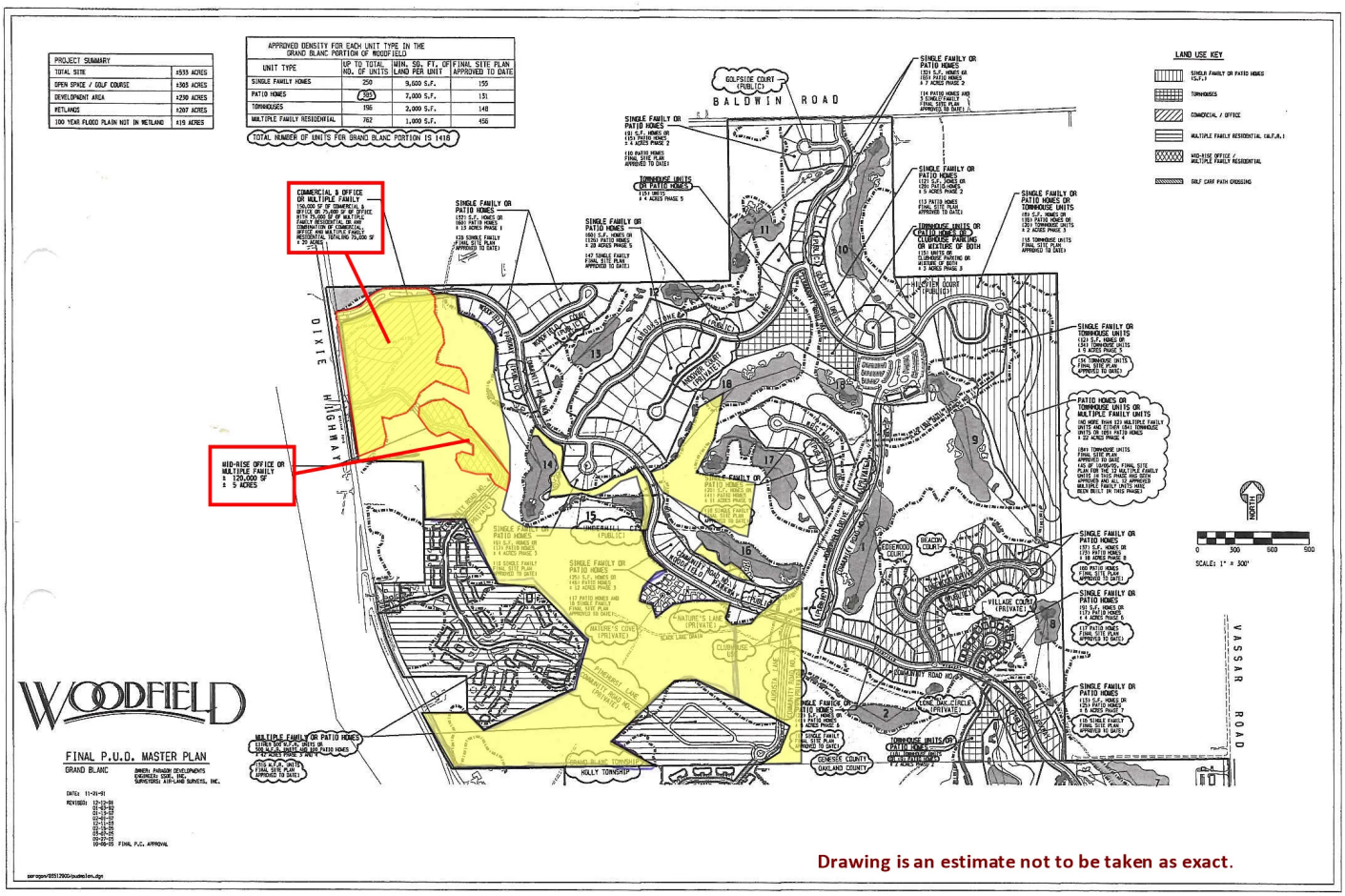
EST. 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

Woodfield Parkway PUD

Grand Blanc, MI 48439



Drawing is an estimate not to be taken as exact.

FOR SALE

LISTED BY:

John Porth

Vice President

jkporth@thomasduke.com

GetReal*quality*

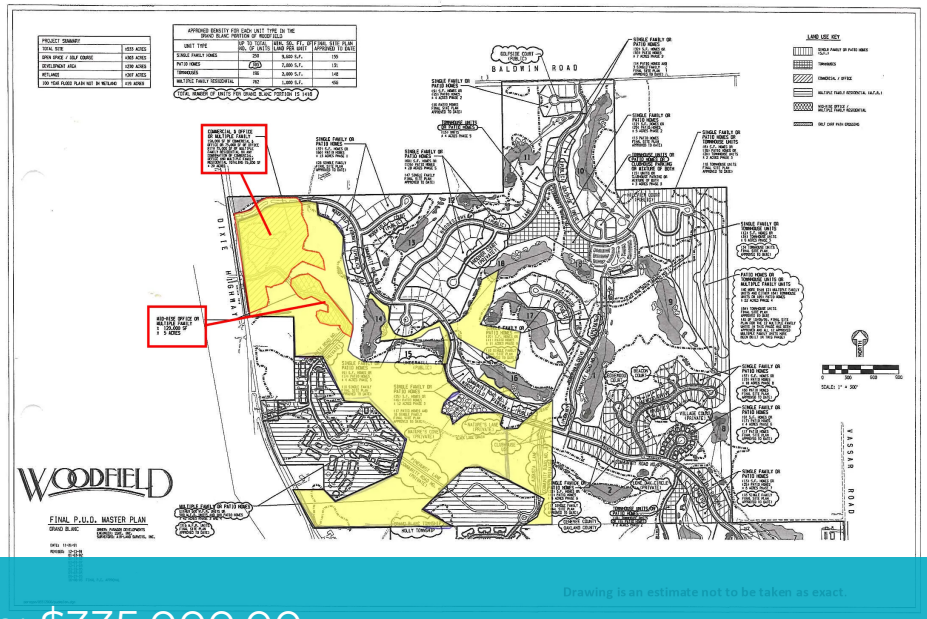
248.476.3700

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FOR SALE

Woodfield Parkway PUD - Grand Blanc

10293 S Saginaw Road (north of) Grand Blanc, MI 48439



Sale Price: $335,000.00

DESCRIPTION

Final component to an almost fully developed/occupied PUD. Various options for development/design standards. All utilities available off site.

Buildable Area outlined:
- 20 Acre Site
- 5 Acre Site

PROPERTY HIGHLIGHTS

- 5+/- Acres Mid-rise Office and Multi-Family.
- 20+/- Acres Commercial/Office or Multi-Family.
- Private drive located right off of Saginaw Road.
- Quick access to I-75 and Dixie Highway.
- 2 miles to Ascension Hospital.
- 3 miles to Downtown Grand Blanc.

FOR SALE

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BUILDING INFORMATION

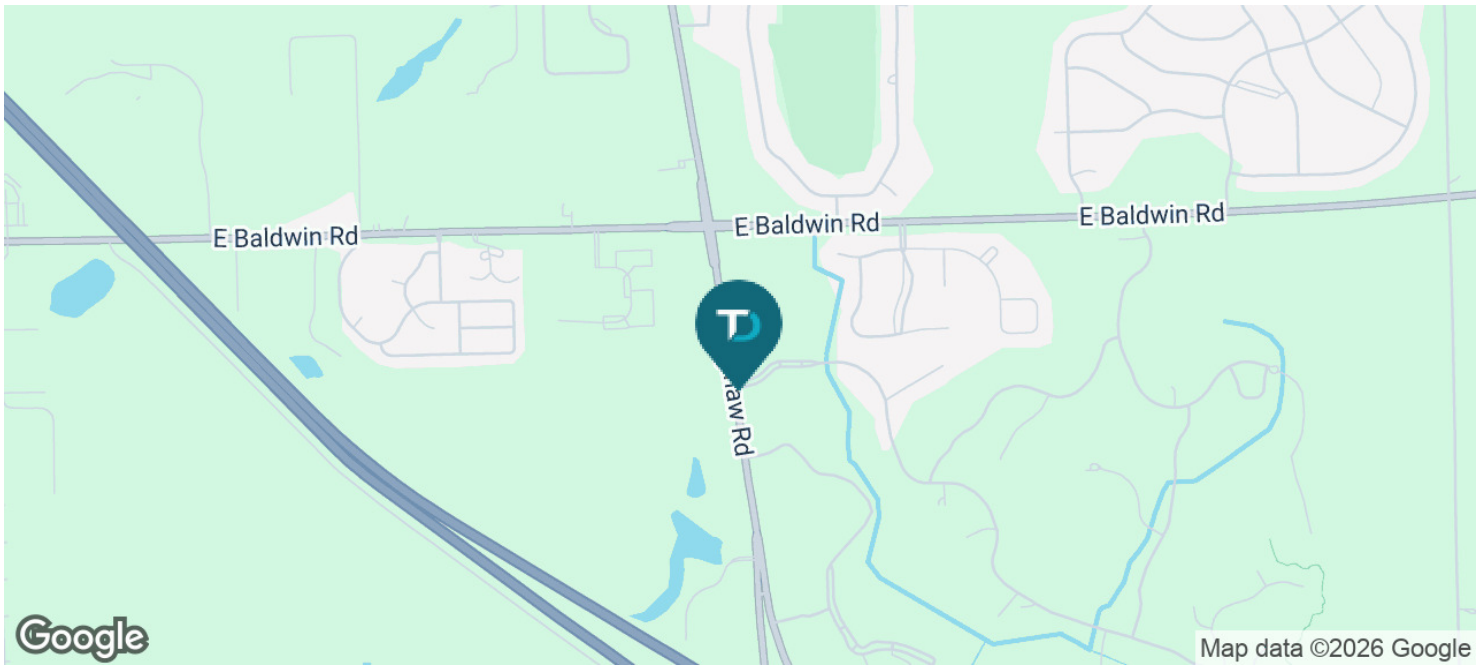
Sale Price:	PRICE REDUCED! Was: $375,000.00 NOW: $330,00.00 Cash or Land Contract Terms
Price/AC:	$2,714.75
Utilities:	Municipal Water Sanitary Sewer
School District:	Grand Blanc

PROPERTY INFORMATION

Lot Size:	123.4 Acres
Property Type:	Land
Property Subtype:	Multifamily
Zoning	PUD
Traffic Count:	Saginaw Road = 14,178 I-75 = 71,455
APN:	A part of 12-35-400-018

LOCATION INFORMATION

Located on the east side of Saginaw Road (Dixie Highway), north of I-75.



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Woodfield Parkway PUD - Grand Blanc

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AREA A - 20 ACRES BUILDABLE (OUTLINED)

- Commercial and Office or Multi-Family.
- 150,000 SF of Commercial and Office or 75,000 SF of Office with 75,000 SF of Multi-Family Residential.
- Or Combination of Commercial, Office and Multi-Family totaling 75,000 SF

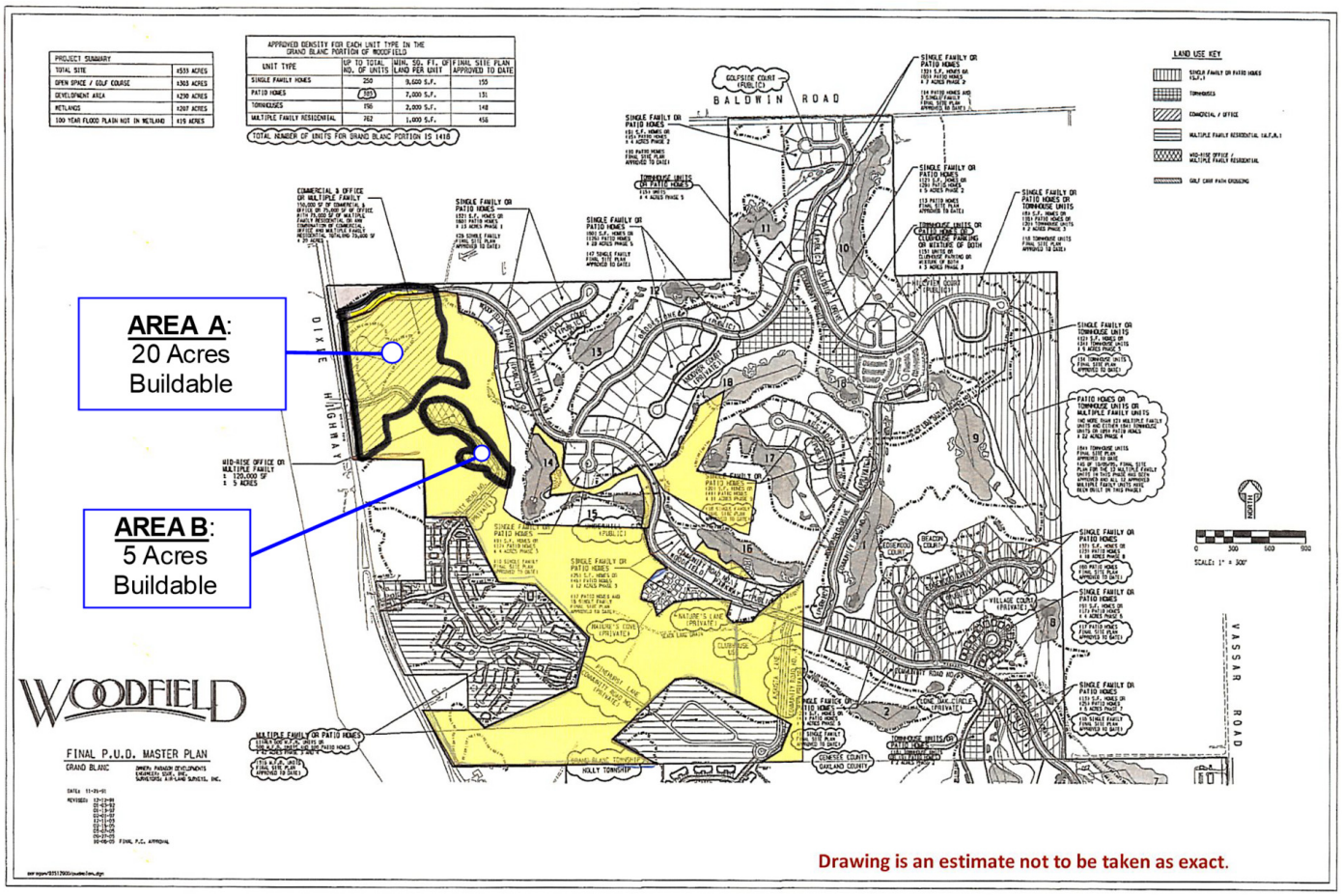
AREA B - 5 ACRES BUILDABLE (OUTLINED)

- Mid-rise office or Multi-Family.

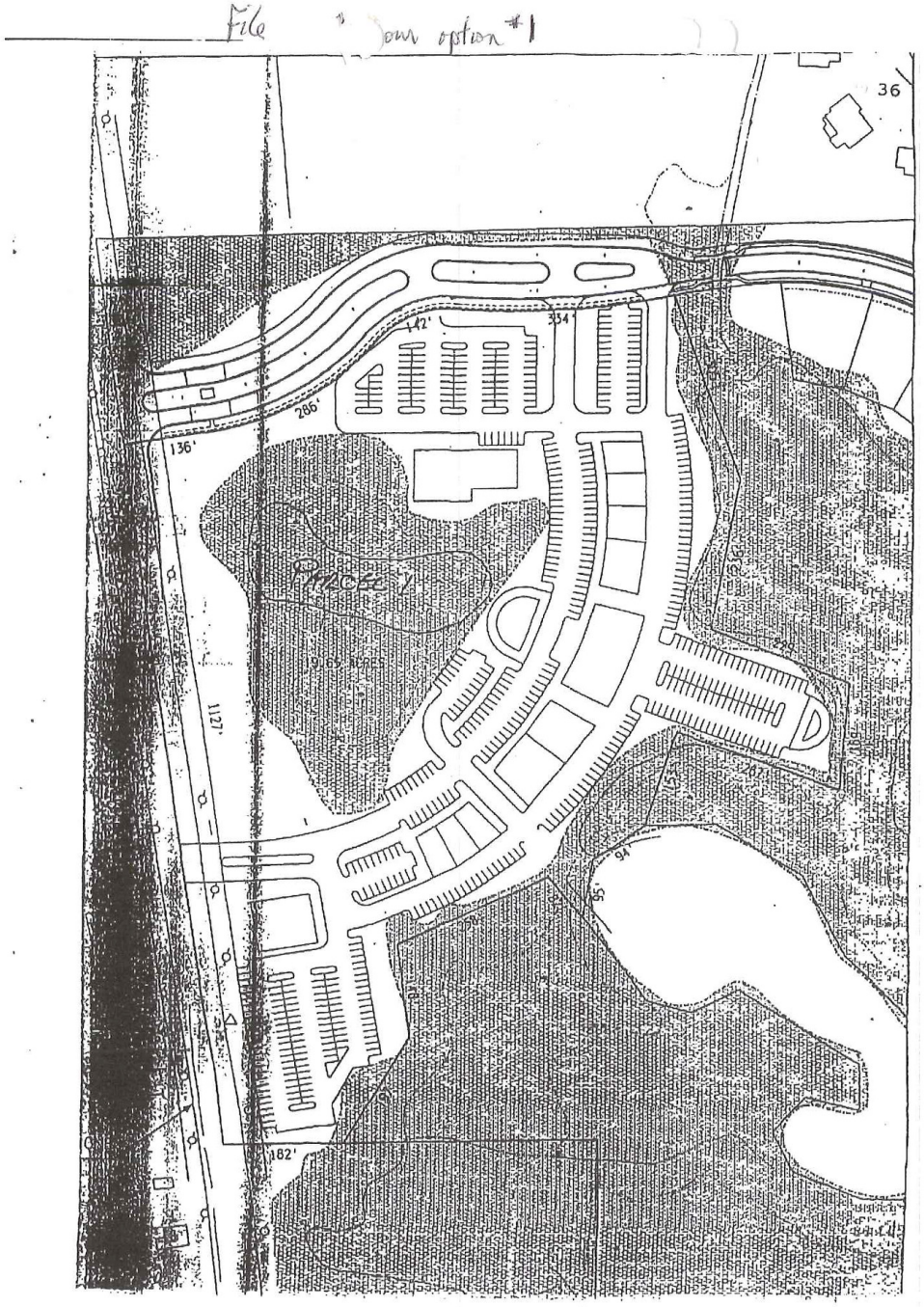
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20 Acre Site Plan



AREA A - 20 ACRE SITE PLAN

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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	2,332	16,115	44,313
Median age	39.4	38.5	37.9
Total households	823	5,833	16,765
Average HH income	$96,079	$90,539	$82,464
Average house value	$229,666	$233,706	$233,584