

# LAND FOR SALE

## New Residential Development Opportunity Near Flint GM Plant

POTTER RD AND N IRISH RD  
DAVISON, MI 48423



98 acres of developed lots

72 acres of undeveloped land

Available together or separately

Single-family or multi-family opportunity



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

# THE ESTATES OF IRISH FARMS

POTTER RD AND N IRISH RD, DAVISON, MI

// EXECUTIVE SUMMARY



## OFFERING SUMMARY

Total Sale Price:	\$4,804,000
Developed Lot Size:	98 Acres
Undeveloped Land Size:	72 Acres
Total Land Size:	170 Acres
Zoning:	Residential
Water And Sewer Available:	Yes
Market:	Detroit
Submarket:	Flint

## PROPERTY OVERVIEW

Outstanding new residential development opportunity in Davison Township at Irish Farms - just minutes from the GM Plant in Flint. There are 16 homes already built, 98 vacant lots available (with utilities), and an additional 72 acres of undeveloped land.

Price Breakdown:  
 98 Developed Acres (\$38,000 per lot) for \$3,724,000  
 72 Acres Undeveloped (\$15,000 per acre) for \$1,080,000

## LOCATION OVERVIEW

This development opportunity is located on the south side of E Potter Rd, just west of N Irish Rd in Davison. Quick access to I-69 and just a short drive to local community amenities including Davison High School and elementary schools, Menards, Walmart, Meijer, and local dining establishments and business services.

## PROPERTY HIGHLIGHTS

- 98 acres of developed lots
- 72 acres of undeveloped land
- Available together or separately
- Single-family or multi-family opportunity

FOR MORE INFORMATION CONTACT:

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# THE ESTATES OF IRISH FARMS

POTTER RD AND N IRISH RD, DAVISON, MI

// LAND LOTS



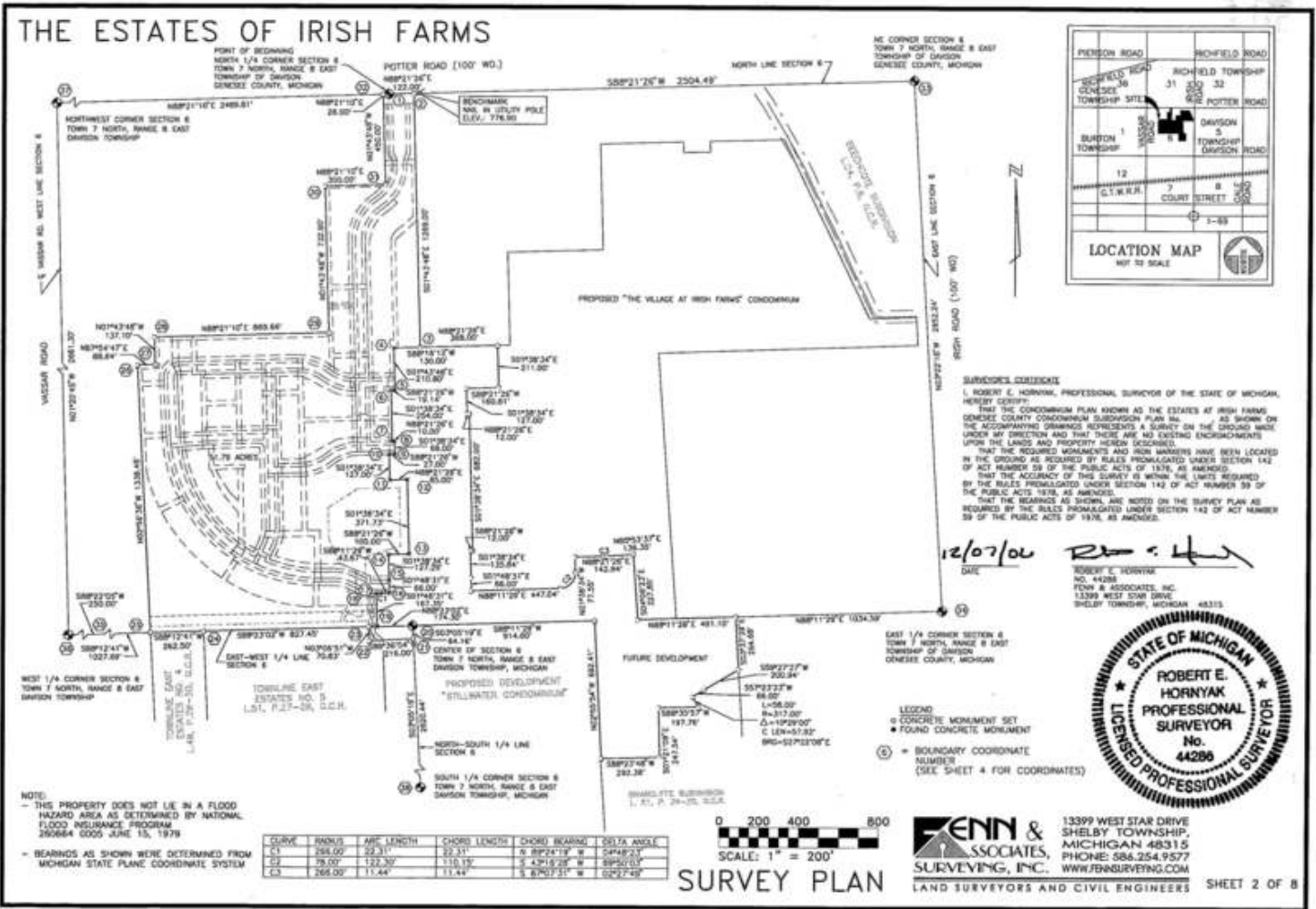
# OF LOTS N/A | TOTAL LOT SIZE 170 ACRES | TOTAL LOT PRICE \$1,080,000 - \$4,804,000 | BEST USE SINGLE-FAMILY HOMES OR MULTI-FAMILY

STATUS	LOT #	ADDRESS	SUB-TYPE	SIZE	PRICE	ZONING
Available	98 acres of developed lots	E Potter Rd	Residential	98 Acres	\$3,724,000	Residential
Available	72 acres of undeveloped land	E Potter Rd	Residential	72 Acres	\$1,080,000	Residential
Available	Total of 170 acres	E Potter Rd	Residential	170 Acres	\$4,804,000	Residential

# THE ESTATES OF IRISH FARMS

POTTER RD AND N IRISH RD, DAVISON, MI

// SURVEY



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# THE ESTATES OF IRISH FARMS

POTTER RD AND N IRISH RD, DAVISON, MI

// SITE PLAN



**P.A. COMMERCIAL**  
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26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

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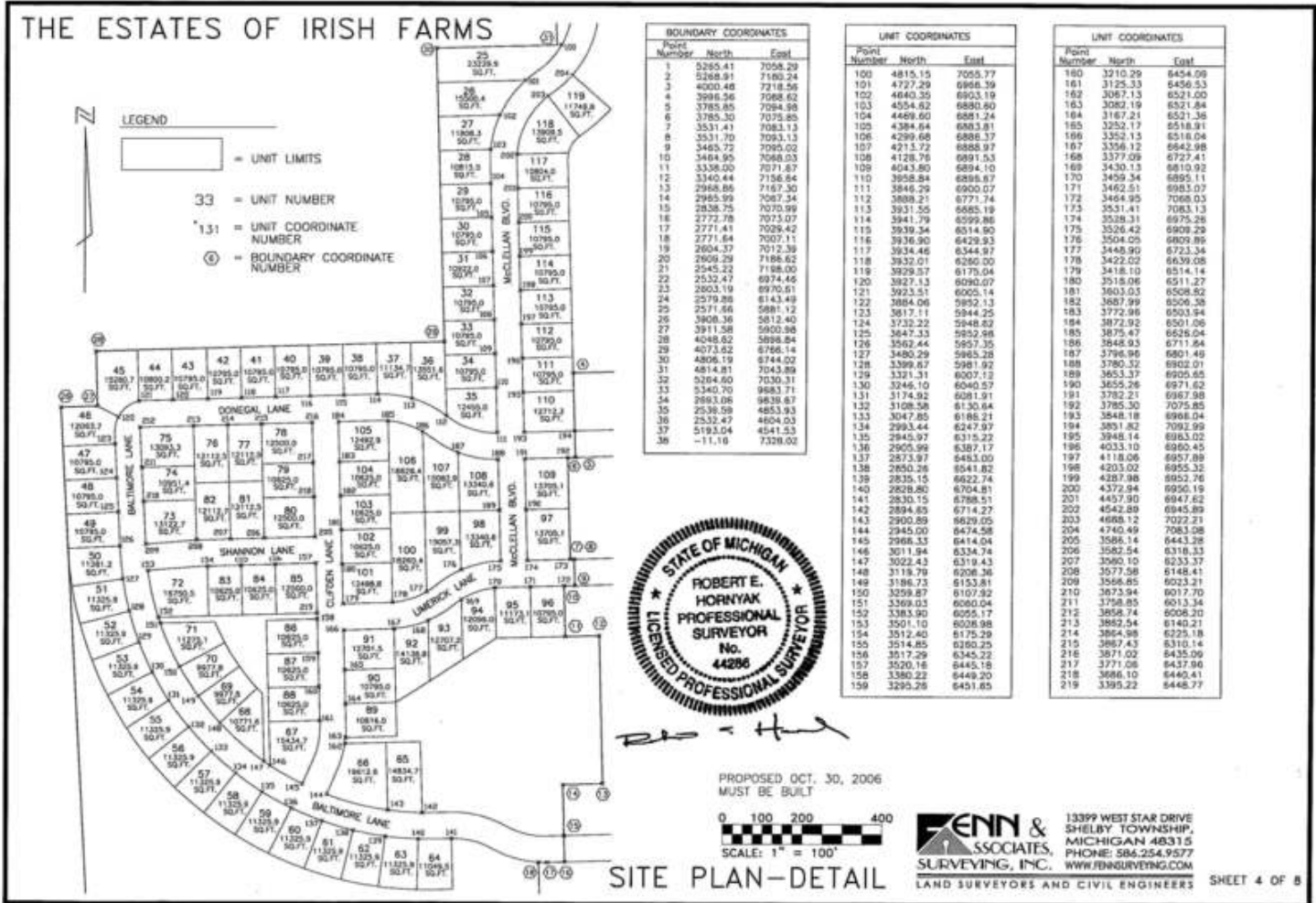
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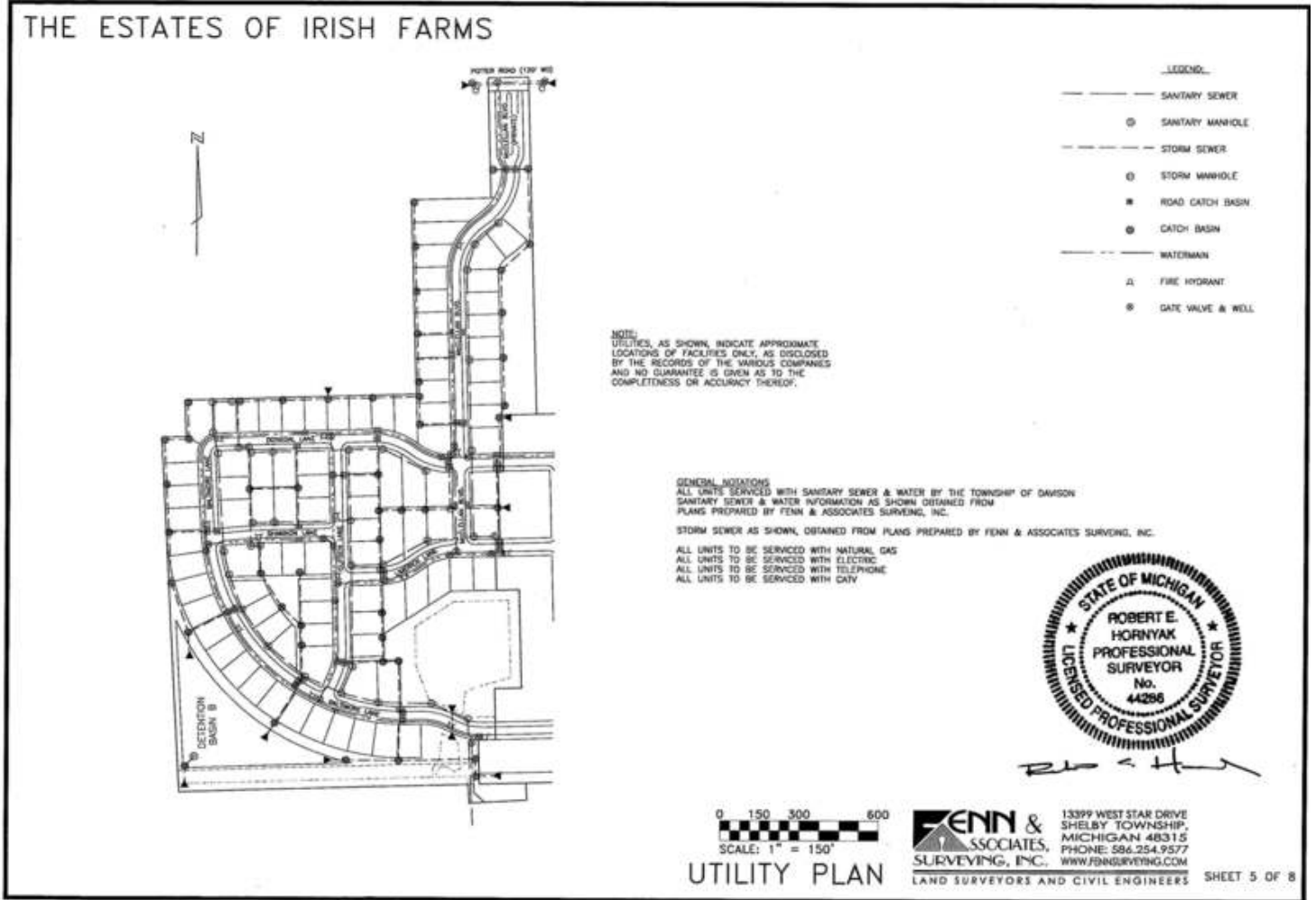
/// SITE PLAN DETAIL



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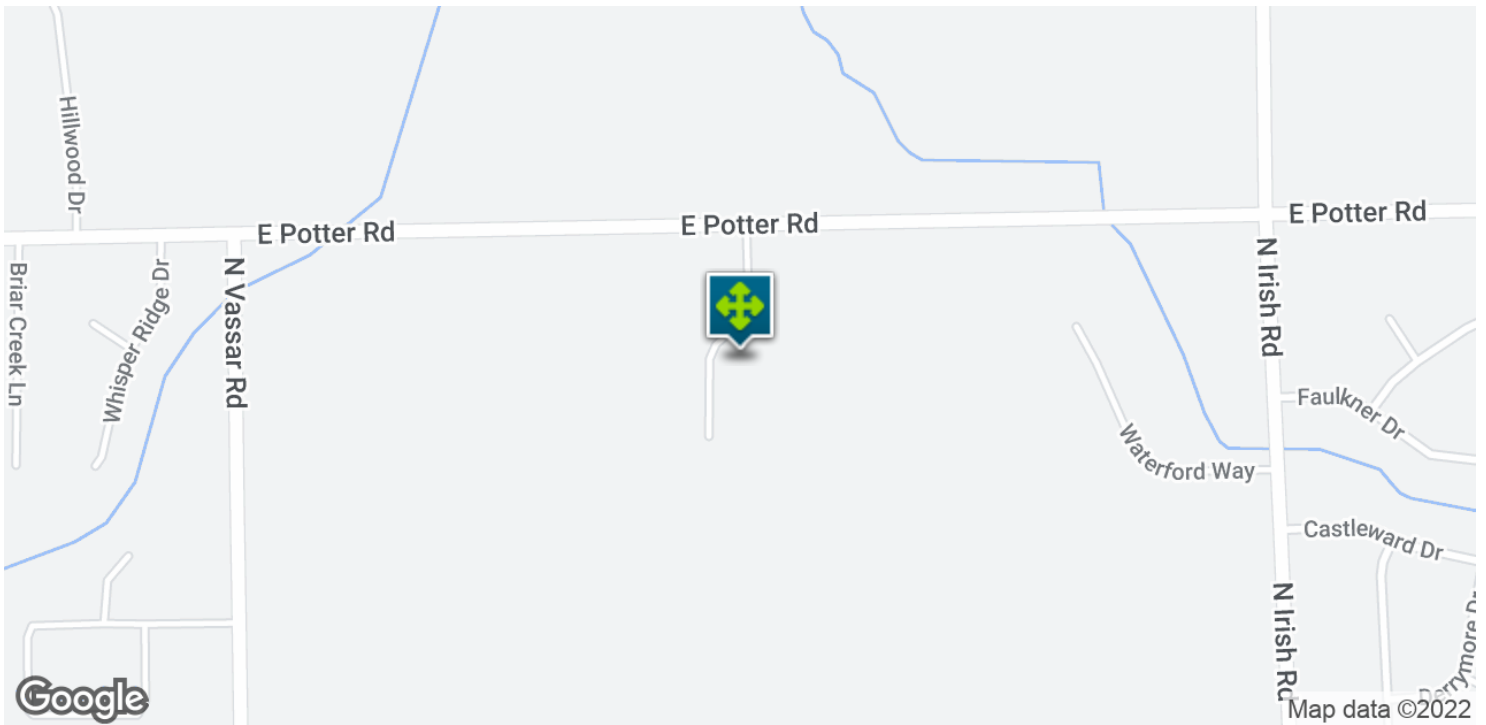
// UTILITY PLAN



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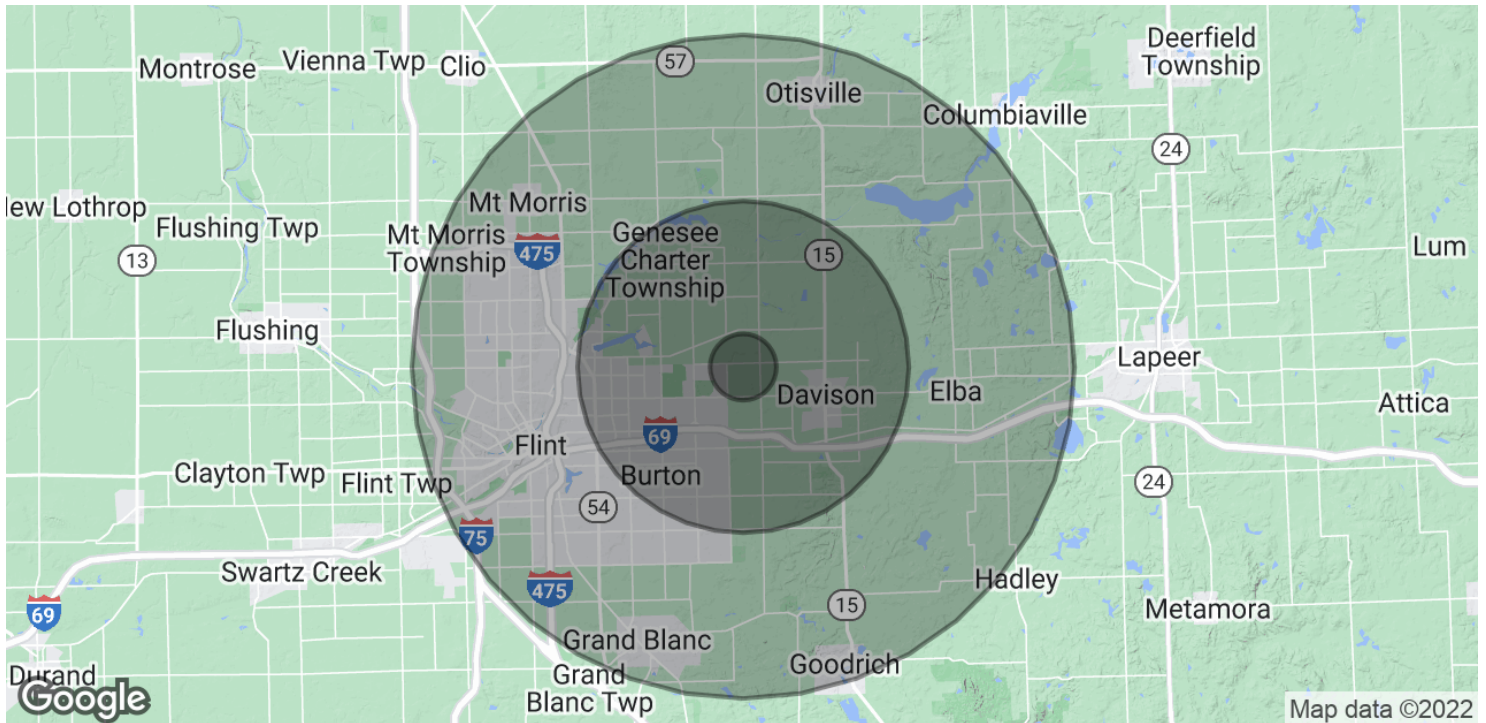
// LOCATION MAP



# THE ESTATES OF IRISH FARMS

POTTER RD AND N IRISH RD, DAVISON, MI

// DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,067	63,874	232,429
Average Age	42.7	39.4	37.1
Average Age (Male)	41.1	37.6	35.4
Average Age (Female)	43.2	40.6	38.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	799	25,146	91,138
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$69,765	\$58,730	\$52,383
Average House Value	\$150,580	\$142,847	\$138,271

\* Demographic data derived from 2020 ACS - US Census