

# 7.50 ACRES VIENNA ROAD

7.50 ACRES VIENNA ROAD | CLIO, MI 48420

Land For Sale



## PROPERTY HIGHLIGHTS

- 7.5 acre land site
- Less than one mile from I-75
- Close proximity to Walmart, Menards, and numerous other national and regional retailers
- Zoned residential with ability to re-zone to commercial



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## OFFERING SUMMARY

Sale Price:	\$200,000
Parcel:	18-20-100-014
Zoning:	RU-1, One Family Residential
Land Size:	7.5 Acres

## TAXES

Winter 2020:	\$481.07
Summer 2021:	\$427.47
Total:	\$908.54

## PROPERTY DESCRIPTION

7.5 acre land site. Less than one mile from I-75. Close proximity to Walmart, Menards, and numerous other national and regional retailers. Zoned residential with ability to re-zone to commercial.

## LOCATION DESCRIPTION

Located on the south side of W. Vienna Road, just west of I-75 in Clio, MI.

## SURROUNDING BUSINESSES

Walmart, Menards, Secretary of State, Chase Bank, AutoZone, O'Reilly, T-Mobile, Big John Steak & Onion, Tropical Smoothie, Biggby, Leo's, McDonald's, Taco Bell, Applebee's, Big Boy, Rally's, Wendy's, Subway, Arby's, Tim Hortons, Dairy Queen, and much more.

## TRAFFIC

W. Vienna Road	10,389
(2WAY/ADT/CoStar 2020)	



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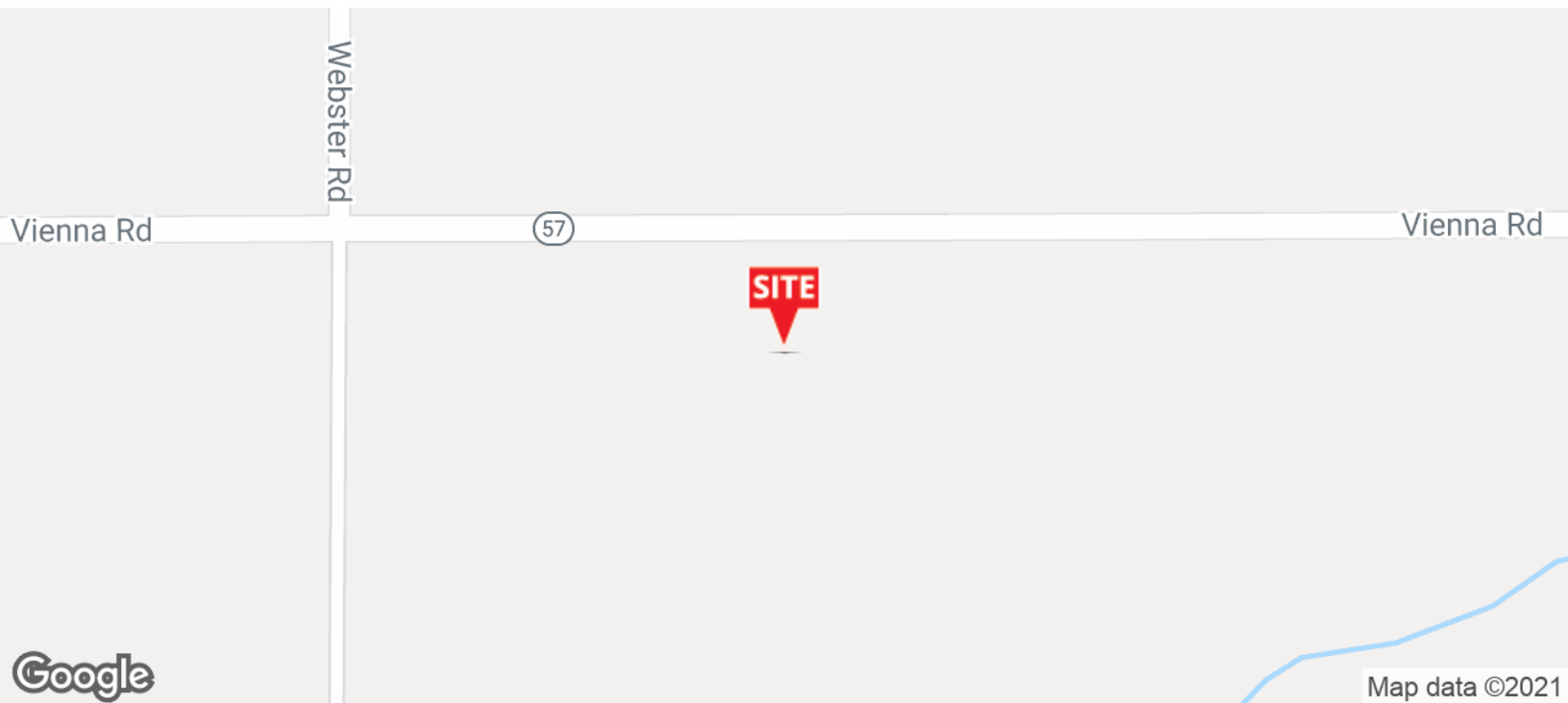
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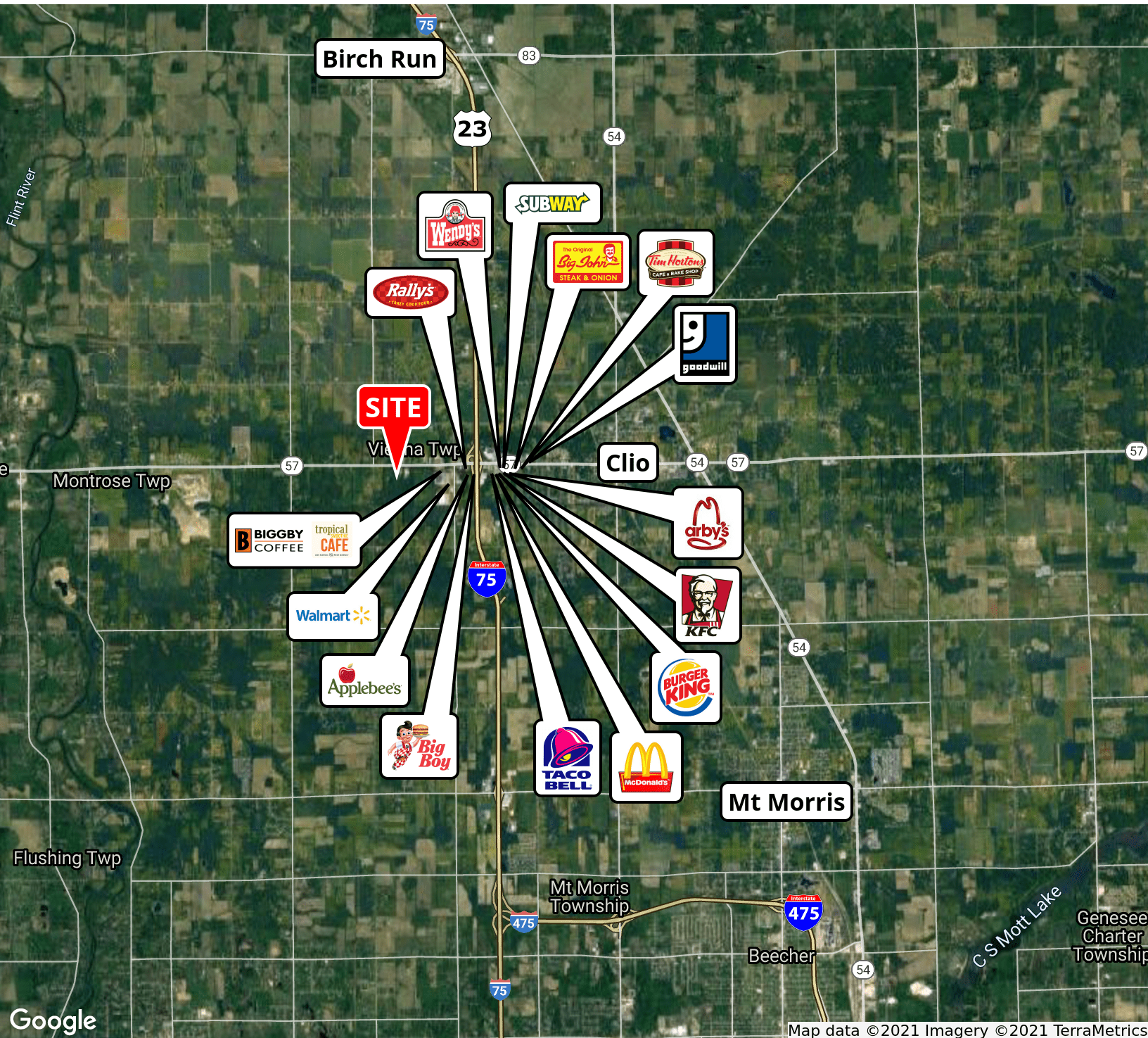




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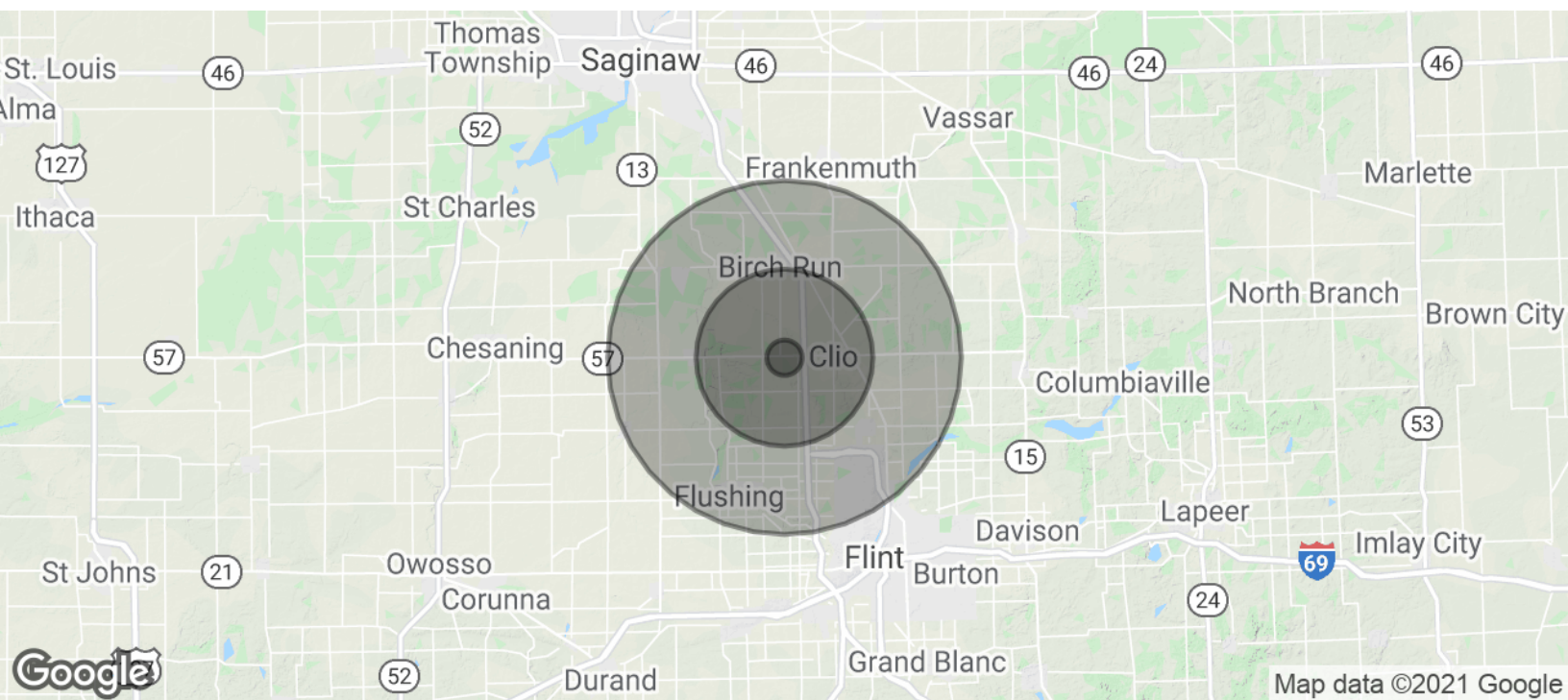




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	765	25,867	146,104
Average age	44.9	40.2	38.3
Average age (Male)	42.3	38.3	36.4
Average age (Female)	47.2	41.4	39.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	285	9,521	54,962
# of persons per HH	2.7	2.7	2.7
Average HH income	\$81,641	\$63,739	\$53,835
Average house value		\$149,790	\$120,639

\* Demographic data derived from 2010 US Census



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