



## LAND For Sale

**Location:** 9380 Billwood Hwy  
**Side of Street:** North  
**City:** Dimondale, MI  
**Cross Streets:** I-96  
**County:** Eaton

**Acreage:** 52.00      **Improvements:** N/A  
**Zoning:** C-3      **Dimensions:**

### UTILITIES

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

### ADJACENT LAND

**North:** Land      **East:** Residential  
**South:** Land      **West:** Retail

### PRICING INFORMATION

**Asking Price:** Contact Broker      **Parcel #:** 080-003-300-129-00  
**Per Acre:** Contact Broker      **Assessor Number:** N/A  
**Per SqFt :** Contact Broker      **Taxes:** \$7,996.79 (2018)  
**Terms:**

### TRAFFIC INFORMATION

**Yr: 2017 Count:** 36,446 I-96/Canal Rd. & Lansing Rd.  
**Yr: 2017 Count:** 45,989 I-96/Lansing Rd. & Billwood Hwy.  
**Yr: 2017 Count:** 13,167 Lansing Rd./Creyts Rd. & I-96  
**Yr: 2017 Count:** 20,195 Lansing Rd./I-96 & Canal Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	1,728	\$62,696
<b>3 Mile Radius</b>	11,669	\$52,517
<b>5 Mile Radius</b>	64,908	\$56,874

**Comments:** Up to 52 acres on multiple parcel IDs. This parcel is located within the newly created Federal Opportunity Zone, allowing for preferential tax treatment. Highlights of the property include over 1,000 ft. of highway exposure and great for signage/product display. Right along I-96 East Bound, site exits onto Exit 101 right off M-99. Zoned C-3 by Delhi Township for highway service which can support outdoor sales, storage, car dealership, hotel, and all retail uses. Township willing to re-zone for additional uses. Seller may consider splits for the right user.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com  
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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.