

## LAND For Sale

**Location:** Newport Road  
**Side of Street:** North  
**City:** Berlin Twp., MI  
**Cross Streets:** N. Dixie Hwy.  
**County:** Monroe

**Acreage:** 13.11  
**Zoning:** PD

**Improvements:** N/A  
**Dimensions:**

### UTILITIES

**Sanitary Sewer:** Yes  
**Storm Sewer:** No  
**Water:** Yes

**Gas:** Yes  
**Outside Storage:** No  
**Rail Siding:** No

### ADJACENT LAND

**North:** Golf Course  
**South:** Agricultural

**East:** Agricultural  
**West:** Golf Course

### PRICING INFORMATION

**Asking Price:** \$550,000.00  
**Per Acre:** \$41,952.71  
**Per SqFt :** \$0.96  
**Terms:**

**Parcel #:** 03-032-006-10  
**Assessor Number:** N/A  
**Taxes:** \$1,503.83 (2022)

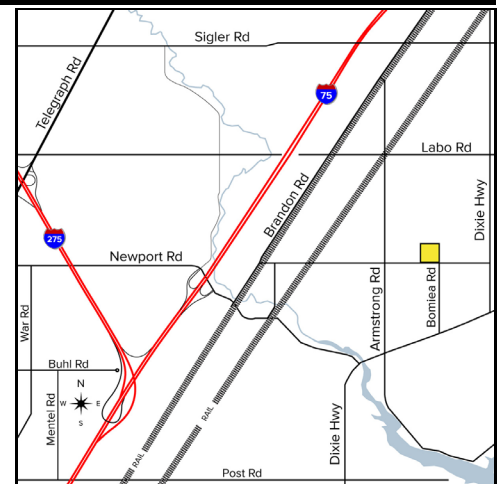
### TRAFFIC INFORMATION

**Yr: 2022 Count:** 149 Newport Rd. W. of Dixie Hwy.  
**Yr: 2022 Count:** 1,326 Dixie Hwy. N. of Newport Rd.  
**Yr: 2022 Count:** 1,333 Dixie Hwy. S. of Newport Rd.  
**Yr: Count:**

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	715	\$107,093
<b>3 Mile Radius</b>	4,961	\$100,942
<b>5 Mile Radius</b>	21,822	\$81,661

**Comments:** Site plan approved for 88 units, many with golf course frontage. Water and sewer in area, close to freeways.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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