

## LAND For Sale

**Location:** Van Born Road  
**Side of Street:** South  
**City:** Van Buren Twp., MI  
**Cross Streets:** Sheldon Rd.  
**County:** Wayne

<b>Acreage:</b>	18.99	<b>Improvements:</b>	N/A
<b>Zoning:</b>	M-1, Lt. Ind.	<b>Dimensions:</b>	

### UTILITIES

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

### ADJACENT LAND

<b>North:</b>	Lt. Industrial	<b>East:</b>	Lt. Industrial
<b>South:</b>	Lt. Industrial	<b>West:</b>	Residential

### PRICING INFORMATION

<b>Asking Price:</b>	\$417,780.00	<b>Parcel #:</b>	83-009-99-0006-702
<b>Per Acre:</b>	\$22,000.00	<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>	\$0.51	<b>Taxes:</b>	\$3,198.29 (2020)
<b>Terms:</b>			

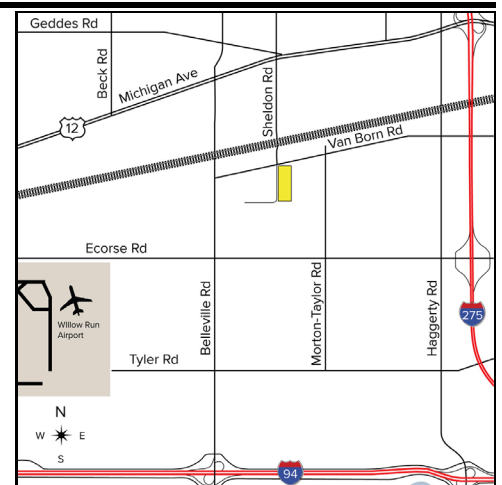
### TRAFFIC INFORMATION

<b>Yr:</b> 2020	<b>Count:</b> 4,173	Van Born Rd. W. of Sheldon Rd.
<b>Yr:</b> 2020	<b>Count:</b> 4,572	Van Born Rd. E. of Sheldon Rd.
<b>Yr:</b> 2020	<b>Count:</b> 1,071	Sheldon Rd. N. of Van Born Rd.
<b>Yr:</b> 2020	<b>Count:</b> 678	Sheldon Rd. S. of Van Born Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	2,200	\$79,010
<b>3 Mile Radius</b>	40,743	\$72,404
<b>5 Mile Radius</b>	128,986	\$71,346

**Comments:** Raw land for development. Close to Detroit Metro & Willow Run Airports. Minutes to I-275 expressway.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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