



INTERSTATE 75 INTERCHANGE LAND OPPORTUNITY

6300 DIXIE HIGHWAY / TIN LIZZY LANE
BRIDGEPORT, MI 48722

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WELCOME **1** PROPERTY INFORMATION

6300 Dixie Highway / Tin Lizzy Lane
Bridgeport, MI 48722

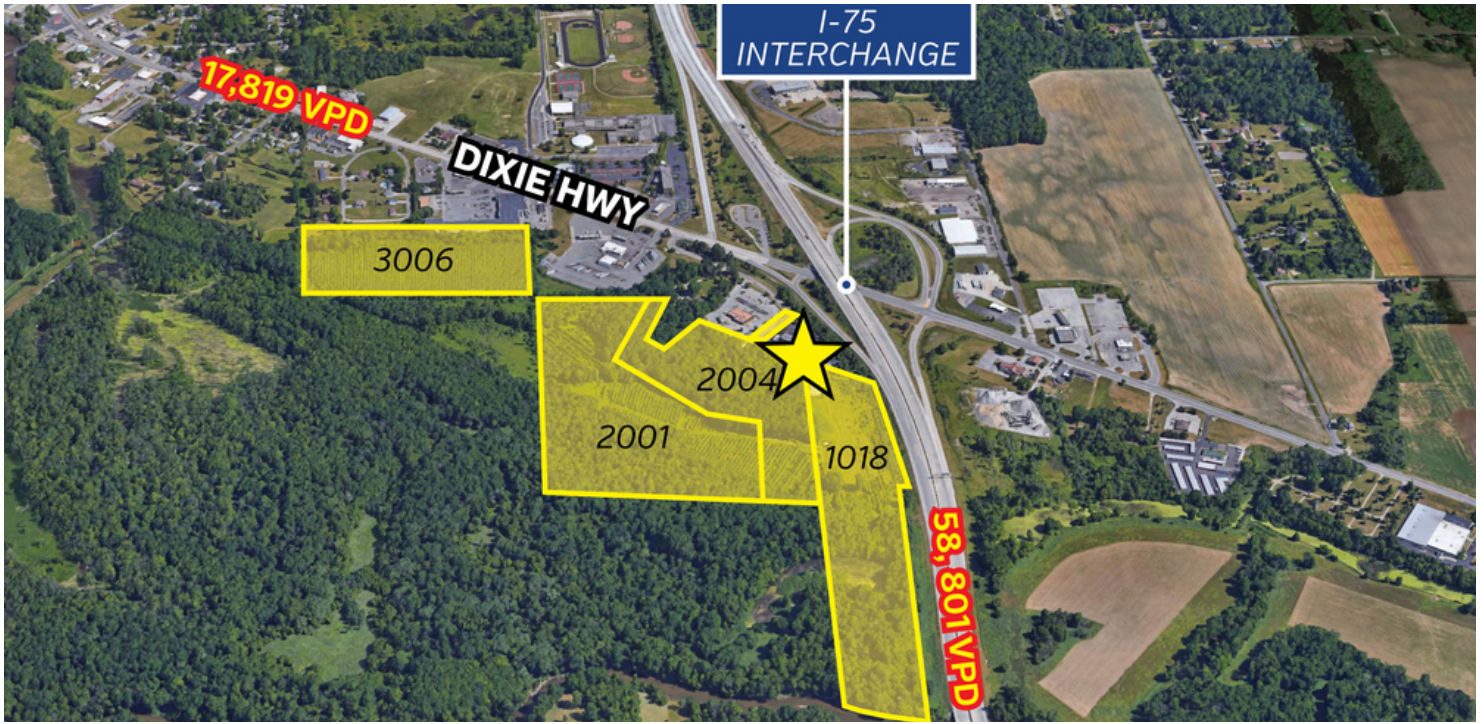
TO



BRIDGEPORT



Property Summary



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	62.47 Acres 45 Acres Buildable
Price/AC:	\$16,007.68
Price/SF:	\$0.37
Zoning:	C-3 RA
County:	Saginaw

All Developers Welcome

PROPERTY OVERVIEW

SVN is pleased to present Tin Lizzy Lane a +/- 62.47 acres land opportunity for development in Bridgeport Township, Michigan. This land parcel at the second busiest Exit from Detroit #144 along I-75 [US 23] at the Dixie Highway intersection. With +/- 45.0 acre buildable area that adjoins the U.S. Fish & Wildlife Conservation land along the Cass River. Electric, water, and sewer are available at the paved road ingress/egress between Cracker Barrel and Baymont Hotel. Highly visibility along Interstate 75 just off Dixie Highway. Interstate 75 is the major North-South thoroughfare that runs from Detroit to the Upper Peninsula with over 58,800 vehicles per day. Perfect for Industrial, Elder Care Community, Entertainment destination, Medical, Multi-Family, Sports Complex, Hospitality, or special use business. State and Local Incentives apply.

PROPERTY HIGHLIGHTS

- Unique +/- 45.0 AC Buildable Land Site
- Adjoins U.S. Fish & Wildlife Conservation along Cass River
- 2nd Busiest Northbound Exit from Detroit
- Highway Visibility | >58,800 VPD
- TBD Zoning
- State and Local Incentives

Location Overview



LOCATION OVERVIEW

The **Greater Tri-Cities Region** lies in the Flint/Tri-Cities Region of Michigan. The region includes much of Bay County, Saginaw County, and Midland County. Due to their close proximity, the Tri-City governments agreed to own and share the MBS International Airport, located in Freeland, Michigan, named after the owning communities: Midland, Bay City, and Saginaw. Several large corporations have established operations in this region, including Michigan Sugar Company, General Motors, Dow Chemical Company, Delphi Corporation, and S.C. Johnson and Son Ziploc product facility.



Saginaw County contains 3 cities, 27 townships, and 5 unincorporated villages. Saginaw County is a gateway to recreational areas in northern Michigan. Once an important sawmill, forest products processor, that industry has declined and the area now has more general industrial and agricultural processing. As a gateway to the region, it is located near the Village of Birch Run, City of Frankenmuth and along the Cass River. Saginaw County is ranked the 10th largest county in Michigan with a total population of 194,693 (July, 2019).



In Saginaw County, **Bridgeport Charter Township** was established in 1848. The region is located in Michigan's Lower Peninsula. The Great Lakes Bay Region is composed of Saginaw, Bay City, and Midland Counties (known as the Tri Cities). The region includes Saginaw Bay, and the Cass River in Bridgeport Township. The Township covers approximately 34.7 square miles, and has a population of 10,514 according to the 2010 U.S. Census.

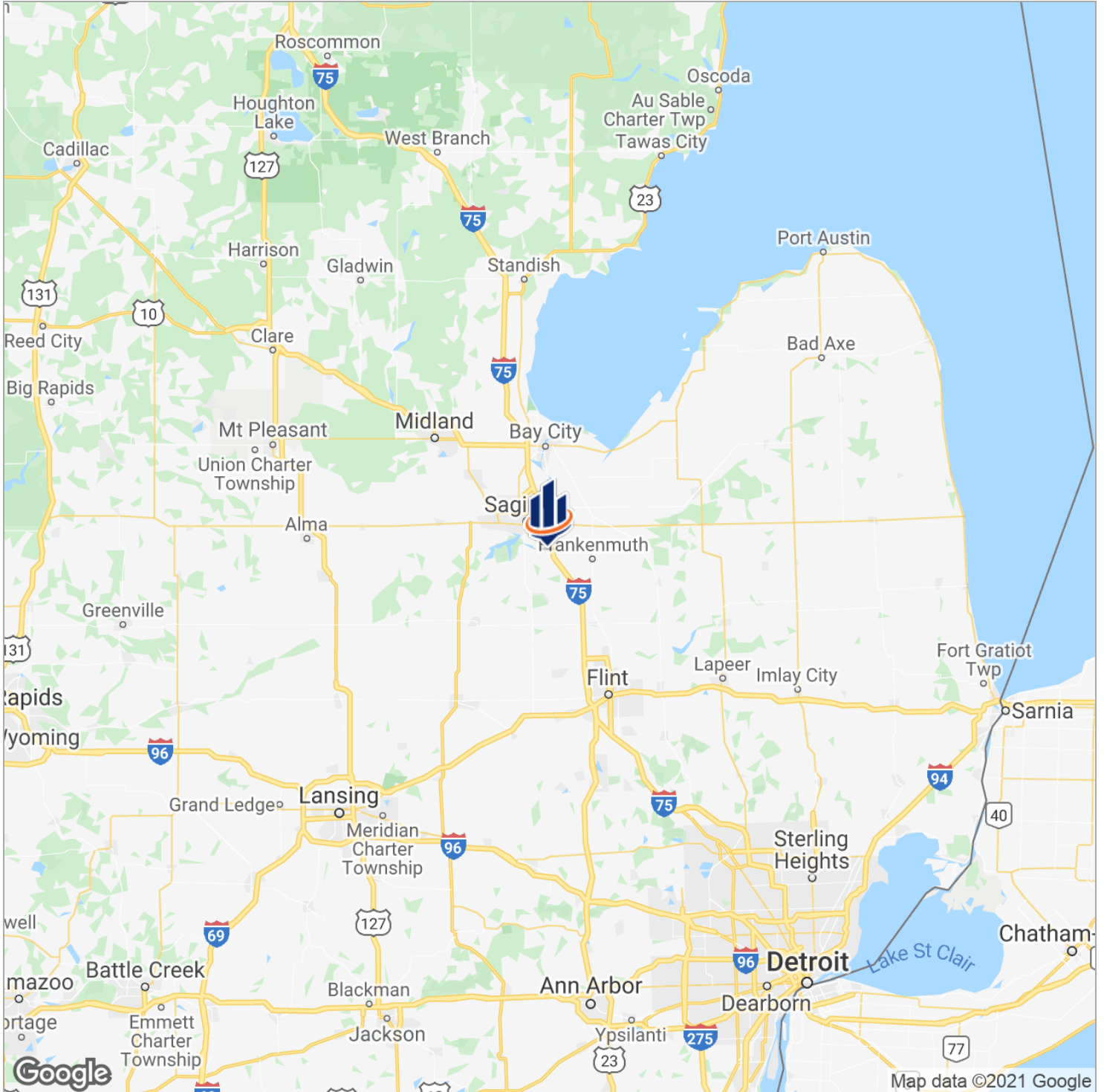
Additional Photos



2 LOCATION INFORMATION

6300 Dixie Highway / Tin Lizzy Lane
Bridgeport, MI 48722

Regional Map



Aerial Photo



3

DEMOGRAPHICS

6300 Dixie Highway / Tin Lizzy Lane
Bridgeport, MI 48722

Demographic and Income Profile

Bay City, MI Metropolitan Statistical Area
 Bay City, MI Metropolitan Statistical Area (13020)
 Geography: CBSA

Prepared by Esri

Summary	Census 2010	2020	2025
Population	107,771	105,799	104,157
Households	44,603	44,447	43,955
Families	29,116	28,429	27,939
Average Household Size	2.38	2.35	2.34
Owner Occupied Housing Units	34,685	33,081	32,748
Renter Occupied Housing Units	9,918	11,366	11,207
Median Age	41.7	43.5	44.3
Trends: 2020-2025 Annual Rate	Area	State	National
Population	-0.31%	0.24%	0.72%
Households	-0.22%	0.30%	0.72%
Families	-0.35%	0.18%	0.64%
Owner HHs	-0.20%	0.30%	0.72%
Median Household Income	0.86%	1.41%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	4,601	10.4%	4,156	9.5%
\$15,000 - \$24,999	4,603	10.4%	4,246	9.7%
\$25,000 - \$34,999	4,871	11.0%	4,601	10.5%
\$35,000 - \$49,999	7,292	16.4%	7,009	15.9%
\$50,000 - \$74,999	9,192	20.7%	9,058	20.6%
\$75,000 - \$99,999	5,126	11.5%	5,220	11.9%
\$100,000 - \$149,999	5,749	12.9%	6,163	14.0%
\$150,000 - \$199,999	2,072	4.7%	2,412	5.5%
\$200,000+	941	2.1%	1,090	2.5%
Median Household Income	\$51,532		\$53,790	
Average Household Income	\$66,854		\$73,120	
Per Capita Income	\$28,106		\$30,878	

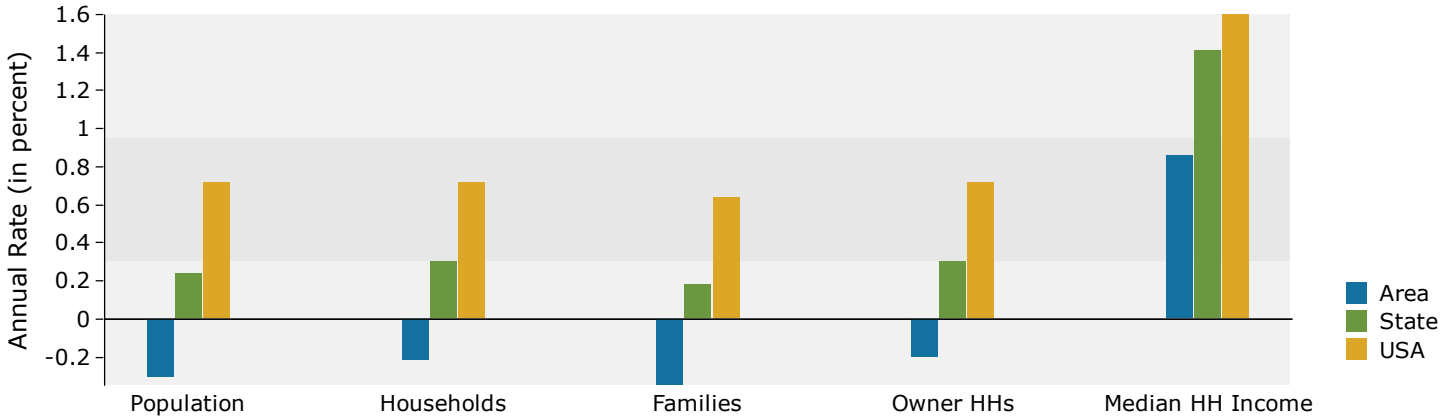
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,231	5.8%	5,588	5.3%	5,404	5.2%
5 - 9	6,544	6.1%	5,812	5.5%	5,673	5.4%
10 - 14	6,804	6.3%	6,050	5.7%	6,049	5.8%
15 - 19	7,218	6.7%	5,779	5.5%	5,743	5.5%
20 - 24	6,304	5.8%	5,525	5.2%	4,904	4.7%
25 - 34	12,294	11.4%	13,572	12.8%	12,061	11.6%
35 - 44	13,098	12.2%	13,360	11.7%	13,169	12.6%
45 - 54	16,829	15.6%	13,213	12.5%	12,266	11.8%
55 - 64	14,942	13.9%	15,834	15.0%	14,110	13.5%
65 - 74	9,169	8.5%	12,748	12.0%	14,016	13.5%
75 - 84	5,607	5.2%	6,383	6.0%	7,804	7.5%
85+	2,731	2.5%	2,935	2.8%	2,958	2.8%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	101,451	94.1%	98,339	92.9%	96,146	92.3%
Black Alone	1,702	1.6%	1,969	1.9%	2,103	2.0%
American Indian Alone	564	0.5%	658	0.6%	688	0.7%
Asian Alone	578	0.5%	633	0.6%	657	0.6%
Pacific Islander Alone	14	0.0%	16	0.0%	18	0.0%
Some Other Race Alone	1,055	1.0%	1,255	1.2%	1,301	1.2%
Two or More Races	2,407	2.2%	2,929	2.8%	3,244	3.1%
Hispanic Origin (Any Race)	5,093	4.7%	5,961	5.6%	6,400	6.1%

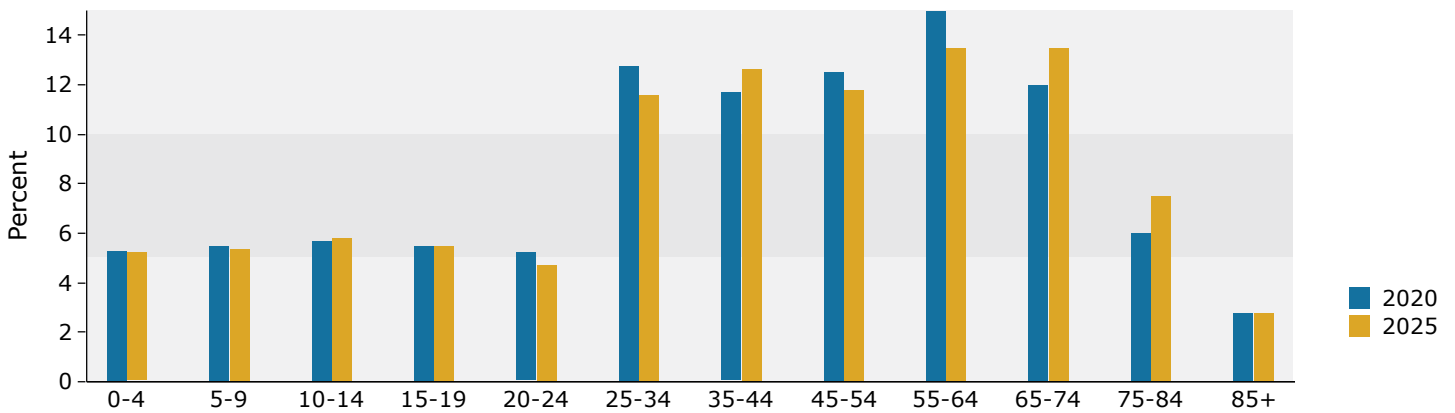
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

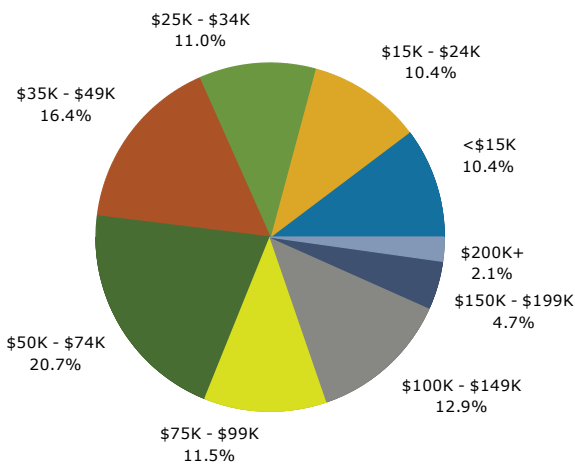
Trends 2020-2025



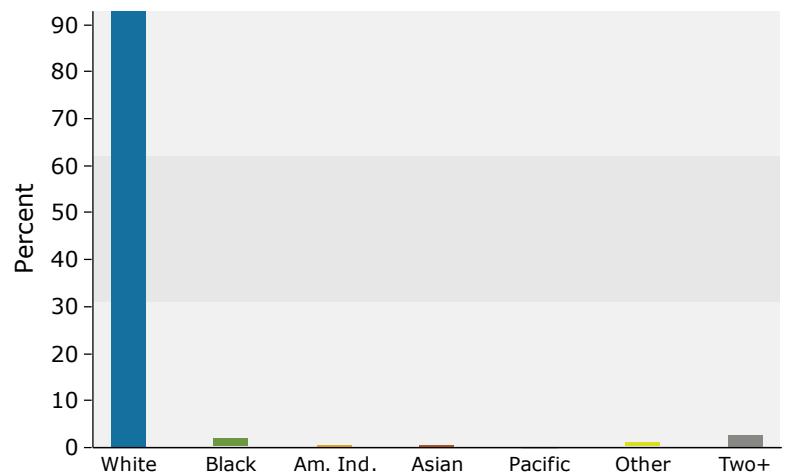
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 5.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

	Bay City, MI ...
Population Summary	
2000 Total Population	110,157
2010 Total Population	107,771
2020 Total Population	105,799
2020 Group Quarters	1,438
2025 Total Population	104,157
2020-2025 Annual Rate	-0.31%
2020 Total Daytime Population	100,203
Workers	33,646
Residents	66,557
Household Summary	
2000 Households	43,930
2000 Average Household Size	2.47
2010 Households	44,603
2010 Average Household Size	2.38
2020 Households	44,447
2020 Average Household Size	2.35
2025 Households	43,955
2025 Average Household Size	2.34
2020-2025 Annual Rate	-0.22%
2010 Families	29,116
2010 Average Family Size	2.92
2020 Families	28,429
2020 Average Family Size	2.90
2025 Families	27,939
2025 Average Family Size	2.89
2020-2025 Annual Rate	-0.35%
Housing Unit Summary	
2000 Housing Units	46,423
Owner Occupied Housing Units	75.0%
Renter Occupied Housing Units	19.6%
Vacant Housing Units	5.4%
2010 Housing Units	48,220
Owner Occupied Housing Units	71.9%
Renter Occupied Housing Units	20.6%
Vacant Housing Units	7.5%
2020 Housing Units	48,587
Owner Occupied Housing Units	68.1%
Renter Occupied Housing Units	23.4%
Vacant Housing Units	8.5%
2025 Housing Units	48,857
Owner Occupied Housing Units	67.0%
Renter Occupied Housing Units	22.9%
Vacant Housing Units	10.0%
Median Household Income	
2020	\$51,532
2025	\$53,790
Median Home Value	
2020	\$123,401
2025	\$140,498
Per Capita Income	
2020	\$28,106
2025	\$30,878
Median Age	
2010	41.7
2020	43.5
2025	44.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

	Bay City, MI ...
2020 Households by Income	
Household Income Base	44,447
<\$15,000	10.4%
\$15,000 - \$24,999	10.4%
\$25,000 - \$34,999	11.0%
\$35,000 - \$49,999	16.4%
\$50,000 - \$74,999	20.7%
\$75,000 - \$99,999	11.5%
\$100,000 - \$149,999	12.9%
\$150,000 - \$199,999	4.7%
\$200,000+	2.1%
Average Household Income	\$66,854
2025 Households by Income	
Household Income Base	43,955
<\$15,000	9.5%
\$15,000 - \$24,999	9.7%
\$25,000 - \$34,999	10.5%
\$35,000 - \$49,999	15.9%
\$50,000 - \$74,999	20.6%
\$75,000 - \$99,999	11.9%
\$100,000 - \$149,999	14.0%
\$150,000 - \$199,999	5.5%
\$200,000+	2.5%
Average Household Income	\$73,120
2020 Owner Occupied Housing Units by Value	
Total	33,081
<\$50,000	12.2%
\$50,000 - \$99,999	27.3%
\$100,000 - \$149,999	22.4%
\$150,000 - \$199,999	16.7%
\$200,000 - \$249,999	7.7%
\$250,000 - \$299,999	5.0%
\$300,000 - \$399,999	4.9%
\$400,000 - \$499,999	1.4%
\$500,000 - \$749,999	1.4%
\$750,000 - \$999,999	0.3%
\$1,000,000 - \$1,499,999	0.3%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.1%
Average Home Value	\$156,368
2025 Owner Occupied Housing Units by Value	
Total	32,748
<\$50,000	10.1%
\$50,000 - \$99,999	23.0%
\$100,000 - \$149,999	20.8%
\$150,000 - \$199,999	17.7%
\$200,000 - \$249,999	9.4%
\$250,000 - \$299,999	6.7%
\$300,000 - \$399,999	6.9%
\$400,000 - \$499,999	2.0%
\$500,000 - \$749,999	2.2%
\$750,000 - \$999,999	0.4%
\$1,000,000 - \$1,499,999	0.5%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.2%
Average Home Value	\$179,198

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

		Bay City, MI ...
2010 Population by Age		
Total		107,771
0 - 4		5.8%
5 - 9		6.1%
10 - 14		6.3%
15 - 24		12.5%
25 - 34		11.4%
35 - 44		12.2%
45 - 54		15.6%
55 - 64		13.9%
65 - 74		8.5%
75 - 84		5.2%
85 +		2.5%
18 +		77.8%
2020 Population by Age		
Total		105,799
0 - 4		5.3%
5 - 9		5.5%
10 - 14		5.7%
15 - 24		10.7%
25 - 34		12.8%
35 - 44		11.7%
45 - 54		12.5%
55 - 64		15.0%
65 - 74		12.0%
75 - 84		6.0%
85 +		2.8%
18 +		80.2%
2025 Population by Age		
Total		104,157
0 - 4		5.2%
5 - 9		5.4%
10 - 14		5.8%
15 - 24		10.2%
25 - 34		11.6%
35 - 44		12.6%
45 - 54		11.8%
55 - 64		13.5%
65 - 74		13.5%
75 - 84		7.5%
85 +		2.8%
18 +		80.2%
2010 Population by Sex		
Males		52,751
Females		55,020
2020 Population by Sex		
Males		52,061
Females		53,738
2025 Population by Sex		
Males		51,405
Females		52,752

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

Disclaimer



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