



## LAND For Sale

**Location:** 28275-28615 Smith Road  
**Side of Street:** South  
**City:** Romulus, MI  
**Cross Streets:** Middlebelt Rd./I-94  
**County:** Wayne

|                  |      |                      |     |
|------------------|------|----------------------|-----|
| <b>Acreeage:</b> | 2.78 | <b>Improvements:</b> | N/A |
| <b>Zoning:</b>   | MT-2 | <b>Dimensions:</b>   |     |

### UTILITIES

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

### ADJACENT LAND

|               |            |              |            |
|---------------|------------|--------------|------------|
| <b>North:</b> | Industrial | <b>East:</b> | Industrial |
| <b>South:</b> | Industrial | <b>West:</b> | Industrial |

### PRICING INFORMATION

|                      |              |                         |                   |
|----------------------|--------------|-------------------------|-------------------|
| <b>Asking Price:</b> | \$417,000.00 | <b>Parcel #:</b>        | See Comments      |
| <b>Per Acre:</b>     | \$150,000.00 | <b>Assessor Number:</b> | N/A               |
| <b>Per SqFt :</b>    | \$3.44       | <b>Taxes:</b>           | \$6,865.48 (2020) |
| <b>Terms:</b>        |              |                         |                   |

### TRAFFIC INFORMATION

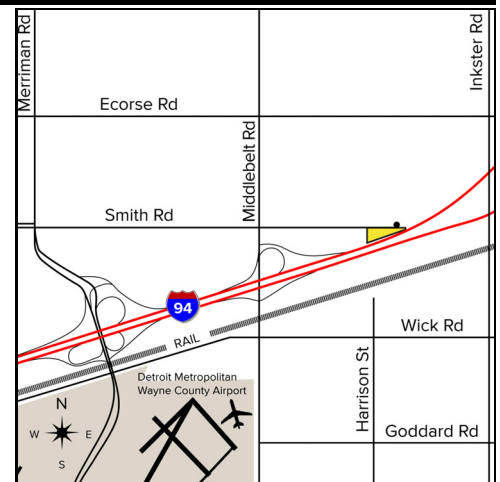
|                 |                       |                           |
|-----------------|-----------------------|---------------------------|
| <b>Yr:</b> 2020 | <b>Count:</b> 22,432  | Middlebelt Rd. N. of I-94 |
| <b>Yr:</b> 2020 | <b>Count:</b> 30,963  | Middlebelt Rd. S. of I-94 |
| <b>Yr:</b> 2020 | <b>Count:</b> 143,514 | I-94 E. of Middlebelt Rd. |
| <b>Yr:</b> 2020 | <b>Count:</b> 97,275  | I-94 W. of Middlebelt Rd. |

### DEMOGRAPHICS

|                      | Population | Median HH Income |
|----------------------|------------|------------------|
| <b>1 Mile Radius</b> | 665        | \$45,043         |
| <b>3 Mile Radius</b> | 4,767      | \$47,988         |
| <b>5 Mile Radius</b> | 189,931    | \$54,958         |

**Comments:** Heavy industrial zoning with I-94 frontage!

Parcel #: 80-048-99-0001-000, 80-048-99-0002-000, 80-048-99-0003-000, 80-048-99-0004-000.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.