



LAND For Sale

Location: W. Silverbell Road
Side of Street: North
City: Orion Twp., MI
Cross Streets: Lapeer Rd. & Silverbell Rd.
County: Oakland

Acreage: 16.45	Improvements: Detention Basins
Zoning: Comm. Business, Industrial	Dimensions: Irregular

UTILITIES

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

ADJACENT LAND

North: High-Tech	East: Ind./Hi-Tech
South: Ind./Hi-Tech	West: Industrial

PRICING INFORMATION

Asking Price: \$3,290,000.00	Parcel #: 09-26-300-012; 013
Per Acre: \$199,963.53	Assessor Number: N/A
Per SqFt : \$4.59	Taxes: \$26,319.21 (2020)
Terms: Cash or terms acceptable to seller.	

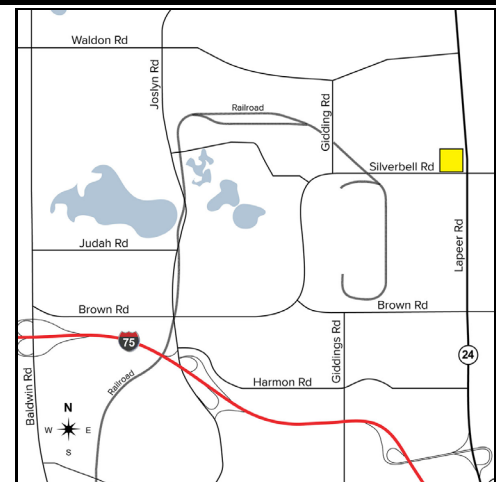
TRAFFIC INFORMATION

Yr: 2020	Count: 11,605	Silverbell Rd. W. of Lapeer Rd.
Yr: 2020	Count: 13,378	Silverbell Rd. E. of Lapeer Rd.
Yr: 2020	Count: 39,223	Lapeer Rd. N. of Silverbell Rd.
Yr: 2020	Count: 38,677	Lapeer Rd. S. of Silverbell Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	4,028	\$107,943
3 Mile Radius	33,897	\$120,832
5 Mile Radius	107,616	\$99,554

Comments: Outstanding location with main road visibility on both Lapeer Road and Silverbell Road. Adjacent to Milosch Chrysler Dodge Jeep & Ram, very flexible zoning, detention basin on site. Lake Orion schools. Land flat and balanced.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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