



## LAND For Sale

**Location:** 20400 Telegraph Road  
**Side of Street:** South  
**City:** Detroit, MI  
**Cross Streets:** 8 Mile Rd.  
**County:** Wayne

**Acreage:** 46.63      **Improvements:** N/A  
**Zoning:** R-1, Residential      **Dimensions:**

### UTILITIES

**Sanitary Sewer:** Yes      **Gas:** Yes  
**Storm Sewer:** Yes      **Outside Storage:** No  
**Water:** Yes      **Rail Siding:** No

### ADJACENT LAND

**North:** Industrial      **East:** Residential  
**South:** Retail      **West:** Residential

### PRICING INFORMATION

**Asking Price:** N/A      **Parcel #:** 22-019-037  
**Per Acre:** N/A      **Assessor Number:** N/A  
**Per SqFt:** N/A      **Taxes:** \$22,646.98 (2020)  
**Terms:**

### TRAFFIC INFORMATION

**Yr: 2020 Count:** 54,580      Telegraph Rd. N. of 8 Mile Rd.  
**Yr: 2020 Count:** 49,026      Telegraph Rd. S. of 8 Mile Rd.  
**Yr: 2020 Count:** 42,729      8 Mile Rd. W. of Telegraph Rd.  
**Yr: 2020 Count:** 53,697      8 Mile Rd. E. of Telegraph Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	11,871	\$38,093
<b>3 Mile Radius</b>	97,380	\$47,653
<b>5 Mile Radius</b>	279,163	\$52,635

### Comments:

Former Bonnie Brook Golf Course at the SEC of 8 Mile Road and Telegraph Road. Excellent visibility, high daytime population and dense residential population. Approximately 16.00 acres are buildable. Zoned R-1, Residential, and PUD. Many possible uses including hotel, retail, medical, education, multi-family and commercial.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com  
 Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com