



LAND For Sale

Location: Hudson Road
Side of Street: SE
City: Waterford, MI
Cross Streets: Williams Lake Rd. & Airport Rd.
County: Oakland

Acreage:	9.68	Improvements:	N/A
Zoning:	M-2, Gen. Industrial	Dimensions:	Irregular

UTILITIES

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

ADJACENT LAND

North:	CSX Rail Line	East:	
South:		West:	Industrial

PRICING INFORMATION

Asking Price:	\$995,000.00	Parcel #:	13-09-251-044
Per Acre:	\$102,789.26	Assessor Number:	N/A
Per SqFt :	\$2.36	Taxes:	\$242.79 (2019)
Terms:			

TRAFFIC INFORMATION

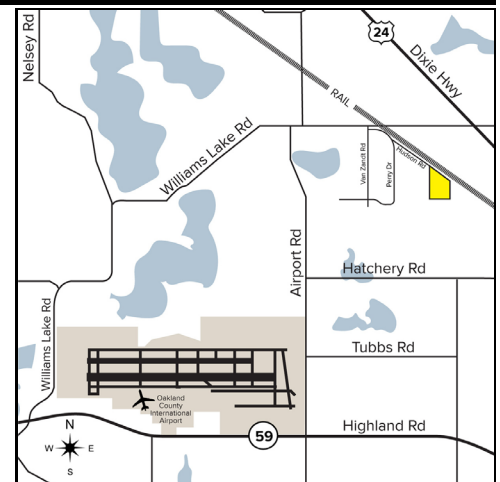
Yr: 2018	Count: 15,897	Williams Lake Rd. E. of Airport Rd.
Yr: 2018	Count: 15,932	Williams Lake Rd. W. of Airport Rd.
Yr: 2018	Count: 13,891	Aiport Rd. N. of Williams Lake Rd.
Yr: 2018	Count: 14,075	Airport Rd. S. of Williams Lake Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	6,212	\$73,727
3 Mile Radius	56,231	\$75,656
5 Mile Radius	132,374	\$72,444

Comments:

- 22.04 gross acre site with 9.68 acres of usable land
- Adjacent to CSX rail line
- 8" waterline at site. Sanitary sewer 400' away



Broker: SIGNATURE ASSOCIATES

Agent(s):

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