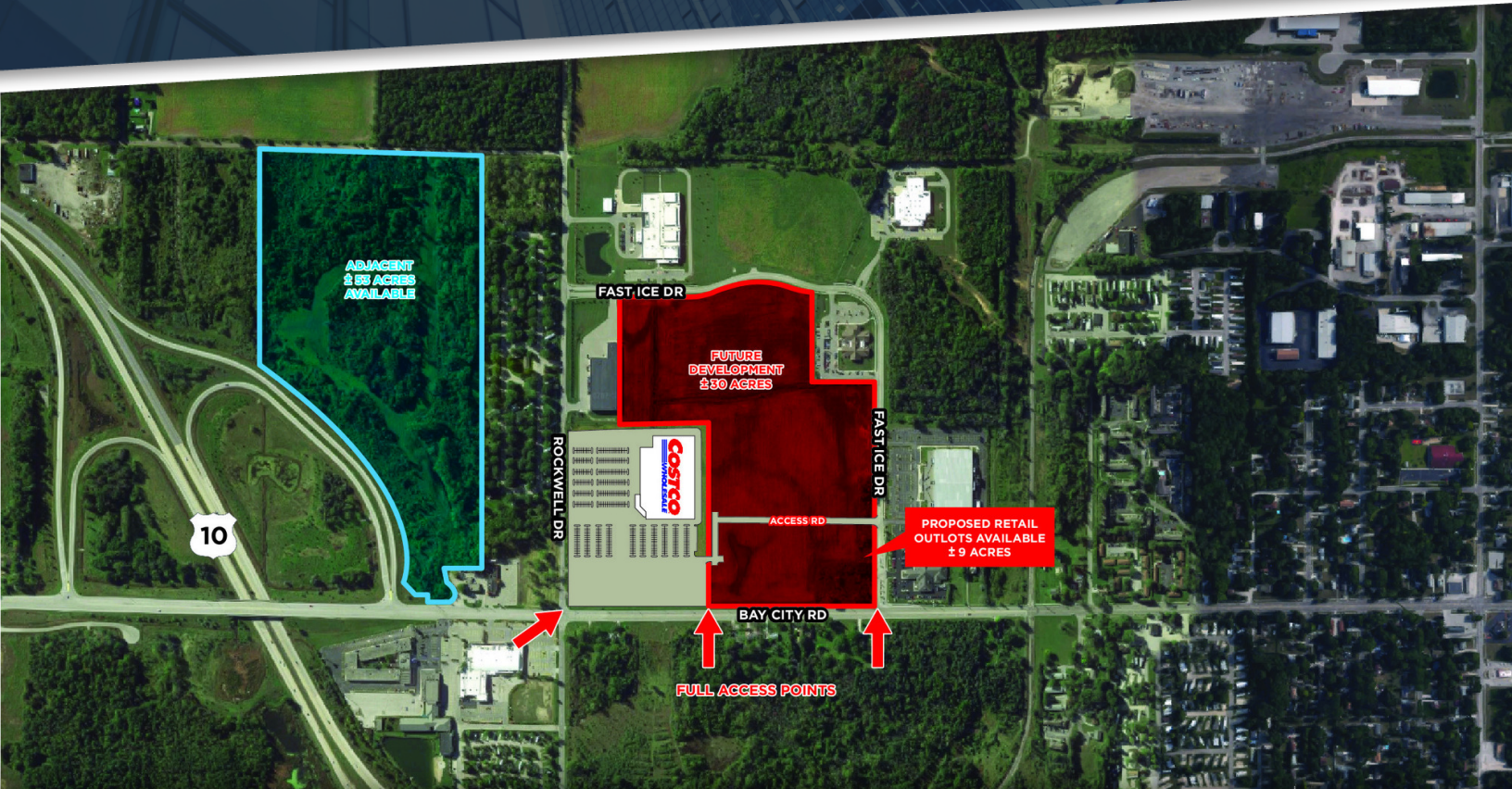


FOR SALE

30 ACRES ON BAY CITY ROAD



4600 BAY CITY ROAD
MIDLAND, MI 48640

PROPERTY HIGHLIGHTS:

- ±30 acres of land contiguous to a brand new Costco
- Approximately ±775 feet of frontage along Bay City Road
- Drive-thru's are permitted
- ±9 Acres available for outlots between Bay City Road and the "access road"
- Three (3) full access points off of Bay City Road
- All utilities are at the site
- Within close proximity to DowDuPont World Headquarters that employees over 1,000 individuals
- Adjacent to US-10 & Bay City Road interchange, 15 miles west of I-75
- Conveniently located to Bay City (15 miles) and Saginaw (20 miles)
- Asking Price - Contact Broker

FOR MORE INFORMATION PLEASE CONTACT:



ALAN STERN
alan.stern@freg.com

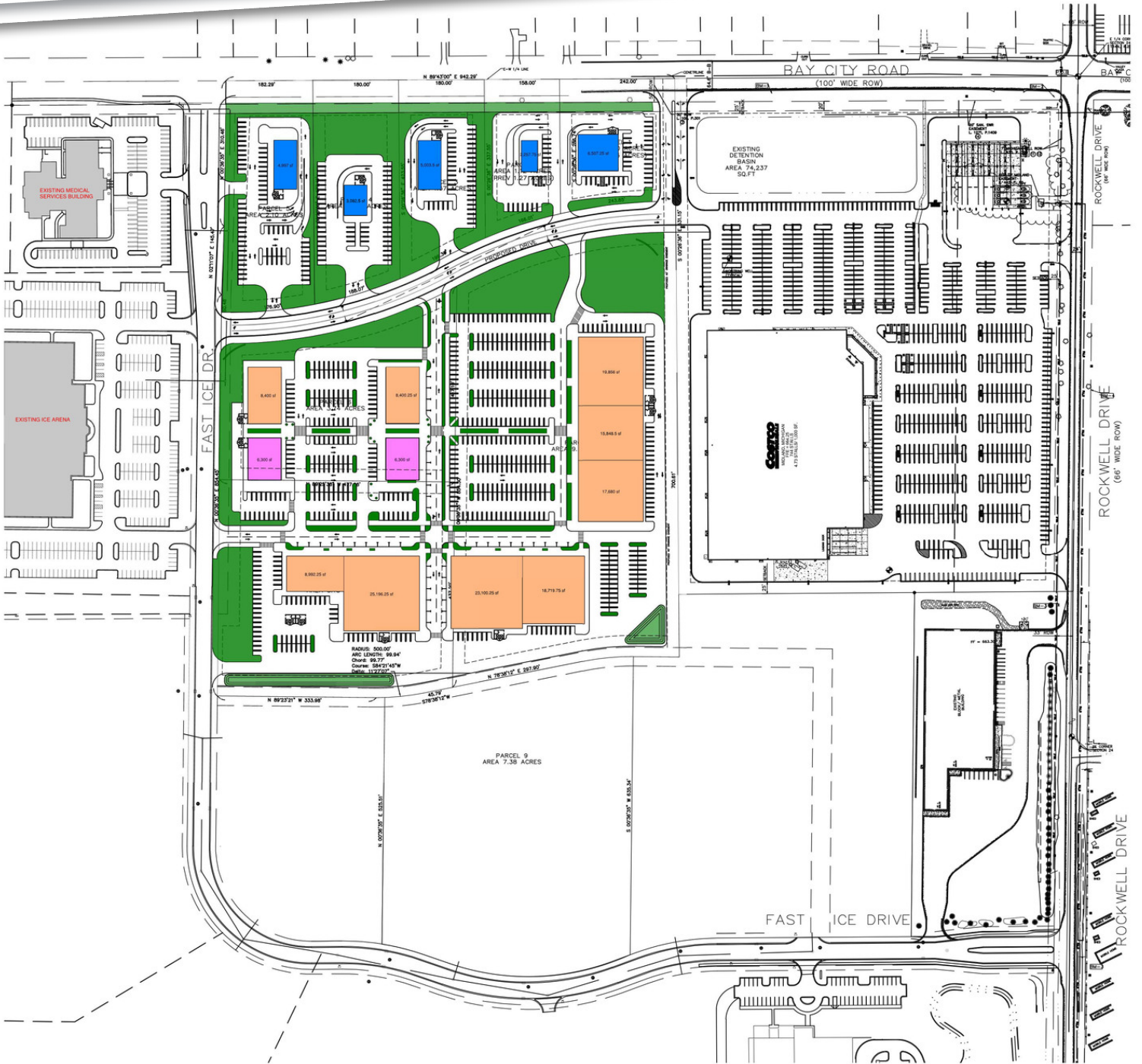
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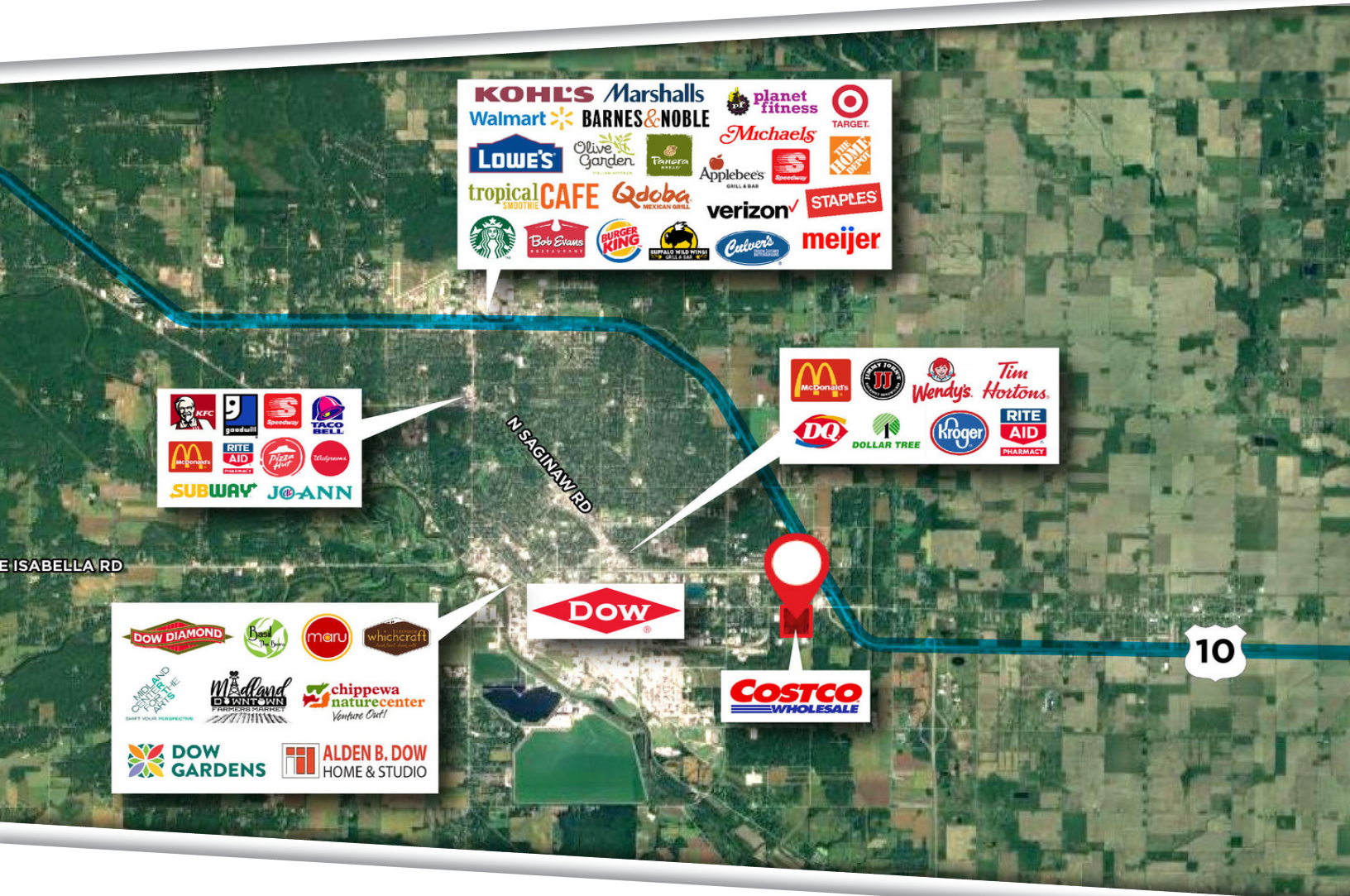


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30 ACRES ON BAY CITY ROAD SITE PLAN



30 ACRES ON BAY CITY ROAD LOCATION OVERVIEW



TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
US Hwy 10 Bus & US Hwy 10 E	18,486
US Hwy 10 & W Midland Rd SE	41,982
Midland Road & Bay City Rd W	7,902
Bay City Rd & Rockwell Dr E	6,251

DEMOGRAPHICS

	10 MILES	20 MILES	30 MILES
Total Population	99,350	351,718	515,486
Total Households	38,715	140,133	203,577
Average HH Income	\$74,801	\$62,846	\$57,636