

COVETED FRONTAGE NEAR I-96

Southwest Quadrant of West Grand River and South Grand



0.55-ACRE PARCEL

LAND FOR SALE

0.55-Acre Parcel
204 W. Grand River Ave.
Fowlerville, MI

CARSON PATTEN

Vice President, Retail Advisor
Direct: 517 319-9230
carson.patten@martincommercial.com

CHRISTOPHER MILLER, SIOR

Senior Vice President,
Industrial/Investment Advisor
Direct: 517 319-9244
christopher.miller@martincommercial.com

SAMANTHA LE

Senior Associate, Retail Advisor
Direct: 517 319-9279
samantha.le@martincommercial.com



Martin

1111 Michigan Ave., Ste 300
East Lansing, MI 48823
martincommercial.com

PROPERTY INFORMATION

Prime Development Opportunity Located Along W. Grand River Ave. in Fowlerville, MI

This 0.55-acre parcel offers 117 feet of prime frontage along a well-traveled route. The lot provides excellent visibility and easy access, making it an ideal location for commercial or residential development. Situated in a growing community, this property benefits from its proximity to key amenities and highways, offering both convenience and potential for a variety of uses. The lot is flat and ready for development, providing ample space for construction or expansion.

SALE PRICE:

\$389,000

CASH OR NEW MORTGAGE



117' FRONTAGE:
on W. Grand River Ave.



LOCATION:
Directly Adjacent to
Public Parking Lot



ZONED:
Commercial



ESTABLISHED SITE:
All Utilities On Site



LOCATED: In the Heart of Downtown Fowlerville



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AREA INFORMATION

Across From

the Ville project, a two-story, 13,500 SF mixed use development under construction that includes residential apartments and commercial space

Convenient

to popular commercial corridor with national tenants such as Hungry Howie's Pizza, Taco Bell, Wendy's, McDonald's, Subway, and Walmart

1 Mile

to I-96 entrance

TRAFFIC COUNTS

Grand River Ave.	7,770 VPD
S. Grand Ave.	15,574 VPD
I-96	55,270 VPD

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	3,175	8,115	14,920
Average HH	1,352	3,146	5,672
Average HH Income	\$57,043	\$70,198	\$78,049

FOWLERVILLE TAX DATA

Parcel Number	4705-10-201-068
Acres	2.10
2022 SEV & Taxable Value	\$18,509
2022 Taxes	±\$834

