



## LAND For Sale or Lease

**Location:** Dix Hwy  
**Side of Street:** West  
**City:** Southgate, MI  
**Cross Streets:** Northline Rd.  
**County:** Wayne

<b>Acreage:</b>	0.96	<b>Improvements:</b>	N/A
<b>Zoning:</b>	C-2	<b>Dimensions:</b>	320.00 x 170.00

### 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>	Residential	<b>East:</b>	Retail
<b>South:</b>	Retail	<b>West:</b>	Residential

### PRICING INFORMATION

<b>Asking Price:</b>	TBD	<b>Lease Rate:</b>	TBD
<b>Per Acre:</b>	TBD	<b>Parcel #:</b>	See Comments
<b>Per SqFt :</b>	TBD	<b>Assessor Number:</b>	N/A
<b>Terms:</b>	TBD	<b>Taxes:</b>	\$578.19 (2020)

### TRAFFIC INFORMATION

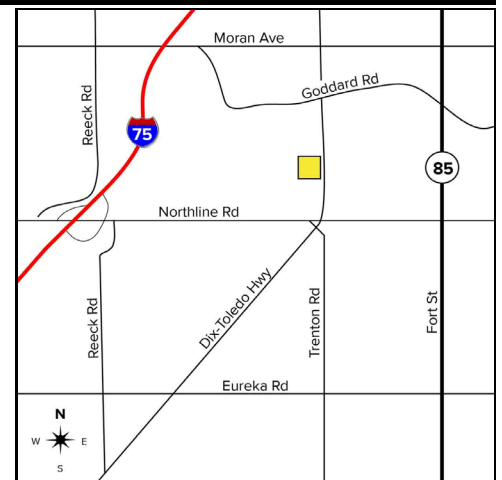
<b>Yr:</b>	<b>2020</b>	<b>Count:</b>	31,202	Northline Rd. W. of Dix Toledo Rd.
<b>Yr:</b>	<b>2020</b>	<b>Count:</b>	21,887	Northline Rd. E. of Dix Toledo Rd.
<b>Yr:</b>	<b>2020</b>	<b>Count:</b>	36,458	Dix-Toledo Rd. N. of Northline Rd.
<b>Yr:</b>	<b>2020</b>	<b>Count:</b>	23,447	Dix-Toledo Rd. S. of Northline Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	19,466	\$63,343
<b>3 Mile Radius</b>	114,478	\$60,787
<b>5 Mile Radius</b>	221,930	\$59,085

**Comments:** Build-to-suit, land lease, possible sale for this prime development land in Southgate. Walmart, Sam's Club, Meijer, and many national retailers nearby. Excellent traffic counts and dense population make this a great site for many restaurants, fast food, bank, office or medical usage.

Parcel #: 53-00-803-0163-000; 0162-000; 0161-000; 0183-001; 0187-001; 0193-001; 0194-001; 0195-001; 0196-001; 0197-001



**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.