



LAND For Sale

Location: 26160 Groesbeck Hwy
Side of Street:
City: Warren, MI
Cross Streets: Frazho Rd.
County: Macomb

Acreage: 0.90	Improvements: N/A
Zoning: C-3	Dimensions:

UTILITIES

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

ADJACENT LAND

North: Industrial	East: Residential
South: Retail	West: Industrial

PRICING INFORMATION

Asking Price: \$299,000.00	Parcel #: 12-13-24-253-005
Per Acre: \$330,752.21	Assessor Number: N/A
Per SqFt : \$7.59	Taxes: \$7,221.37 (2018)
Terms: Cash	

TRAFFIC INFORMATION

Yr: 2018	Count: 16,363	Groesbeck Hwy N. of Frazho Rd.
Yr: 2018	Count: 17,712	Groesbeck Hwy S. of Frazho Rd.
Yr: 2018	Count: 6,143	Frazho Rd. E. of Groesbeck Hwy
Yr: 2018	Count: 3,869	Frazho Rd. W. of Groesbeck Hwy

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	13,629	\$51,462
3 Mile Radius	146,186	\$50,818
5 Mile Radius	361,917	\$52,409

Comments:

Possible redevelopment or user opportunity for existing building. Easy access off Groesbeck near I-696



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.