

## LAND For Sale

**Location:** McCarthy Drive  
**Side of Street:**  
**Lot Number:** A & B  
**City:** Milford/Twp., MI  
**Cross Streets:** Pontiac Trail  
**County:** Oakland

**Acreage:** 7.99 - 17.20  
**Zoning:** Heavy Ind.  
**Improvements:** N/A  
**Dimensions:**

### UTILITIES

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

### ADJACENT LAND

**North:** Bike Trail  
**South:** Industrial  
**East:** Industrial  
**West:** Industrial

### PRICING INFORMATION

**Asking Price:** \$960,000.00 - \$2,064,000.00  
**Per Acre:** \$120,000.00  
**Per SqFt :** \$2.76  
**Terms:**  
**Parcel #:** 16-35-451-032; 033  
**Assessor Number:** N/A  
**Taxes:** \$7,840.56 (2019)

### TRAFFIC INFORMATION

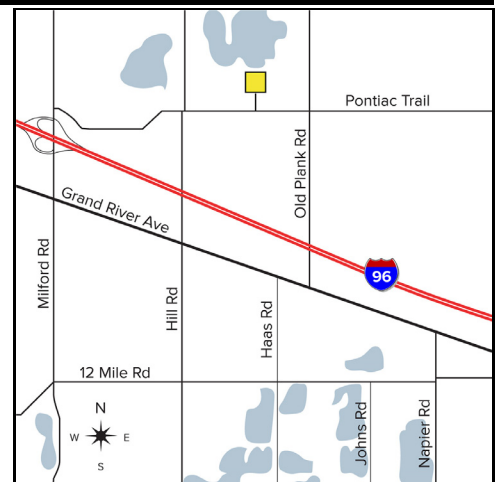
Yr: 2018	Count: 8,341	Pontiac Trail W. of Huron Valley Trail
Yr: 2018	Count: 8,853	Pontiac Trail E. of Huron Valley Trail
Yr: 2018	Count: 3,277	Huron Valley Trail N. of Pontiac Trail
Yr: 2018	Count: 1,031	Huron Valley Trail S. of Pontiac Trail

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	2,072	\$70,488
<b>3 Mile Radius</b>	18,709	\$84,890
<b>5 Mile Radius</b>	70,470	\$89,707

### Comments:

One of the last remaining large tracts of heavy industrial zoned land on the westside with Class A road. Cleared and balanced with easy access to I-96 and all services.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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