



## LAND For Sale

**Location:** 1750 Brown Road  
**Side of Street:** South  
**City:** Auburn Hills, MI  
**Cross Streets:** Giddings Rd.  
**County:** Oakland

<b>Acreage:</b>	12.38	<b>Improvements:</b>	N/A
<b>Zoning:</b>	I-2, Gen. Industrial	<b>Dimensions:</b>	Irregular

### UTILITIES

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

### ADJACENT LAND

<b>North:</b>	GM Orion	<b>East:</b>	Industrial
<b>South:</b>	Industrial	<b>West:</b>	Land

### PRICING INFORMATION

<b>Asking Price:</b>	\$2,000,000.00	<b>Parcel #:</b>	Part of 14-03-100-024
<b>Per Acre:</b>	\$161,603.10	<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>	\$3.71	<b>Taxes:</b>	\$86,674.58 (2020)
<b>Terms:</b>	Cash		

### TRAFFIC INFORMATION

<b>Yr:</b> 2020	<b>Count:</b> 15,767	Brown Rd. E. of Giddings
<b>Yr:</b> 2020	<b>Count:</b> 10,911	Brown Rd. W. of Giddings
<b>Yr:</b> 2020	<b>Count:</b> 23,728	Giddings N. of Brown Rd.
<b>Yr:</b> 2020	<b>Count:</b> 8,910	Giddings S. of Brown Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	1,189	\$39,586
<b>3 Mile Radius</b>	42,098	\$78,126
<b>5 Mile Radius</b>	124,179	\$87,260

### Comments:

- Sale is conditioned upon a lot split from current parcel
- Split can be completed in less than 90 days
- Fully paved with concrete
- Could accommodate 200,000 sq. ft.
- Retention pond at the NWC to continue to serve 1750 Brown Road building

**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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