



LAND For Sale

Location: Ecorse Road
Side of Street: North
City: Van Buren Twp., MI
Cross Streets: NWC of Belleville & Ecorse Roads
County: Wayne

Acreage:	5.00 - 440.00	Improvements:	N/A
Zoning:	M-2, Commercial	Dimensions:	4,617.00 x 4,298.00

UTILITIES

Sanitary Sewer:	Yes	Gas:	Yes
Storm Sewer:	Yes	Outside Storage:	No
Water:	Yes	Rail Siding:	No

ADJACENT LAND

North:	East:
South:	West:

PRICING INFORMATION

Asking Price:	See Comments	Parcel #:	83-016-99-0001-707
Per Acre:	See Comments	Assessor Number:	N/A
Per SqFt :	See Comments	Taxes:	\$101,463 (2022)

TRAFFIC INFORMATION

Yr: 2022	Count: 12,799	Belleville Rd. N. of Ecorse Rd.
Yr: 2022	Count: 13,331	Belleville Rd. S. of Ecorse Rd.
Yr: 2022	Count: 5,597	Ecorse Rd. W. of Belleville Rd.
Yr: 2022	Count: 7,298	Ecorse Rd. E. of Belleville Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	2,936	\$95,658
3 Mile Radius	32,027	\$77,368
5 Mile Radius	119,194	\$89,342

Comments: 350 acres of industrial and 90 acres of commercial land. Outstanding development opportunity. Main road frontage on Beck, Ecorse and Belleville Roads. Less than 1 mile to Willow Run Airport and 5 miles to Detroit Metropolitan Airport. Located within the Wayne County Aerotropolis Development Area. Property tax abatement possible. Outside storage and rail are possible.

Pricing as follows: Industrial Land 5-20 acres = \$90,000 per acre. Industrial land 20 acres and above = \$75,000 per acre. Retail land out lots \$250,000. Retail land 5-10 acres = \$175,000 per acre. Retail land 10-20 acres = \$150,000 per acre.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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