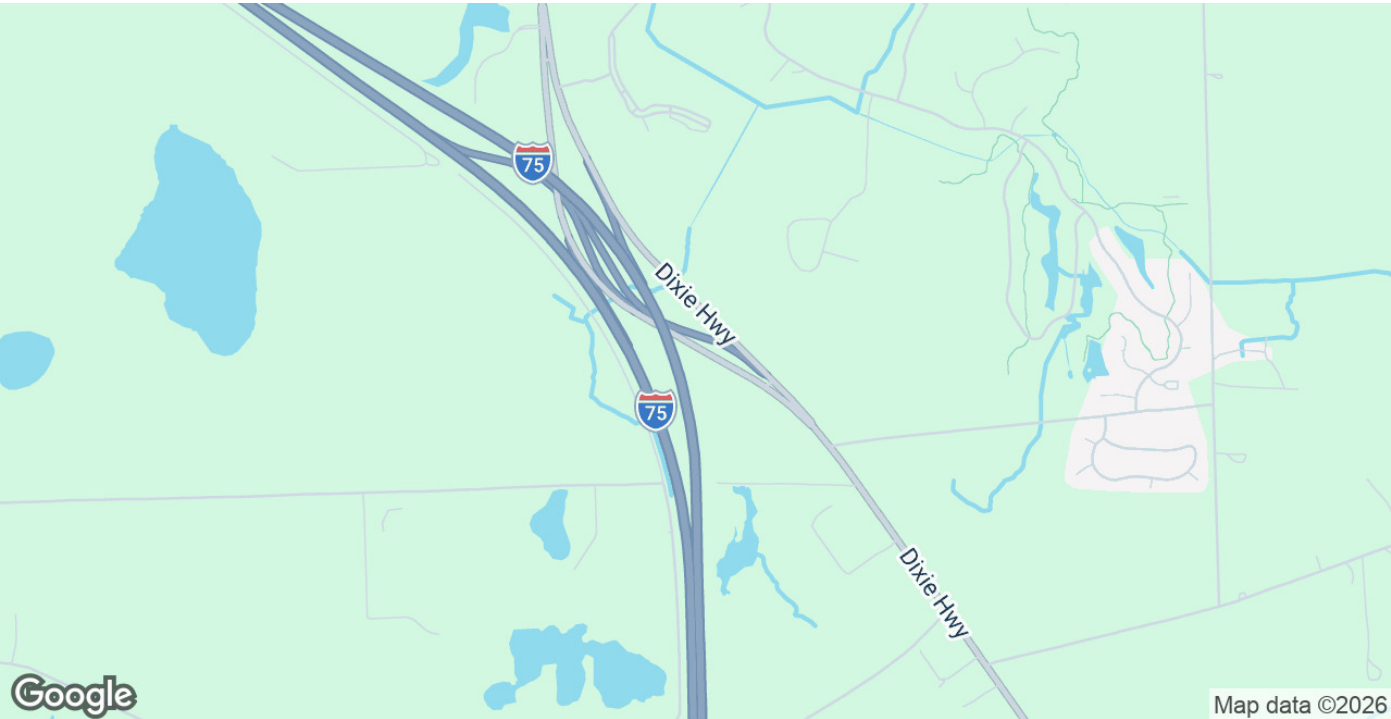
Price/AC:	\$75,000
Utilities:	City water & sewer

PROPERTY INFORMATION

Lot Size:	20 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	C-2 General Commercial
2026 Summer Tax:	\$1,951.97
2025 Winter Tax:	\$417.72
Traffic Count:	3,618 Vehicles/Day Dixie Hwy McClelland Rd; 55,209 Vehicles/Day I-75 (Costar, 202
Legal Description:	Available upon request
APN:	01-01-151-001 & 01-02-277-0

LOCATION INFORMATION

Located on the southeast quadrant of I-75 and Dixie Highway (just west of 11330 Dixie Hwy).



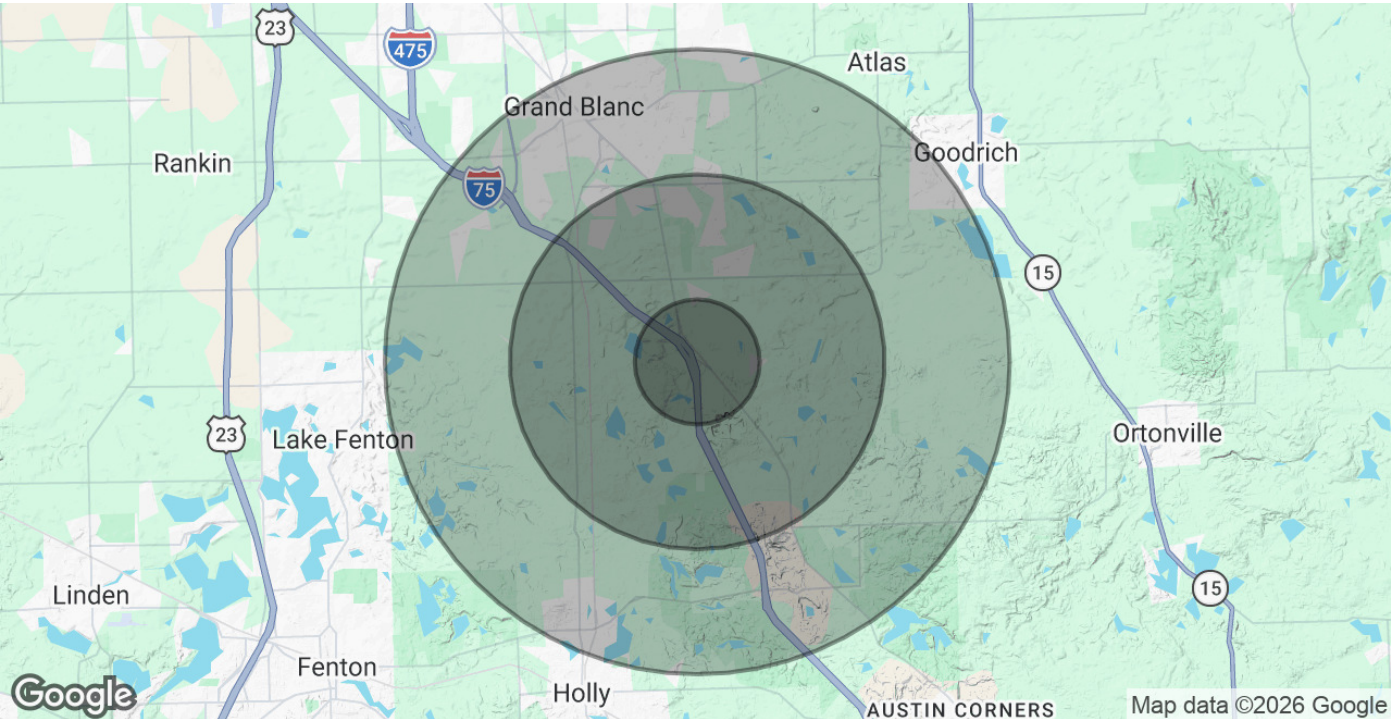
AERIAL MAP: Dixie Hwy at I-75 | Holly, MI



RETAILER MAP: Dixie Hwy at I-75 | Holly, MI



DEMOGRAPHICS MAP & REPORT: Dixie Hwy at I-75 | Holly, MI



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,673	11,243	38,842
Average Age	40.2	48.0	42.7
Average Age (Male)	37.6	46.8	40.4
Average Age (Female)	45.5	50.6	45.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	713	4,556	15,409
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$128,053	\$136,776	\$119,593
Average House Value	\$305,865	\$322,521	\$277,607
2023 American Community Survey (ACS)			

Sec. 32-99. - Local commercial district (C-1).

- (a) *Intent.* The intent of the local commercial district is to provide a district in which local service and convenience shopping facilities can be located to best serve each neighborhood of the Township. The regulations in this section are means to discourage strip or linear development, and to encourage stable and desirable development in a cluster or planned pattern.
- (b) *Permitted uses.* The following shall be permitted uses in the local commercial district:
 - (1) Planned shopping centers under 50,000 square feet of gross floor area.
 - (2) Retail businesses which supply commodities such as groceries, meats, dairy products, baked goods, drugs, gifts and notions, or hardware, including convenience stores.
 - (3) Personal service establishments such as repair shops for watches, small appliances, shoes, beauty and barbershops.
 - (4) Laundry and dry cleaning pickup stations.
 - (5) Professional offices of doctors, dentists, veterinarians, lawyers, architects, engineers, and other similar professions.
 - (6) Financial and business service establishments, banks, credit unions, insurance offices.
 - (7) Municipal and utility buildings.
- (c) *Special uses.* The following are special uses in the local commercial district:
 - (1) Eating and drinking establishments, excluding drive-in or drive-through restaurants.
 - (2) Automobile service stations.
 - (3) Laundry or dry cleaning customer outlets and laundromats. Dry cleaning or laundry plants serving more than one customer outlet shall be prohibited.
 - (4) Assembly, as defined in section 32-6.

(Ord. No. 50, § 4.9, 11-17-1992; Ord. of 8-19-2008(2), § 1)

Sec. 32-100. - General commercial district (C-2).

- (a) *Intent.* The intent of the general commercial district is to provide a district in which the community's regional commercial and business facilities can be centralized to most efficiently serve the township and surrounding areas.
- (b) *Permitted uses.* The following shall be permitted uses in the general commercial district:
 - (1) Planned shopping centers over 50,000 square feet of gross floor area.
 - (2) All permitted and special uses listed in the C-1 district.
 - (3) Health and fitness clubs.
 - (4) Eating and drinking establishments including drive-in or drive-through restaurants.
 - (5) Funeral homes.
- (c) *Special uses.* The following are special uses in the general commercial district:
 - (1) Movie theaters or an assembly, as defined in section 32-6.
 - (2) Indoor and outdoor commercial recreation including bowling, outdoor skating rinks and similar uses.
 - (3) Outdoor sales, such as new and used car sales, nurseries and garden sales, and building material, subject to the provisions of section 32-153.

- (4) Automobile service stations, automobile washes, and automobile repair.
- (5) Hotels and motels.
- (6) Self-storage facility subject to the provisions of section 32-152.
- (7) General, building, and landscape contractor's offices and yards subject to the provisions of section 32-156.

(Ord. No. 50, § 4.10, 11-17-1992; Ord. of 6-21-1994; Ord. of 8-19-2008(2), § 1)