



## LAND For Sale

**Location:** Lapeer Road  
**Side of Street:** West  
**City:** Orion Twp., MI  
**Cross Streets:** North of Silverbell  
**County:** Oakland

<b>Acreage:</b>	33.24	<b>Improvements:</b>	N/A
<b>Zoning:</b>	OP-2, Flexible	<b>Dimensions:</b>	Irregular

### UTILITIES

<b>Sanitary Sewer:</b>	At Road	<b>Gas:</b>	Yes
<b>Storm Sewer:</b>	At Road	<b>Outside Storage:</b>	No
<b>Water:</b>	At Road	<b>Rail Siding:</b>	No

### ADJACENT LAND

<b>North:</b>	B-1	<b>East:</b>	B-1
<b>South:</b>	Industrial	<b>West:</b>	Industrial

### PRICING INFORMATION

<b>Asking Price:</b>	\$2,500,000.00	<b>Parcel #:</b>	09-26-300-008
<b>Per Acre:</b>		<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>		<b>Taxes:</b>	\$29,422.17 (2022)
<b>Terms:</b>	Possible Land Contract		

### TRAFFIC INFORMATION

<b>Yr:</b> 2022	<b>Count:</b> 40,565	Lapeer Rd. N. of Silverbell Rd.
<b>Yr:</b> 2022	<b>Count:</b> 38,464	Lapeer Rd. S. of Silver bell Rd.
<b>Yr:</b> 2022	<b>Count:</b> 13,621	Silverbell Rd. E. of Lapeer Rd.
<b>Yr:</b> 2022	<b>Count:</b> 8,369	Silverbell Rd. W. of Lapeer Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	3,905	\$117,828
<b>3 Mile Radius</b>	32,057	\$117,003
<b>5 Mile Radius</b>	109,533	\$99,040

### Comments:

Nice natural wetland setting allowing for 17 +/- net usable acres in a corridor that is gaining density, residential development and new retail construction. Zoned OP-2, allows for industrial: medical, retail, research & development, office and senior housing. Special land use allows for light industrial uses such as injection mold, machining, light assembly and mini storage. Site is just north of Silverbell Road on the west side of Lapeer Road, just north of Cobasys. 15" Sewer and 16" water mains at site. Perfect for medical campus with Lapeer Road fronting retail or light industrial/R&D developments. Minutes to GM Orion, CTC and all tiered suppliers in Auburn Hills and new Amazon Fulfillment Center in Pontiac. Self storage is allowed in the zoning.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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