



LAND For Sale

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

Zoning: Li. Industrial Dimensions: Irregular UTILITIES Sanitary Sewer: Yes Gas: Yes Shorm Sewer: Yes Outside Storage: No ADJACENT LAND No ADJACENT LAND No North: Li. Industrial East: Li. Industrial South: Li. Industrial West: Li. Industrial PRICING INFORMATION Assessor Number: N/A Asking Price: \$20-26-433-021 & 20-26-435-029 Per SqF1: \$7.98 Assessor Number: TRAFFIC INFORMATION Taxes: \$7.475.74 (2018) TRAFFIC INFORMATION Taxes: \$7.475.74 (2018) TRAFFIC INFORMATION Taxes: \$7.475.74 (2018) Yr: Count: 14.583< NB on John R Yr: Count: 26.116 SB on John R Yr: Count: 26.116 SB on John R Yr: Count: S Mile Radius 9,151 \$57.892 3 Mile Radius 268.858 \$73.811 S Mile Radius 268.858 \$75.872 Comments: Rare 2 acre parcel In Troy with 255' of frontage on John R					
UTITIES Gas: Yes Sanitary Sewer: Yes Quitside Storage: No Mater: Yes Rail Siding: No ADJACENT LAND No ADJACENT LAND North: Lt. Industrial East: Lt. Industrial South: Lt. Industrial West: Lt. Industrial PRICING INFORMATION Asking Price: \$650,000.00 Per Acre: \$347,593.58 Parcel #: 20-26-433-021 & 20-26-435-029 Per Safft: \$7.98 Assessor Number: N/A Terms: Cash Taxes: \$7.475.74 (2018) DEMOGRAPHICS Median HH Income 1 Yr: 2017 Count: 14,583< NB on John R Yr: 2017 Yr: Count: 26,116 SB on John R Yr: 0 \$57,892 3 Mile Radius 9,151 \$57,892 Yr: Count: Ycount: 5 Median UR 1 Seessor Sor Sor Sor Sor Sor Sor Sor Sor Sor S	Acreage:	1.87	Improvements:	N/A	
Sanitary Sever: Yes Gas: Yes Storm Sever: Yes Rail Siding: No Mater: Yes Rail Siding: No ADJACENT LAND Rail Siding: No ADJACENT LAND East: L1. Industrial East: L1. Industrial South: L1. Industrial West: L1. Industrial South: 11. Industrial West: L1. Industrial PRICING INFORMETION Stasson Proceeding: S0.000.00 Per Acre: \$347.593.5.8 Parcel #: 20.264.433.021 & 20.26.435.029 Per SqF1: \$7.98 Assessor Number: N/A Terms: Cash Taxes: \$7.475.74 (2018) TRAFFIC INFORMATION Taxes: \$7.475.74 (2018) Median HH Yr: 2017 Count: 45.116 S8 on John R 9.151 \$57.892 Yr: Yr: Count: 5 Mile Radius 9.151 \$57.892 Smile Radius 107.458 \$73.161 5 Mile Radius 268.858 \$75.872 Road. Sing Baser acre parcel in Troy with 255' of front	Zoning:	Lt. Industrial	Dimensions:	Irregular	
Storn Sever: Yes Outside Storage: No Water: Yes Rail Siding: No ADJACENT LAND East: Lt. Industrial North: Lt. Industrial East: Lt. Industrial South: Lt. Industrial West: Lt. Industrial PRICINE INFORMATION Assessor Number: N/A Per Acre: \$347,593,58 Parcel #: 20-26-433-021 & 20-26-435-029 Per SqF1: \$7.98 Assessor Number: N/A Terms: Cash Taxes: \$7,475,74 (2018) TRAFFIC INFORMATION Population Median HH Yr: 20.17 Count: 14,583 NB on John R Yr: Count: 26,116 SB on John R Median US Yr: Count: 26,116 SB on John R Median US Yr: Count: SB on John R Mile Radius 268,858 \$75,892 Smooth: Second Second Second Second Second Reading Second Second Second Second Second Second Second Second Second Second Second Second Second Second Second Secon	UTILITIES				
Water: Yes Rail Siding: No ADJACENT LAND No ADJACENT LAND East: Lt. Industrial East: Lt. Industrial South: Lt. Industrial West: Lt. Industrial West: Lt. Industrial PRICING INFORMATION Asking Price: \$650,000.00 Per cell #: 20-26-433-021 & 20-26-435-029 Per cell #: 20-26-435-029 Per cell #: 20-26-433-021 & 20-26-435-029 Per cell #: 20-26-433-021 & 20-26-435-029 Per cell #: 20-26-435-029	Sanitary Sewer:	Yes	Gas:	Yes	
ADJACENT LAND North: Lt. Industrial South: Lt. Industrial South: Lt. Industrial West: Lt. Industrial PRICING INFORMATION Asking Price: \$650,000.00 Per Acre: \$347,593.58 Parcel #: 20-26-433-021 & 20-26-435-029 Per SqFt: \$7.98 Cash Taxes: Trans: Cash TRAFFIC INFORMATION Yr: Count: Soad. Rare 2 acre parcel in Troy with 255' of frontage on John R Nodel Name Rel Made Rel Made Rel Made Rel Name Rel No Beaver Rel Name Rel No	Storm Sewer:	Yes	Outside Storage:	No	
North: Lt. Industrial East: Lt. Industrial South: Lt. Industrial West: Lt. Industrial PRICING INFORMATION Assessor Parcel #: 20-26-433-021 & 20-26-435-029 Per Acre: \$450,000.00 Per Cel #: 20-26-433-021 & 20-26-435-029 Per Acre: \$457,93.58 Parcel #: 20-26-433-021 & 20-26-435-029 Per SqFt: \$7.98 Assessor Number: N/A Terms: Cash Taxes: \$7,475.74 (2018) TRAFFIC INFORMATION Population Median HH Income Yr: 2017 Count: 14,583 NB on John R Yr: Count: 26,116 SB on John R 9,151 \$57,892 Yr: Count: Tout: Sille Radius 207,458 \$73,161 S Mile Radius 268,858 \$75,872 Sille Radius 268,858 \$75,872 Comments: Rare 2 acre parcel in Troy with 255' of frontage on John R Median H Medi	Water:	Yes	Rail Siding:	No	
South: Lt. Industrial West: Lt. Industrial PRICING INFORMATION Asking Price: \$650,00.00 Per Acre: \$347,593.58 Parcel #: 20-26-433-021 & 20-26-435-029 Per SqF1: \$7.98 Assessor Number: N/A Terms: Cash Taxes: \$7,475.74 (2018) TRAFFIC INFORMATION Yr: 2017 Count: 14,583 NB on John R Yr: 2017 Count: 26,116 SB on John R Yr: 2017 Count: 26,116 SB on John R Yr: 2017 Count: 26,116 SB on John R Yr: Count: Yr: Count: 26,116 SB on John R Yr: Count: 26,116 SB on John R Yr: Count: Yr: Count: 26,116 SB on John R Yr: Count: Yr: Count: Yr: Yr: Yr: Yr: Yr: Yr: Yr: Yr: Yr: Yr	ADJACENT LAND)			
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Asking Price: \$650,000.00 Per Acre: \$347,593.58 Per SqFt: \$7.98 Cash Taxes: Terms: Cash Terms: Cash TAFFIC INFORMATION Yr: 2017 Yr: Count: Xr: Count: Xr: Count: Xr: Count: Xr: Count: Xr: Count: Xr: Count: Road. Rare 2 acre parcel in Troy with 255' of frontage on John R Wille Radius 107.458 Yr: Count: Road. Big Beever Rd Will Maple Rd Will Maple Rd Will Maple Rd Will Maple Rd Will Maple Rd Will Maple Rd Will M	South:	Lt. Industrial	West:	Lt. Industrial	
Per Acre:: \$347,593.58 Parcel #: 20-26-433-021 & 20-26-435-029 Per SqFt:: \$7.98 Assessor Number: N/A Terms: Cash Taxes: \$7,475.74 (2018) TRAFFIC INFORMATION Population Median HH Yr: 2017 Count: 14,583 NB on John R Yr: Count: 26,116 SB on John R 1 Mile Radius 9,151 \$57,892 Yr: Count: Count: 268,858 \$73,161 \$73,161 \$73,161 \$73,161 Yr: Count: Count: So John R 1 Mile Radius 9,151 \$57,892 Yr: Count: Count: So John R 1 Mile Radius 268,858 \$75,872 Comments: Rare 2 acre parcel in Troy with 255' of frontage on John R Image Rever Rd Image R	PRICING INFORM	IATION			
Per SqFt: \$7.98 Assessor Number: N/A Terms: Cash Taxes: \$7,475.74 (2018) TRAFFIC INFORMATION DeMOGRAPHICS Median HH Income Yr: 2017 Count: 14,583 NB on John R Population Median HH Income Yr: 2017 Count: 26,116 SB on John R 9,151 \$57,892 Yr: Count: Count: So on John R Median HH Income Yr: Count: Count: So on John R 9,151 \$57,892 Yr: Count: Count: So on John R Image: So on John R Image: So on John R Image: So on John R Yr: Count: Road: Rate: So on John R Bill Radius 268,858 \$75,872 Sond Readus: Rate: Parce Parcel in Troy with 255' of frontage on John R Big Beever R B	Asking Price:	\$650,000.00			
Terms: Cash Taxes: \$7,475.74 (2018) TRAFFIC INFORMATION PEMOGRAPHICS Median HH Population Median HH Income Yr: 2017 Count: 26,116 SB on John R Yr: Count: Count: 9,151 \$57,892 Yr: Count: Count: 9,151 \$57,892 Yr: Count: Count: 68,858 \$73,161 Yr: Count: Count: 268,858 \$75,872 Comments: Rare 2 acre parcel in Troy with 255' of frontage on John R Image Beaver Rd Image Beaver Rd Road. Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd Image Beaver Rd<	Per Acre:	\$347,593.58	Parcel #:	20-26-433-021 & 20-26-43	35-029
TRAFFIC INFORMATION DEMOGRAPHICS Median HH Income Yr: 2017 Count: 14,583 NB on John R Yr: Count: 26,116 SB on John R 1 Mile Radius 9,151 \$57,892 Yr: Count: Count: 7 S Mile Radius 107,458 \$73,161 Yr: Count: Count: S Mile Radius 268,858 \$75,872 Comments: Rare 2 acre parcel in Troy with 255' of frontage on John R Big Beover Rd Big Beover Rd Road. I Mile Radius 14 Mile Rd I Mile Rd I Mile Rd	Per SqFt :	\$7.98	Assessor Number:	N/A	
Yr. 2017 Count: 14,583 NB on John R Population Income Yr. 2017 Count: 26,116 SB on John R 1 Mile Radius 9,151 \$57,892 Yr. Count: Count: 268,858 \$73,161 Yr. Count: Troy with 255' of frontage on John R Sile Radius 268,858 \$75,872 Comments: Rare 2 acre parcel in Troy with 255' of frontage on John R Big Beaver Rd Big B	Terms:	Cash	Taxes:	\$7,475.74 (2018)	
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Yr: Count: 3 Mile Radius 107,458 \$73,161 Yr: Count: 5 Mile Radius 268,858 \$75,872 Comments: Rare 2 acre parcel in Troy with 255' of frontage on John R Road. Broker: SIGNATURE ASSOCIATES	Yr: 2017 Count	: 14,583 NB on John R		Population	
Yr: Count: 5 Mile Radius 268,858 \$75,872 Comments: Rare 2 acre parcel in Troy with 255' of frontage on John R Road.	Yr: 2017 Count	:: 26,116 SB on John R	1 Mile Radius	9,151	\$57,892
Comments: Rare 2 acre parcel in Troy with 255' of frontage on John R Road. Image: Signature Associates	Yr: Count	::	3 Mile Radius	107,458	\$73,161
Big Beaver Rd Big Be	Yr: Count	::	5 Mile Radius	268,858	\$75,872
/ 13 Mile Rd	Comments: Road.	Rare 2 acre parcel in Troy with 255' of frontage on	John R	Big Beaver Rd	
		RE ASSOCIATES			John R

Agent(s):

John Boyd, (248) 948-0102, jboyd@signatureassociates.com Paul Hoge, (248) 948-0103, paulhoge@signatureassociates.com

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