



LAND For Sale

Location: 2635 N. Squirrel Road
Side of Street: West
City: Auburn Hills, MI
Cross Streets: Walton Blvd.
County: Oakland

Acreage: 2.20	Improvements: N/A
Zoning: B-2	Dimensions: 263.00 x 371.00

UTILITIES

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

ADJACENT LAND

North: RM-1	East: B-2
South: R-4	West: RM-1/B-2

PRICING INFORMATION

Asking Price: \$595,000.00	Parcel #: 14-12-376-001
Per Acre: \$330,555.55	Assessor Number: N/A
Per SqFt :	Taxes:

TRAFFIC INFORMATION

Yr: 2022	Count: 19,453	N. Squirrel Rd. N. of Walton Blvd.
Yr: 2022	Count: 25,942	N. Squirrel Rd. S. of Walton Blvd.
Yr: 2022	Count: 33,068	Walton Blvd. E. of N. Squirrel Rd.
Yr: 2022	Count: 23,095	Walton Blvd. W. of N. Squirrel Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	12,054	\$69,133
3 Mile Radius	53,684	\$92,560
5 Mile Radius	154,431	\$83,378

Comments: 1.8 acres of buildable land on this 2.20 acre commercial parcel. This land is part of a larger 2.9 acre parcel that will be split (.7 acre will remain with current ownership). Located at a high traffic corner. Flexible zoning B-2. This zoning allows for a variety of uses including banks with drive-in facilities, professional offices, restaurants, miscellaneous retail and other uses. The detention pond would need to be shared with the church to the south of the site. Pricing is based on the 1.8 acres of buildable land.



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.