



RETAIL PROPERTY FOR SALE IN BIRCH RUN TWP, MI

ADULT USE PROVISIONING CENTER

12454 DIXIE HIGHWAY | BIRCH RUN TWP, MI

OVERVIEW

Introducing our Birch Run TWP, MI dispensary location! Featuring 39 parking spots with a 65,000+ daily traffic count! This location has very high visibility on Dixie Highway and is situated just outside of Birch Run Premium Outlets! Within 1 mile, there are many big box retailers, QSR, and hotels such as Halo Burger, KFC, A&W, McDonald's, Wendy's, Starbucks, Meijer, Dollar Tree, General RV, Chevrolet, Hampton Inn, Holiday Inn, & Best Western, just to name a few. There are also an incredible number of stores located inside of Birch Run Premium Outlets!

This property comes with local approval, at closing, with an Adult-Use dispensary license awarded by Birch Run TWP. Saginaw County, MI is the eleventh most populous county in Michigan (190,000+)

HIGHLIGHTS

- Off of the 2nd busiest I-75 Exit between Michigan & Florida!
- Next door to Birch Run Premium Outlets!

SALE PRICE \$795,000 WAS \$1,995,000	BUILDING SIZE 6,000 sqft
PARKING SPOTS 39	LOT SIZE 1.4 Acres
10-MILE POP. 190,000	DAILY TRAFFIC 65,000+
1 of 4 Licenses in Birch Run	

📞 248-453-6202
 ✉ SALES@GREENZONEDREALTY.COM
 🌐 WWW.GREENZONEDREALTY.COM
 📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



A map of Michigan showing various cities and highways. Frankenmuth is marked with a green dot in the central-eastern part of the state, near Saginaw and Flint. A green arrow points from the text 'Frankenmuth, MI' to this dot. Other cities labeled include Grand Rapids, Lansing, Flint, Saginaw, and Bay City. Major highways like I-96, I-75, and I-69 are also shown.

A map of the Saginaw, Michigan area. The map shows various towns and cities, including Breckenridge, Merrill, Hemlock, Thomas Township, Saginaw, Richville, Frankenmuth, Tuscola, Mayville, Kingston, Marlette, Clifford, North Branch, Burnside, Brown O, Otter Lake, Deerfield Township, Columbiaville, Otisville, Mt Morris, Genesee Charter Township, Lapeer, Elba, Davison, Attica, Imlay City, Ovid, Henderson, Oakley, Chapin, Bannister, Ashley, Eureka, Duplain, Owaso Charter Township, Owaso, Corunna, Clayton Twp, Flint Twp, and Burton. Several locations are marked with green circles and icons: Saginaw (Holler Saginaw REC), Birch Run (a green arrow points to it), Chesaning (The Bitter), and Burton (a cluster of icons including a green circle with a white 'G', a black circle with a white 'H', a green circle with a white 'B', and a green circle with a white 'P'). A green arrow points from the cluster of icons in Burton towards Birch Run.



GREEN ZONED
REALTY

DAILY TRAFFIC COUNTS / RETAILERS



📞 248-453-6202
✉ SALES@GREENZONEDREALTY.COM
🌐 WWW.GREENZONEDREALTY.COM
📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084


**GREEN ZONED
REALTY**

RENDERING



📞 248-453-6202
✉ SALES@GREENZONEDREALTY.COM
🌐 WWW.GREENZONEDREALTY.COM
📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



RENDERING



📞 248-453-6202
✉ SALES@GREENZONEDREALTY.COM
🌐 WWW.GREENZONEDREALTY.COM
📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



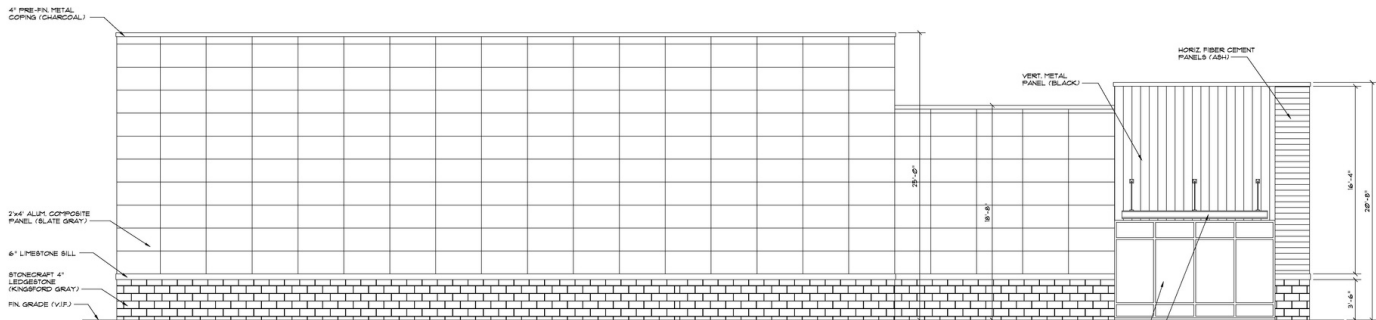
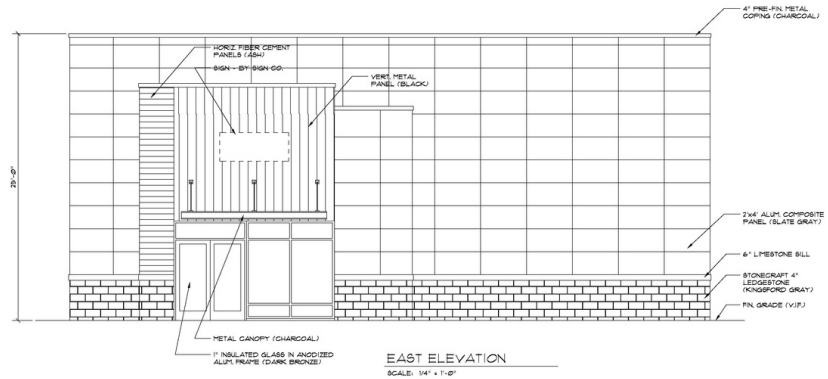
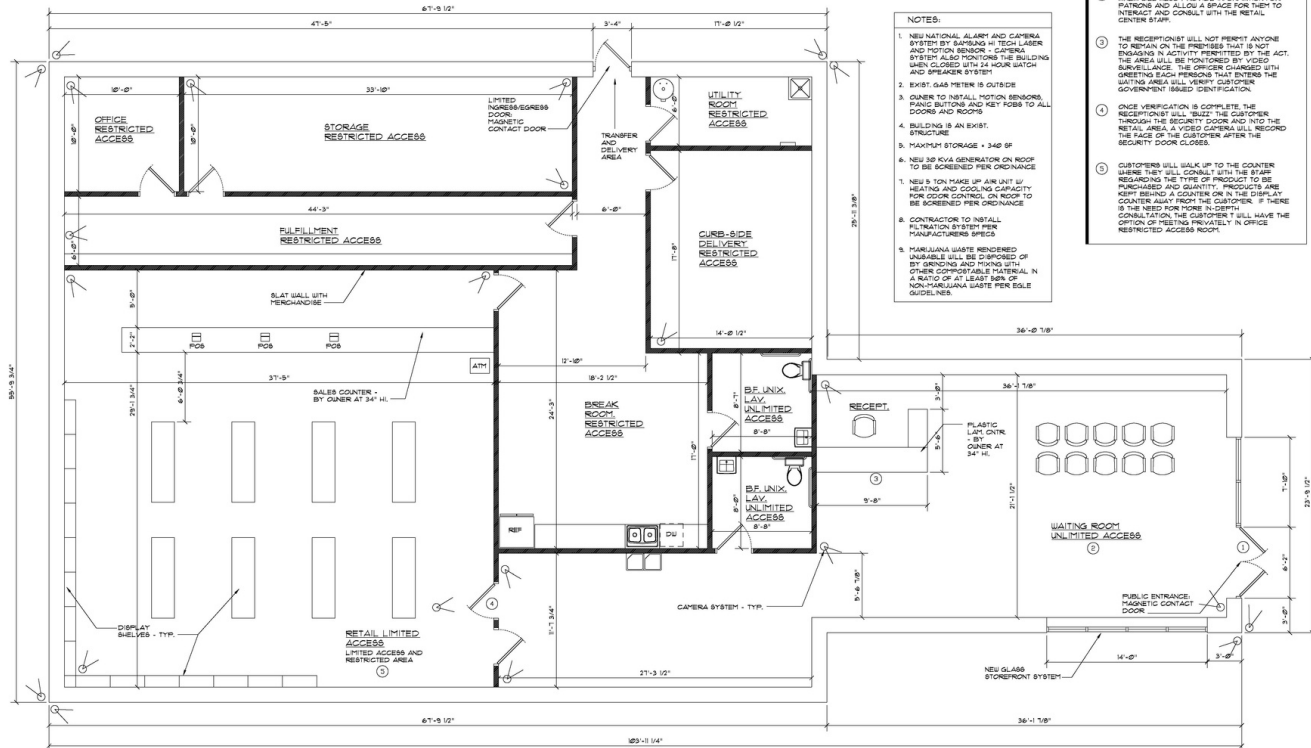
RENDERING



📞 248-453-6202
✉ SALES@GREENZONEDREALTY.COM
🌐 WWW.GREENZONEDREALTY.COM
📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



PLANS



PROJECT:
PROPOSED ADULT USE RETAILER
 12454 DIXIE HIGHWAY
 BIRCH RUN TOWNSHIP, MICHIGAN 48415

ISSUED FOR:
 SPA
 07-16-2023

DO NOT SCALE PRINTS.
 USE FIGURED DIMENSIONS ONLY

JOB NO.
23-054

31313 NORTHWESTERN HWY., SUITE 104
 FARMINGTON HILLS, MICHIGAN 48334
 OFFICE: 248-767-6928
 FAX: 248-564-5277



PROJECT:
PROPOSED ADULT USE RETAILER
 12454 DIXIE HIGHWAY
 BIRCH RUN TOWNSHIP, MICHIGAN 48415

ISSUED FOR:
 SPA
 07-16-2023

DO NOT SCALE PRINTS.
 USE FIGURED DIMENSIONS ONLY

JOB NO.
23-054

248-453-6202
 SALES@GREENZONEDREALTY.COM
 WWW.GREENZONEDREALTY.COM
 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



GREEN ZONED REALTY

PLANS

PROPOSED ADULT USE RETAILER

BIRCH RUN TOWNSHIP, MICHIGAN

APPLICANT:

GREEN STONES, INC.
POC. CHRISTOPHER AMMORI
2207 ORCHARD LAKE ROAD, SUITE B,
STYAN LAKE, MICHIGAN 48320
(248) 420-0420

LEGAL DISCRIPTION:

(PER WARRANTY DEED A8 RECORDED IN LIBER 2450, PAGE 1920, SAGINAW COUNTY RECORDS)

TAX ID: 05-10-6-28-2021-0020

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF BIRCH RUN, COUNTY OF SAGINAW, AND STATE OF MICHIGAN, AND PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 6 EAST, BIRCH RUN TOWNSHIP, SAGINAW COUNTY, MICHIGAN, COMMENCING AT THE CENTER OF SECTION 28, THENCE SOUTH 89 DEGREES 42 MINUTES 38 SECONDS WEST, 131.6 FEET (PREVIOUSLY RECORDED SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, 131.5 FEET) TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 89 DEGREES 41 MINUTES 11 SECONDS WEST, 418.2 FEET (PREVIOUSLY RECORDED SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, 418.14 FEET), THENCE NORTH 67 DEGREES 33 MINUTES 10 SECONDS EAST, 602.89 FEET (PREVIOUSLY RECORDED 603.33 FEET) TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF DIXIE HIGHWAY, THENCE ALONG SAID RIGHT OF WAY SOUTH 25 DEGREES 10 MINUTES 23 SECONDS EAST (PREVIOUSLY RECORDED SOUTH 25 DEGREES 11 MINUTES 30 SECONDS EAST) 92.4 FEET, THENCE SOUTH 67 DEGREES 10 MINUTES 46 SECONDS WEST (PREVIOUSLY RECORDED SOUTH 64 DEGREES 54 MINUTES 22 SECONDS WEST) 48.0 FEET, THENCE CONTINUING SOUTH 67 DEGREES 10 MINUTES 46 SECONDS WEST (PREVIOUSLY RECORDED SOUTH 64 DEGREES 54 MINUTES 22 SECONDS WEST) 142.36 FEET, THENCE SOUTH 60 DEGREES 01 MINUTE 51 SECONDS EAST, 914.4 FEET (PREVIOUSLY RECORDED SOUTH 60 DEGREES 00 MINUTES 5 SECONDS EAST, 916.1 FEET) TO THE POINT OF BEGINNING CONTAINING 146 ACRES OF LAND MORE OR LESS.

SITE DATA:

ZONED: C-1 (COMMERCIAL DISTRICT)
SIZE: 63,423 SF. ± 146 ACRE

BUILDING DATA:

SIZE: 46,93 SF.
3,754 (USEABLE)
PROPOSED USE: M - MERCANTILE

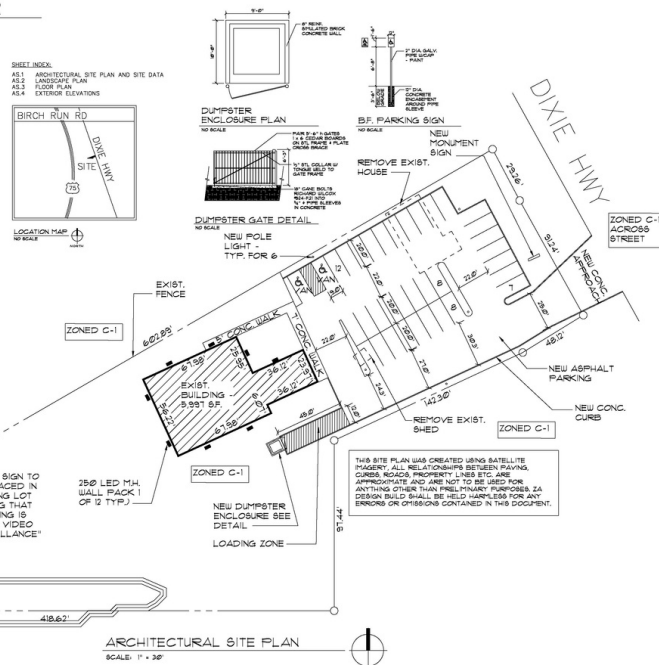
BUILDING TO SITE RATIO:

BUILDING: 46,93 SF.
SITE: 63,423 SF. ± 146 ACRE
BUILDING RATIO: 13.9%

PARKING DATA:

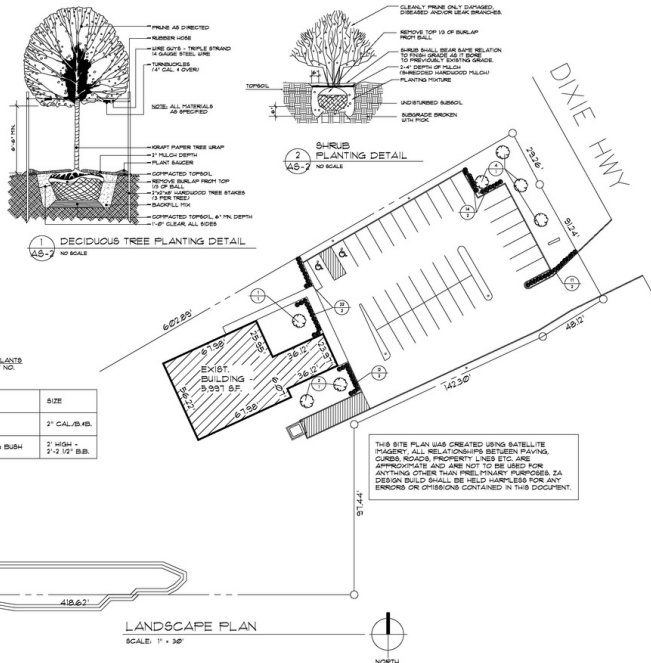
PARKING REQUIREMENTS:
ONE PARKING SPACE PER 200 SF. (GROSS)
TOTAL REQUIRED: 46,93 SF. / 200 = 23 SPACES
TOTAL PROVIDED: 35 SPACES
HANDICAP PARKING:
REQUIRED: 1 SPACES
PROVIDED: 2 SPACES

NOTE: SIGN TO BE PLACED IN PARKING LOT STATING THAT 'BUILDING IS UNDER VIDEO SURVEILLANCE'



LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR MUST CONFORM TO ALL LANDSCAPING AND SCREENING REQUIREMENTS OF CITY OF BIRCH RUN TWP. REFER TO THE CITY OF BIRCH RUN TWP. ZONING ORDINANCE.
- INSTALL 4" DEEP WHEELED BUNK PILES TO ALL PLANTING AREAS AND TREE SAUCERS. NO POLY FILM.
- LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED DUE TO DAMAGE/REMOVAL OF SAID UTILITIES.
- ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE. LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
- SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OWNER.
- LANDSCAPE CONTRACTOR SHALL QUANTITIES BASED ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REIFICATION OF QUANTITIES SHOWN.
- LANDSCAPE CONTRACTOR SHALL MAKE FINAL ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
- ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZES AND QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE NOTICED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE TO BE SUBMITTED FOR PLANT MATERIAL. SHALL BE THEIR SOLE APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL NOTICED TREES OVER 1" CAL. SHALL BE AUTOMATICALLY REMOVED. SEE EXISTING TREE PLANTING/NOTING DETAIL OR DISCUSS TREE PLANTING/NOTING DETAIL WHERE APPLICABLE.
- ALL PLANTING BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE. LANDSCAPE CONTRACTOR SHALL NOTE THAT PROPOSED PLANT MATERIAL IS NECESSARY TO THE HERBICIDE PROPERTIES AND THAT HERBICIDE APPLICATION FOLLOWS THE MANUFACTURER'S SPECIFICATIONS AND IS APPLIED IN ACCORDANCE WITH SOUND HORTICULTURAL PRACTICES.
- LANDSCAPE CONTRACTOR SHALL INSTALL AN INTERCROPPING IRRIGATION SYSTEM.



PLANT MATERIAL LIST

PLANT #	QTY	BOTANICAL NAME	COMMON NAME	SIZE
1	7	ACER RUBRUM	RED MAPLE	2" CAL. 4.5' H.B.
2	65	BURNING BUSH 'COMPACTA'	DIAPYR BURNING BUSH	2" HIGH / 7.5" 1ST B.B.



PROJECT:
PROPOSED ADULT USE RETAILER
12454 DIXIE HIGHWAY
BIRCH RUN TOWNSHIP, MICHIGAN 48415

ISSUED FOR:
SPA
07-16-2023

DO NOT SCALE PRINTS.
USE FIGURED DIMENSIONS ONLY

JOB NO.
23-054

31313 NORTHWESTERN HWY., SUITE 104
FARMINGTON HILLS, MICHIGAN 48334
OFFICE: 248-707-6928
FAX: 248-564-5277



PROJECT:
PROPOSED ADULT USE RETAILER
12454 DIXIE HIGHWAY
BIRCH RUN TOWNSHIP, MICHIGAN 48415

ISSUED FOR:
SPA
07-16-2023

DO NOT SCALE PRINTS.
USE FIGURED DIMENSIONS ONLY

JOB NO.
23-054

248-453-6202
SALES@GREENZONEDREALTY.COM
WWW.GREENZONEDREALTY.COM
100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



GREEN ZONED
REALTY

DEMOGRAPHICS

