

WATERSTRADT COMMERCE DRIVE DUNDEE, MI 48131

VACANT LAND FOR SALE
7.94 Acres Available



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ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

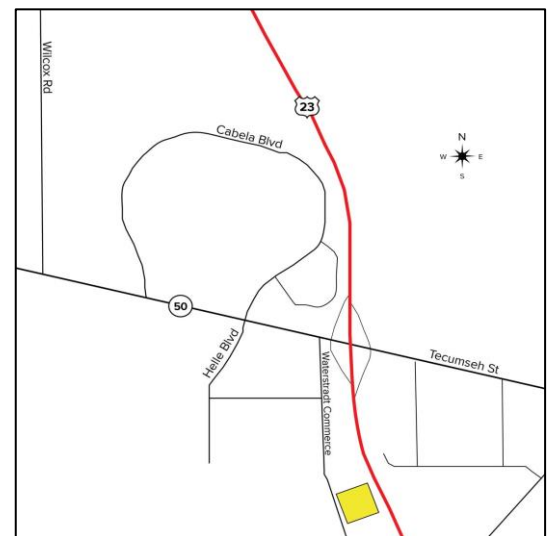
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT SITE



GENERAL INFORMATION

Sale Price:	\$555,800 (\$70,000 per acre)
Acreage:	7.94 AC
Dimensions:	523' x 687' ±
Closest Cross Street:	M-50/Tecumseh Street
County:	Monroe
Zoning:	B-2 Commercial (Village of Dundee)
Easements:	Yes
Curb Cuts:	Yes (per development)
Topography:	Flat
Survey Available:	Yes



For more information, please contact:

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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Waterstradt Commerce Drive, Dundee, MI 48131

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PROPERTY DESCRIPTION

Drainage:	Good
Improvements:	None
Restrictions:	Of record
Sign on Property:	Yes

Adjacent Land

North:	Commercial
South:	Commercial
East:	US-23
West:	Residential

2022 REAL ESTATE TAXES

Parcel:	New parcel assignment due Q1 2022.
Total Annual Taxes:	\$907.00 (estimated amount)

Comments:

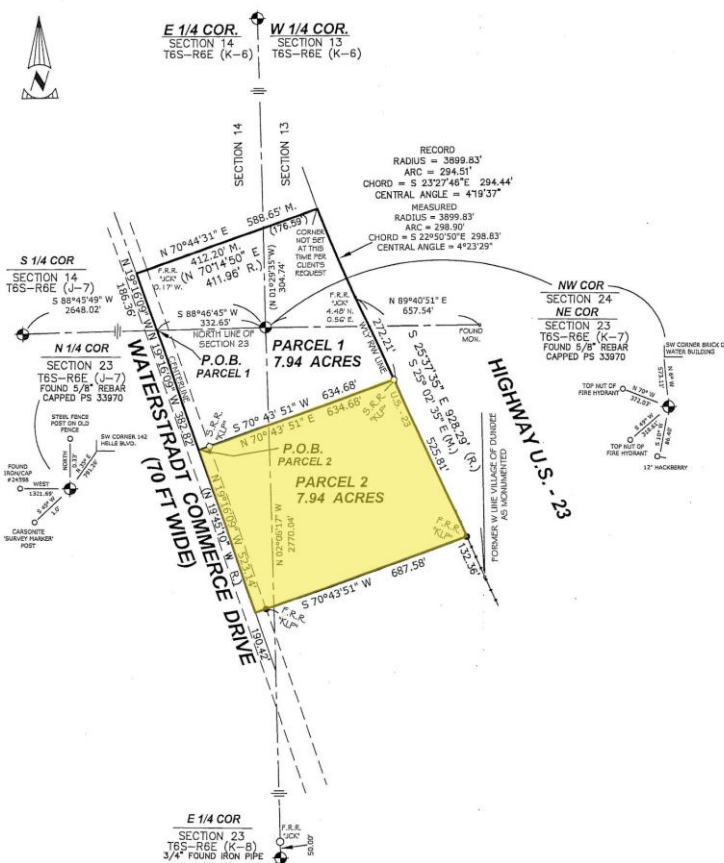
- Excellent highway exposure just south of the interchange. North and southbound traffic counts of over 70,000 cars per day.
- Just south of the 220,000 square foot Cabela's retail development – a Michigan tourism attraction with over 6 million visitors per year.
- 300 lot subdivision and over 400 condos/apartments have been developed on the west side of Waterstradt Commerce.
- There is one (1) parcel split available for the 7.94-acre piece (Parcel #2).

UTILITIES

Electric:	DTE Energy
Gas:	Michigan Gas Utilities
Water:	Village of Dundee
Sanitary Sewer:	Village of Dundee
Storm Sewer:	Village of Dundee

CERTIFICATE OF SURVEY

Part of the Northwest 1/4 of Section 24 and part of the Northeast 1/4 of Section 23 and part of the Southeast 1/4 of Section 14 and part of the Southwest 1/4 of Section 13, Town 6 South, Range 6 East, Village of Dundee, Monroe County, Michigan.



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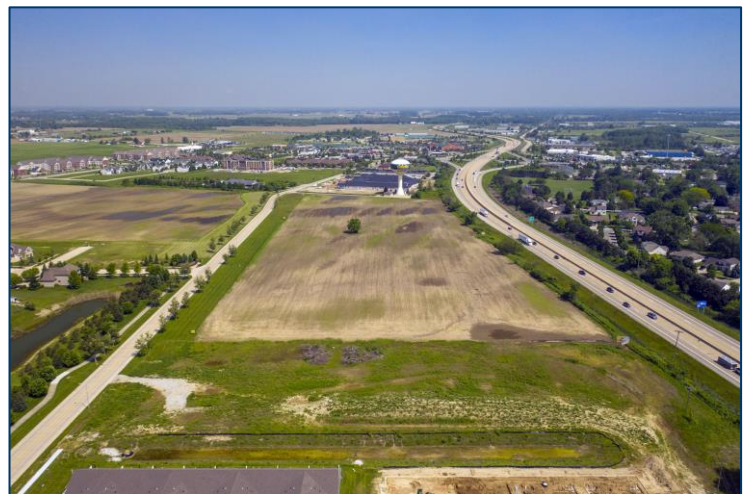
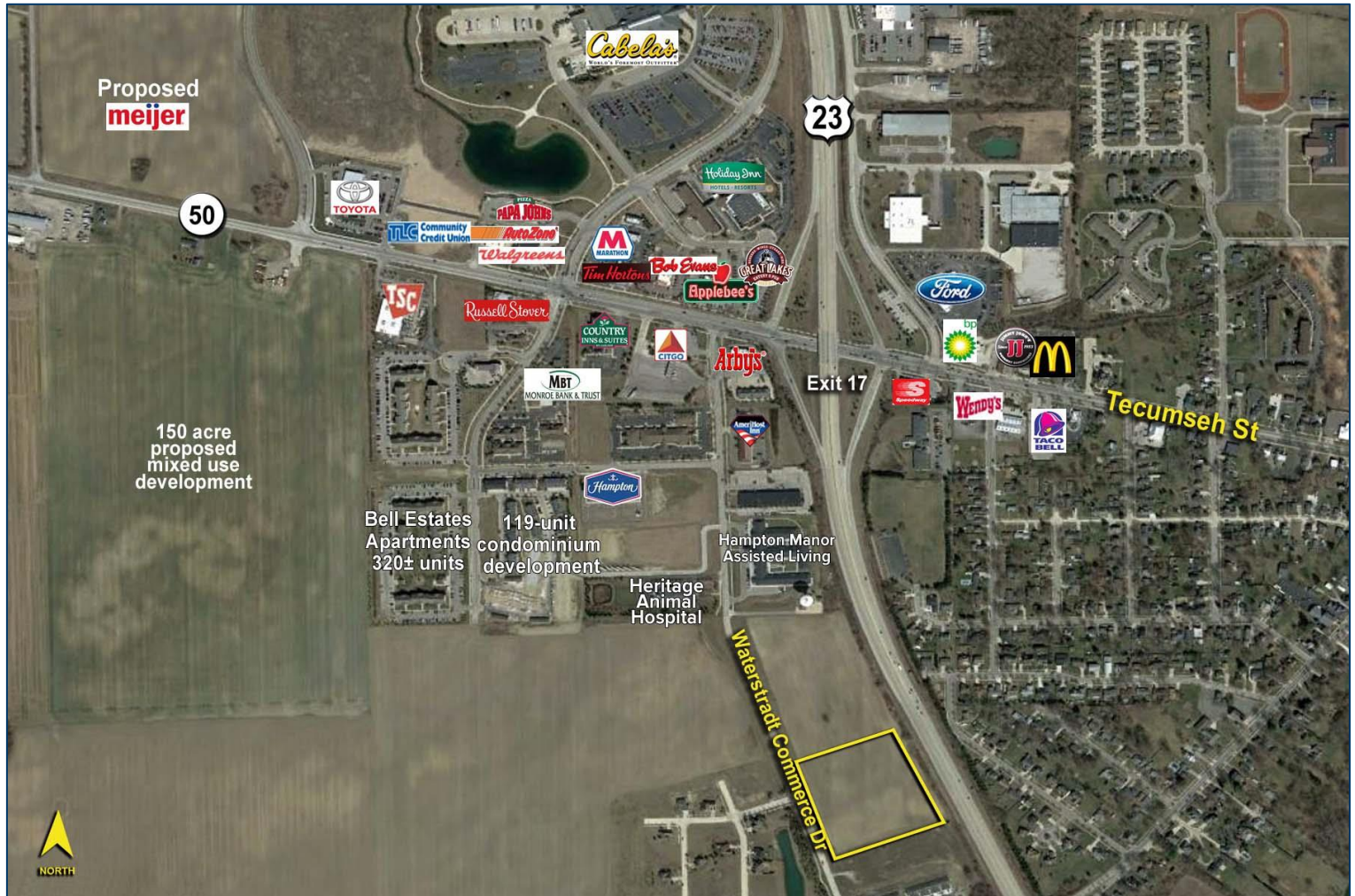
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.