

GRANITE DRIVE
DUNDEE, MI 48131

VACANT LAND FOR SALE
10.64 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

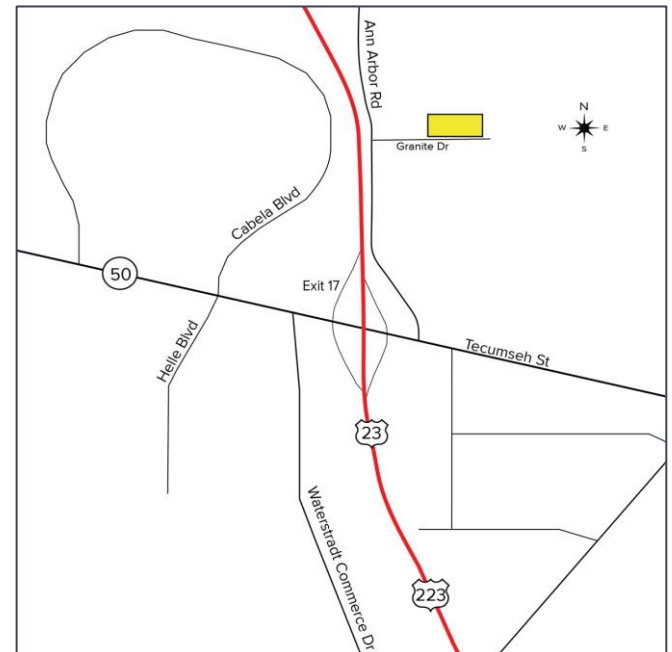
DUNDEE BUSINESS INDUSTRIAL PARK



PRICE REDUCED

GENERAL INFORMATION

Price:	\$186,200 (\$17,500 per acre)
Acreage:	10.64
Dimensions:	1,385' x 615'± - irregular
Closest Cross Street:	Ann Arbor Road/US-23
County:	Monroe
Zoning:	M-1
Easements:	Of record
Curb Cuts:	Available
Topography:	Flat
Survey Available:	Yes – on file



For more information, please contact:

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PROPERTY DESCRIPTION

Drainage:	Yes – storm water retention
Improvements:	Utilities at site
Restrictions:	Per zoning
Sign on Property:	Yes

Adjacent Land

North:	Vacant industrial land
South:	Vacant industrial land
East:	Vacant industrial land
West:	Vacant industrial land

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,381	\$64,260
3 MILE	6,193	\$65,367
5 MILE	9,785	\$68,235

TRAFFIC COUNTS (TWO-WAY)

46,218 (2019)	US-23
17,099 (2020)	TECUMSEH STREET

UTILITIES

Electric:	DTE Energy
Gas:	Michigan Gas Utilities
Water:	Village of Dundee
Sanitary Sewer:	Village of Dundee
Storm Sewer:	Monroe Co. Drain Commission

2021 REAL ESTATE TAXES

TD:	42
Parcel Number:	012-009-40
Taxes:	
Village:	\$526.72
2021 Winter:	\$1,986.09
2021 Summer:	\$593.54
Total Annual Taxes:	\$3,106.35



Comments:

- Prime industrial development land in business-friendly Village of Dundee.
- Dundee Business Park is a fully developed park near the US-23/M50 exit 17 interchange.
- Improvements include class "A" 9-inch concrete roads with curb and gutter, storm water retention.

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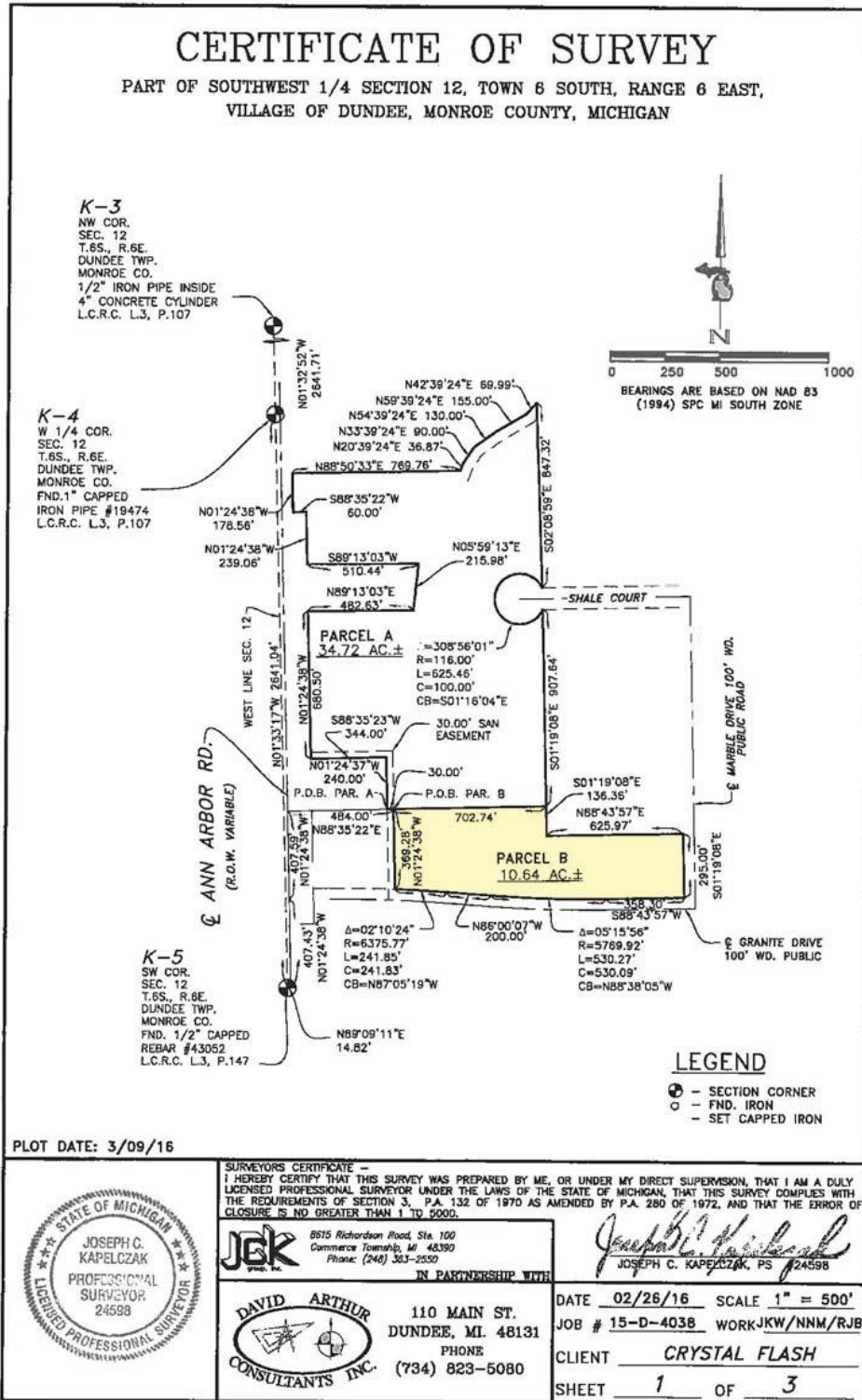


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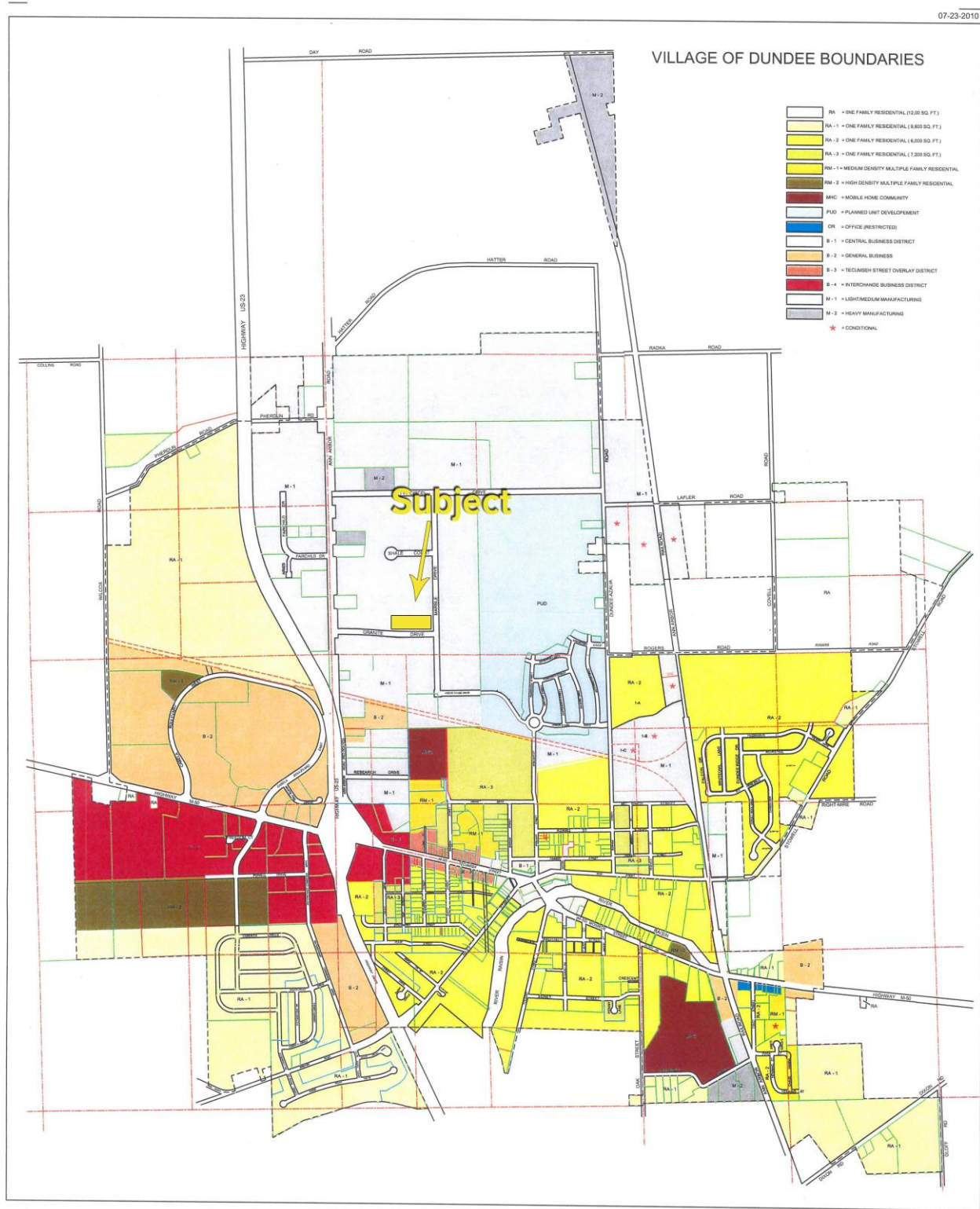
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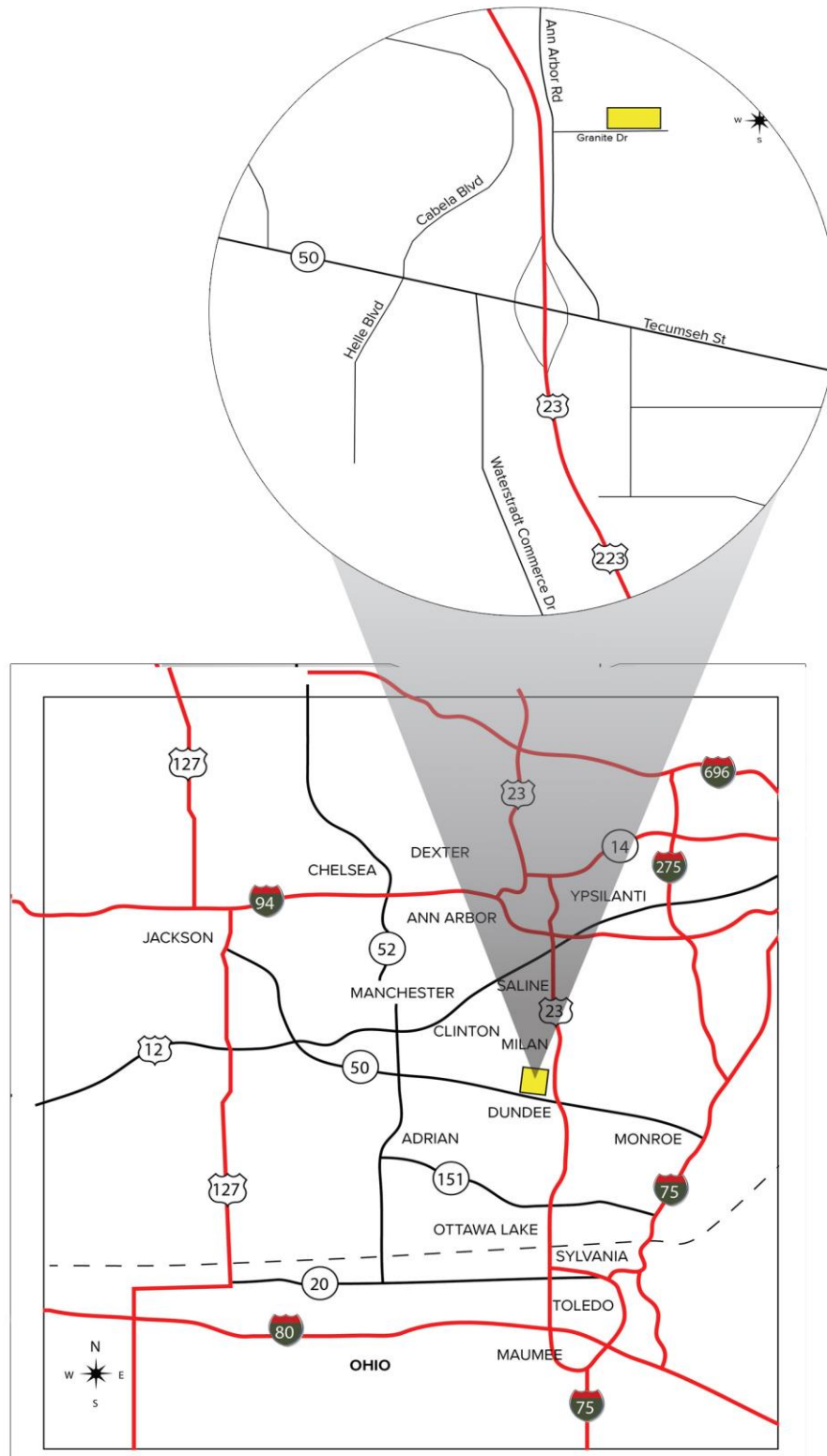
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