

## LAND For Sale

**Location:** Wayne Road  
**Side of Street:** North  
**City:** Westland, MI  
**Cross Streets:** Marquette Street  
**County:** Wayne

<b>Acreage:</b>	2.80 - 16.80	<b>Improvements:</b>	N/A
<b>Zoning:</b>	PUD	<b>Dimensions:</b>	Irregular

### UTILITIES

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

### ADJACENT LAND

<b>North:</b>	Commercial	<b>East:</b>	Commercial
<b>South:</b>	Commercial	<b>West:</b>	Senior Housing

### PRICING INFORMATION

<b>Asking Price:</b>	See Comments	<b>Parcel #:</b>	56-045-99-0024-702
<b>Per Acre:</b>	See Comments	<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>	See Comments	<b>Taxes:</b>	\$13,860.26 (2020)
<b>Terms:</b>	Cash to Seller		

### TRAFFIC INFORMATION

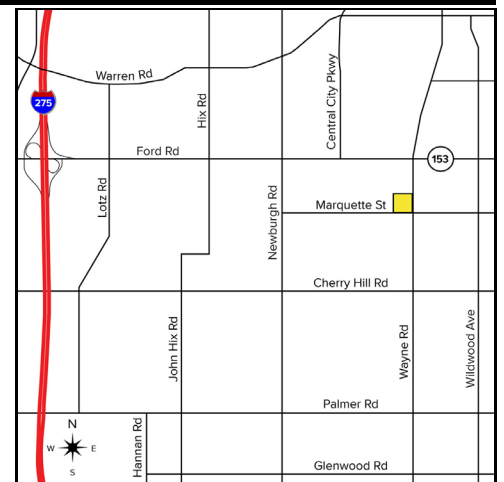
<b>Yr:</b> 2020	<b>Count:</b> 31,881	Wayne Rd. N. of Marquette St.
<b>Yr:</b> 2020	<b>Count:</b> 37,165	Wayne Rd. S. of Marquette St.
<b>Yr:</b>	<b>Count:</b>	
<b>Yr:</b>	<b>Count:</b>	

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	12,248	\$54,573
<b>3 Mile Radius</b>	107,622	\$57,608
<b>5 Mile Radius</b>	256,098	\$63,233

**Comments:** Extremely rare opportunity to purchase a vacant corner along Westland's main north and south corridor. Prime development site. Lots can be sold together or separately.

2.8 acres: \$150,000 per acre  
 14.0 acres: \$75,000 per acre



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Justin Gaffrey, (248) 799-3143, jgaffrey@signatureassociates.com  
 Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com