



## LAND For Sale

**Location:** Telegraph Road  
**Side of Street:** NEC  
**City:** Carleton, MI  
**Cross Streets:** Newport Rd.  
**County:** Monroe

<b>Acreage:</b>	17.06	<b>Improvements:</b>	N/A
<b>Zoning:</b>	C-2, AG	<b>Dimensions:</b>	

### UTILITIES

<b>Sanitary Sewer:</b>	No	<b>Gas:</b>	Yes
<b>Storm Sewer:</b>	No	<b>Outside Storage:</b>	No
<b>Water:</b>	Yes	<b>Rail Siding:</b>	No

### ADJACENT LAND

<b>North:</b>	Dollar General	<b>East:</b>	Residential
<b>South:</b>	U-Haul	<b>West:</b>	Simon Z

### PRICING INFORMATION

<b>Asking Price:</b>	\$299,000.00	<b>Parcel #:</b>	01-034-035-30 & 01-034-026-00
<b>Per Acre:</b>	\$17,526.38	<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>	\$0.40	<b>Taxes:</b>	\$678.91 (2019)
<b>Terms:</b>			

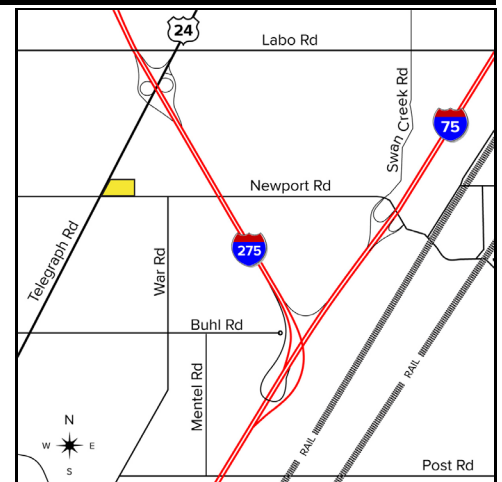
### TRAFFIC INFORMATION

<b>Yr:</b> 2019	<b>Count:</b> 15,029	Telegraph Rd. N. of Newport Rd.
<b>Yr:</b> 2019	<b>Count:</b> 17,372	Telegraph Rd. S. of Newport Rd.
<b>Yr:</b> 2019	<b>Count:</b> 1,499	Newport Rd. W. of Telegraph Rd.
<b>Yr:</b> 2019	<b>Count:</b> 5,420	Newport Rd. E. of Telegraph Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	3,127	\$47,939
<b>3 Mile Radius</b>	6,451	\$54,979
<b>5 Mile Radius</b>	10,154	\$63,155

**Comments:** C-2 (General Service District) and AG (Agricultural).



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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