



## LAND For Sale

**Location:** 1980 Larchwood Drive  
**Side of Street:** South  
**City:** Troy, MI  
**Cross Streets:** John R Road  
**County:** Oakland

<b>Acres:</b>	1.87	<b>Improvements:</b>	N/A
<b>Zoning:</b>	Lt. Industrial	<b>Dimensions:</b>	Irregular

### UTILITIES

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

### ADJACENT LAND

<b>North:</b>	Lt. Industrial	<b>East:</b>	Lt. Industrial
<b>South:</b>	Lt. Industrial	<b>West:</b>	Lt. Industrial

### PRICING INFORMATION

<b>Asking Price:</b>	\$650,000.00	<b>Parcel #:</b>	20-26-433-021 & 20-26-435-029
<b>Per Acre:</b>	\$347,593.58	<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>	\$7.98	<b>Taxes:</b>	\$7,475.74 (2018)
<b>Terms:</b>	Cash		

### TRAFFIC INFORMATION

<b>Yr:</b> 2017	<b>Count:</b> 14,583	NB on John R
<b>Yr:</b> 2017	<b>Count:</b> 26,116	SB on John R
<b>Yr:</b>	<b>Count:</b>	
<b>Yr:</b>	<b>Count:</b>	

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	9,151	\$57,892
<b>3 Mile Radius</b>	107,458	\$73,161
<b>5 Mile Radius</b>	268,858	\$75,872

**Comments:** Rare 2 acre parcel in Troy with 255' of frontage on John R Road.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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