

LAND For Sale

Location: 14998 Old US-27
Side of Street: East
City: Marshall, MI
Cross Streets: I-94
County: Calhoun

Acreage:	11.53	Improvements:	N/A
Zoning:	Commercial	Dimensions:	

UTILITIES

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

ADJACENT LAND

North:	Retail	East:	Vacant Land
South:	Retail	West:	Vacant Land

PRICING INFORMATION

Asking Price:	\$1,599,000.00	Parcel #:	13-53-131-009-06
Per Acre:	\$138,681.70	Assessor Number:	N/A
Per SqFt :	\$3.18	Taxes:	\$18,298.44 (2020)
Terms:			

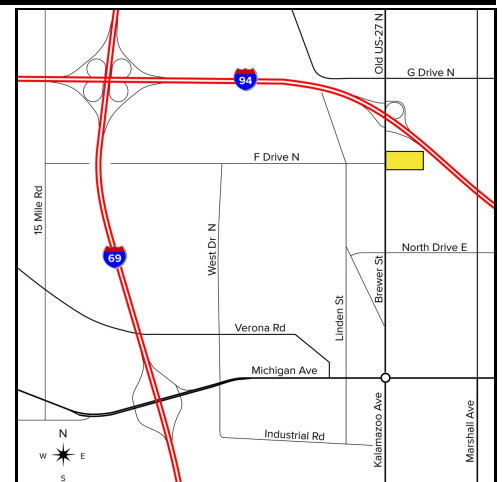
TRAFFIC INFORMATION

Yr: 2020	Count: 8,248	Old US-27 S. of I-94
Yr: 2020	Count: 39,926	I-94 W. of Old US-27 W. of I-94
Yr: 2020	Count: 40,649	I-94 E. of Old US-27 E. of I-94
Yr:	Count:	

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	106	\$53,070
3 Mile Radius	1,373	\$71,327
5 Mile Radius	5,522	\$70,163

Comments: Approximately 11.53 acres available zoned Commercial. This property is located off exit 110 (I-94) and Old US-27. Many possible mixed-use development opportunities including, retail, dealership, office, medical, multi-family, hospitality, storage and more. Excellent visibility off Interstate 94.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com