



## LAND For Sale

**Location:** Snow Road  
**Side of Street:** SWC  
**City:** Delta Twp., MI  
**Cross Streets:** SW Corner of Snow & Mt. Hope  
**County:** Eaton

**Acreage:** 15.64  
**Zoning:** Industrial  
**Improvements:** N/A  
**Dimensions:**

### UTILITIES

**Sanitary Sewer:** Yes  
**Storm Sewer:** Yes  
**Water:** Yes  
**Gas:** Yes  
**Outside Storage:** Yes  
**Rail Siding:** Yes, Potential

### ADJACENT LAND

**North:**  
**South:**  
**East:**  
**West:**

### PRICING INFORMATION

**Asking Price:** \$625,000.00  
**Per Acre:** \$39,961.64  
**Per SqFt:** \$0.92  
**Terms:** Acceptable to Seller  
**Parcel #:** 040-026-200-094-00  
**Assessor Number:** N/A  
**Taxes:**

### TRAFFIC INFORMATION

**Yr: 2015 Count:** 2,805 Snow/Pierson & Mt. Hope  
**Yr: 2015 Count:** 6,534 Snow/Mt. Hope & I-496  
**Yr: 2015 Count:** 5,557 Mt. Hope/Creyts & Snow  
**Yr: 2015 Count:** 6,545 Mt. Hope/Snow & Lansing Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	7,841	\$52,424
<b>3 Mile Radius</b>	56,795	\$53,139
<b>5 Mile Radius</b>	134,597	\$45,866

**Comments:** 15.64 Acres strategically located near GM Lansing area plants including new "Platinum/Delta" Project. Many Tier I and Tier II automotive suppliers. Located at intersection of major roads for easy access and exposure. Utilities in place. Close to all major highways: I-96, I-69 and I-496.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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