

3.22 ACRE OUTLOT AT ST. JOHNS WALMART

Frontage on Business US-127



FOR SALE

Business US-127/
Huron Dr./Ontario Dr.
St Johns, MI

SIZE:
3.22 Acres

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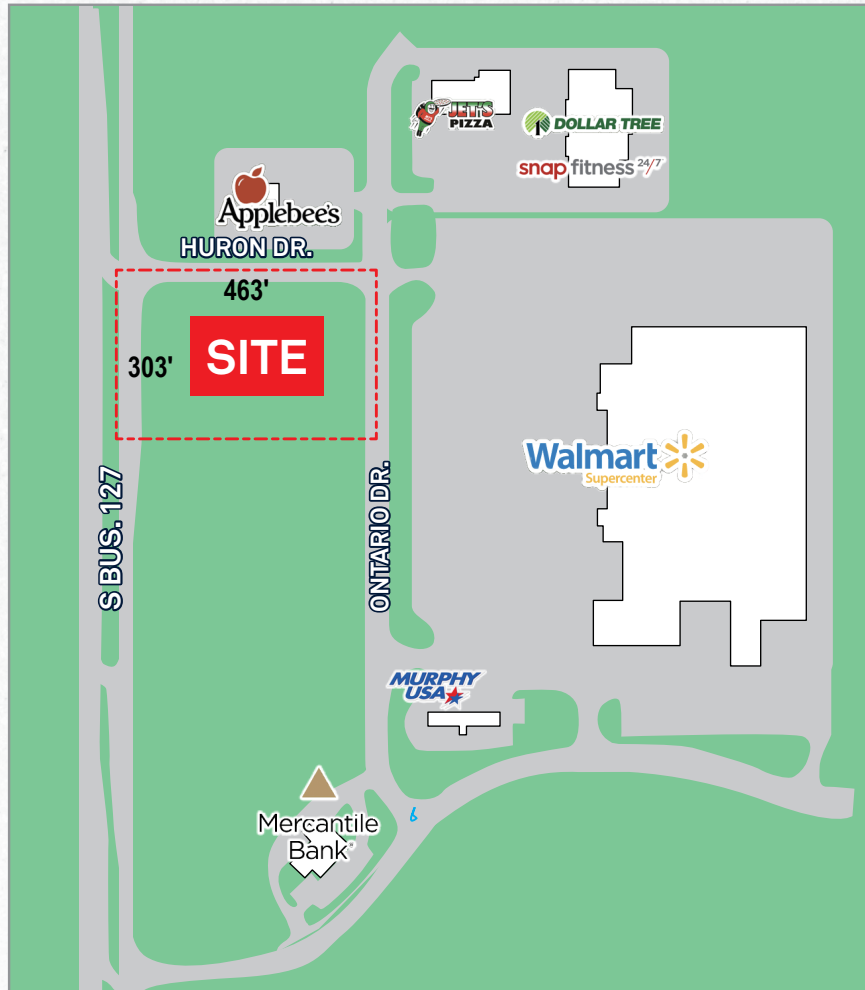
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DEVELOPMENT OPPORTUNITY

Business US-127/Huron Rd./Ontario Drive, St Johns, MI



PRIME DEVELOPMENT SITE ON ACCESS ROAD TO WALMART

This 3.22-acre commercial site offers excellent visibility and accessibility in the heart of St. Johns' primary commercial corridor, with ± 303 feet of frontage on Business US-127. Located directly on the access road to Walmart, this flat, shovel-ready site is ideal for a range of retail or service-based uses, including restaurant, medical, or professional office.

The property is zoned C-2 General Commercial and benefits from established city utilities, including a 16" water main and gravity sewer already at the site. Drive-thru access is permitted, adding further flexibility for prospective users.

This is a planned retail location and includes the following site restrictions:

- Maximum building size: 6,000 SF
- Maximum structure height 24'
- Brick & mortar construction only

For full details on deed restrictions and development guidelines, please contact the listing agent.

SALE PRICE:

\$495,000

CASH, NEW MORTGAGE

PROPERTY INFORMATION



SIZE: 3.22 Acres



HIGH PROFILE:
303' of frontage



CLEARED:
Flat & ready to
develop



ZONED:
C2 General
Commercial



US 127:
< 5 miles to
2 interchanges



LOCATED:
Adjacent to Walmart
& Applebee's

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Bingham Township (Clinton County) Tax Data

Parcel No.	030-022-200-083-00
Acres	3.22
Zoning	C-2, General Commercial
2024 SEV/Taxable	\$165,700
2024 Taxes	\$7,822±

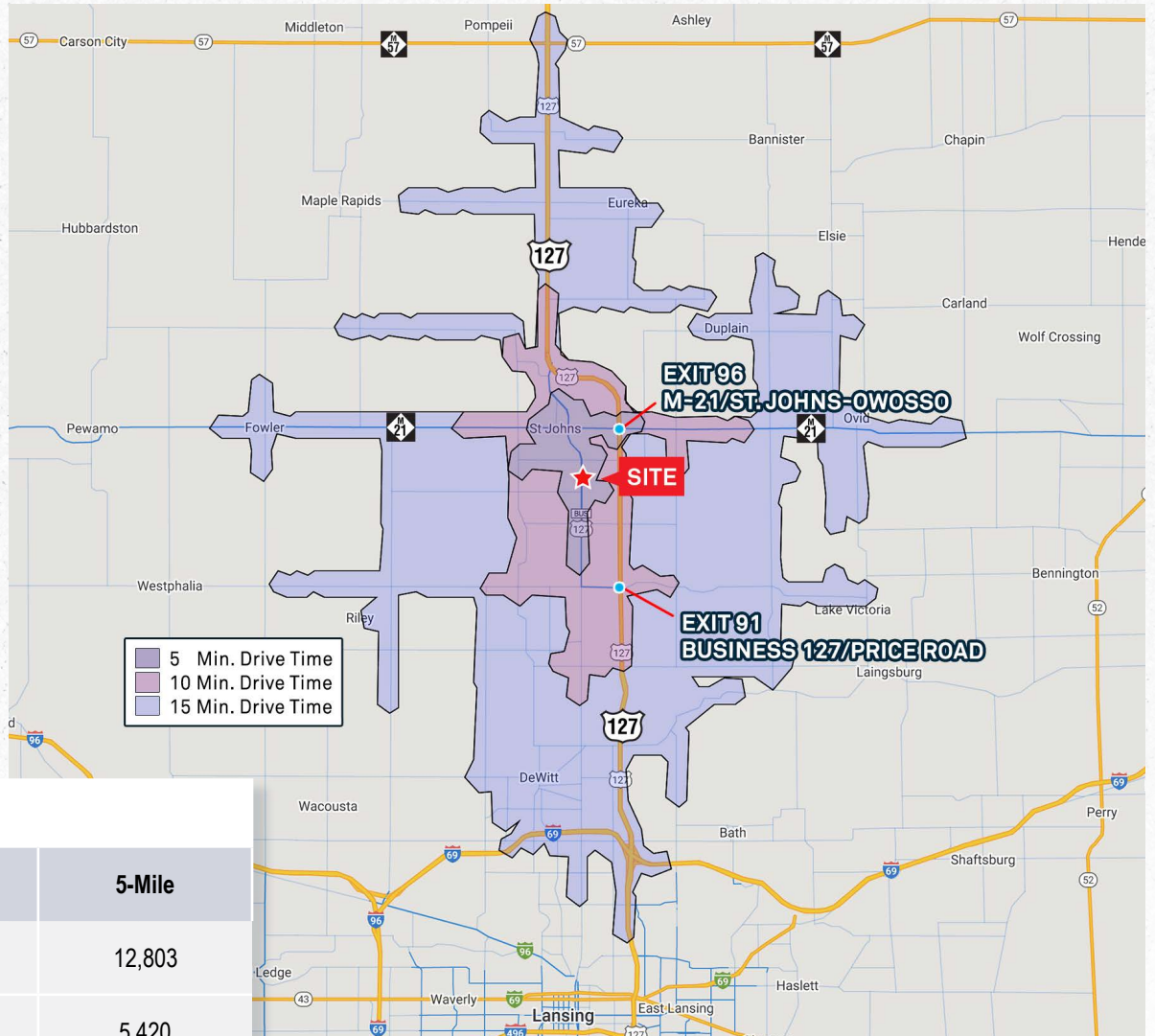
TRAFFIC COUNTS

Business US 127	12,480 VPD
Hollister Rd.	4,123 VPD
US-127 (S. of Price Rd)	27,501

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Total Population	1,641	10,560	12,803
Households	701	4,557	5,420
Household Income	\$112,999	\$91,698	\$95,641

DRIVE TIME MAP



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AREA MAP



AREA INFORMATION

<1.3 Miles
to Clinton County Complex

2.1 Miles
to Downtown St. Johns

1.7 Miles
to M-21

2.7 Miles
to US-127 M-21 Exit

5.1 Miles
to US-127 Price Road Exit

Nearby Retail
Walmart, TSC, Applebee's, &
numerous fast food chains