



## LAND For Sale

**Location:** Lapeer Road  
**Side of Street:** Northwest  
**Lot Number:** Parcels 1 & 2  
**City:** Auburn Hills, MI  
**Cross Streets:** Harmon Rd.  
**County:** Oakland

<b>Acreage:</b>	20.22	<b>Improvements:</b>	N/A
<b>Zoning:</b>	I-2	<b>Dimensions:</b>	

### 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>	Retail	<b>East:</b>	
<b>South:</b>	T & R	<b>West:</b>	Landfill

### PRICING INFORMATION

<b>Asking Price:</b>	\$5,013,060.00	<b>Parcel #:</b>	14-02-100-019
<b>Per Acre:</b>	\$247,925.82	<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>	\$5.69	<b>Taxes:</b>	\$31,093.47 (2022)
<b>Terms:</b>			

### TRAFFIC INFORMATION

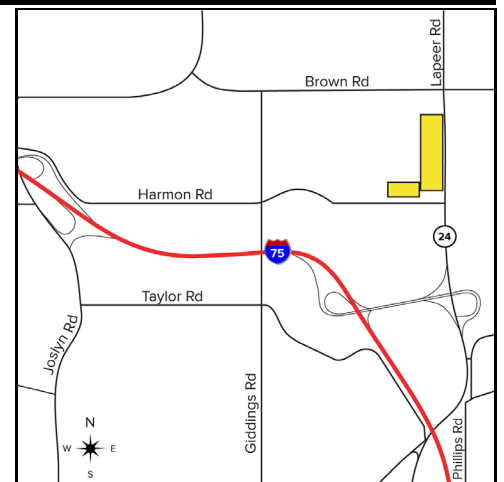
<b>Yr:</b> 2022	<b>Count:</b> 46,931	Lapeer Rd. N. of Harmon Rd.
<b>Yr:</b> 2022	<b>Count:</b> 44,661	Lapeer Rd. S. of Harmon Rd.
<b>Yr:</b> 2022	<b>Count:</b> 5,040	Harmon Rd. W. Lapeer Rd.
<b>Yr:</b>	<b>Count:</b>	

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	1,192	\$104,199
<b>3 Mile Radius</b>	43,390	\$109,185
<b>5 Mile Radius</b>	123,031	\$102,990

### Comments:

One of the last parcels zoned I-2 in Auburn Hills. Well located with main road exposure and Lapeer Road frontage. Property can also be split into 2 parcels - 14.72 acres and 5.50 acres.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Paul Hoge, (248) 948-0103, paulhoge@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.