

UP TO 2.72 ACRES NORTH I-96/FOWLerville INTERCHANGE

North of Walmart in Fowlerville, MI



LAND FOR SALE

Grand Ave. at Cedar River Dr.,
Fowlerville MI



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Prime Development Opportunity in Fowlerville's Expanding Retail Corridor

A fantastic opportunity to acquire up to 2.7 acres of prime commercial land along Grand Avenue, Fowlerville's main retail corridor. With Jimmy John's recently purchasing one of the parcels, the remaining six parcels are available as a complete assemblage or can be sold separately to accommodate various development needs.

Strategically positioned between the city center and the I-96 interchange—anchored by Walmart—the site benefits from strong traffic flow and excellent visibility. Nearby, a new 14,000 SF retail strip center is under construction, featuring tenants such as AutoZone and additional national brands, further enhancing the area's retail draw.

Fowlerville is a growing community supported by a strong manufacturing presence, home to major employers like Asahi Kasei Plastics, Ventra, and ZF Group. This site presents an outstanding opportunity for retail, service, or mixed-use development in a thriving market with expanding consumer demand.

SALE PRICE:

See next page

CASH OR NEW MORTGAGE



SITE: Corner
Site +
Access Rd.



ZONED:
GB - General
Business &
R-2, Residential

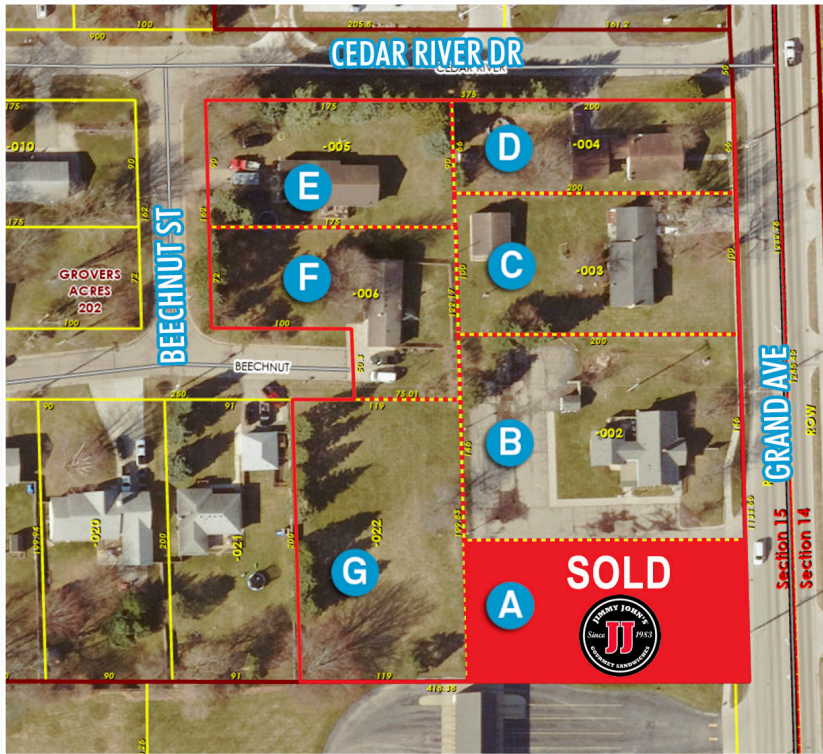


LOCATION:
Busy retail corridor with
many national tenants



LOCATION:
All utilities on site

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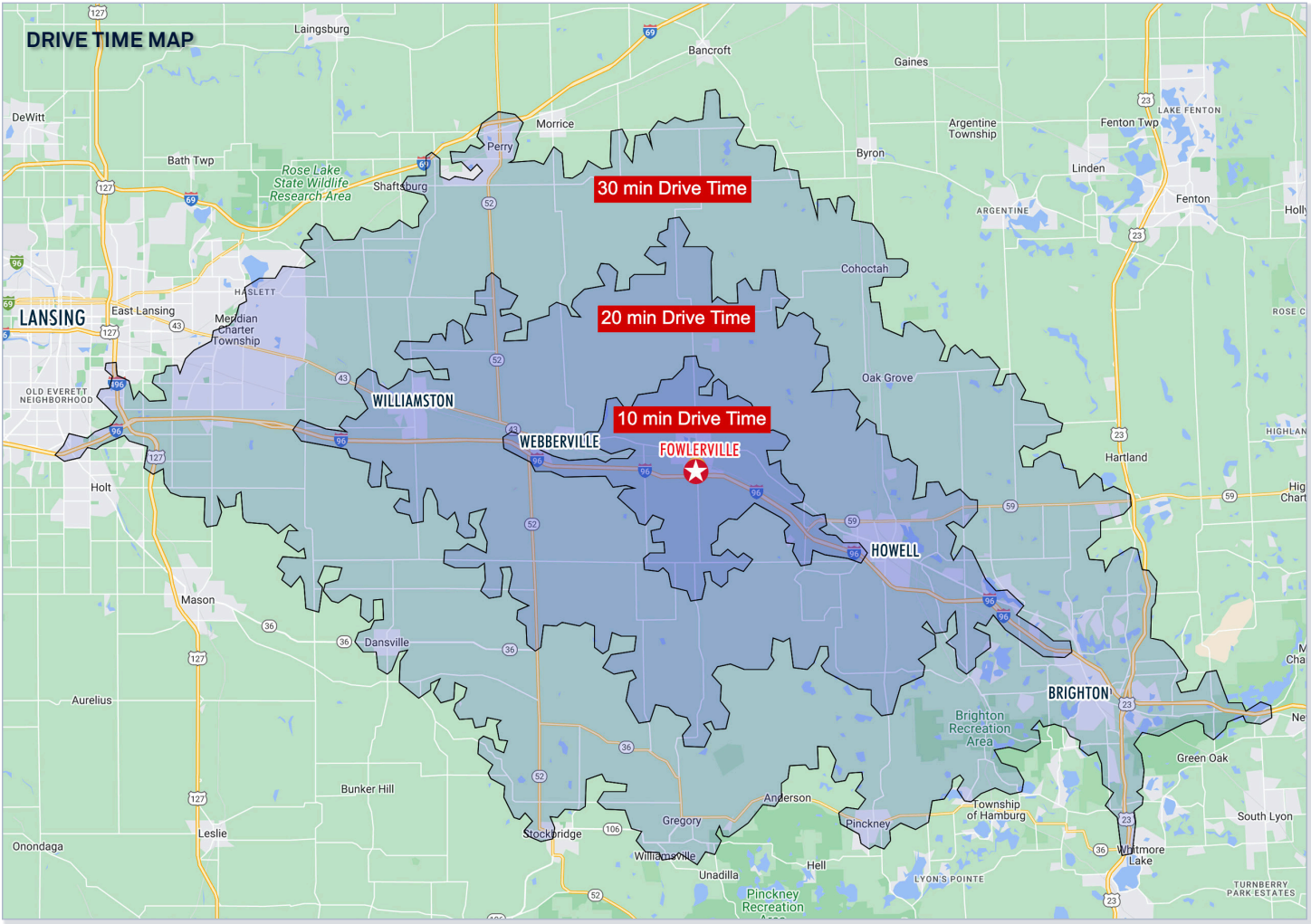


Site(s)	Address(es)	Acres	List Price
A	746 S. Grand Ave.	0.46	SOLD Future Jimmy Johns
B/G	734 S. Grand Ave. 738 Beechnut St.	1.22	\$375,000
C/D/E/F	722, 710 S. Grand Ave. 205 Cedar River Dr. and 725 Beechnut St.	1.50	\$900,000
All Parcels	734, 722, 710 S. Grand Ave. 205 Cedar River Dr. and 725 & 738 Beechnut St.	2.72	\$1,275,000

Site	Parcel Number	Address	Acres	Current Bldg Size (if Any)	Zoning	2024 Taxes*
B	4705-15-202-002	734 S. Grand Ave.	0.67	1,452 SF Commercial Bldg.	GB - General Business	±\$4,095
C	4705-15-202-003	722 S. Grand Ave.	0.46	1,144 SF Residence	GB - General Business	±\$3,258
D	4705-15-202-004	710 S. Grand Ave.	0.30	1,008 SF Residence	GB - General Business	±\$2,400
E	4705-15-202-005	205 Cedar River Dr.	0.36	1,067 SF Residence	R-2, Village Core Residential	±\$3,887
F	4705-15-202-006	725 Beechnut St.	0.38	900 SF Residence	R-2, Village Core Residential	±\$3,745
G	4705-15-202-022	738 Beechnut St.	0.55	Vacant Site	R-2, Village Core Residential	±\$541

Taxes recorded in Handy Twp.

SITE DEMOGRAPHICS



AREA INFO

0.5 Miles
to downtown Fowlerville

Located
along popular commercial
corridor anchored by
Walmart, McDonalds,
Wendys, A&W and more!

Immediate Access
to I-96 with 56,085 VPD

< 15 Minutes
to the towns of Webberville,
Howell & Williamston

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	3,108	8,035	15,498
Average Households	1,353	3,182	5,985
Average H.H. Income	\$70,764	\$92,949	\$101,372

TRAFFIC COUNTS

Proximity	VPD
S. Grand Ave.	14,729
W. Van Riper Rd.	6,062
I-96	56,085