

LAND For Sale

Location: Fowlerville Road
Side of Street: East
City: Fowlerville, MI
Cross Streets: I-96
County: Livingston

Acreage:	43.80	Improvements:	N/A
Zoning:	Commercial	Dimensions:	

UTILITIES

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

ADJACENT LAND

North:	Commercial	East:	Agricultural
South:	Agricultural	West:	Commercial/Agri

PRICING INFORMATION

Asking Price:	\$3,285,000.00	Parcel #:	05-14-300-005 & 012; 05-23-100-002
Per Acre:	\$75,000.00	Assessor Number:	N/A
Per SqFt :		Taxes:	\$49,303.54 (2022)
Terms:			

TRAFFIC INFORMATION

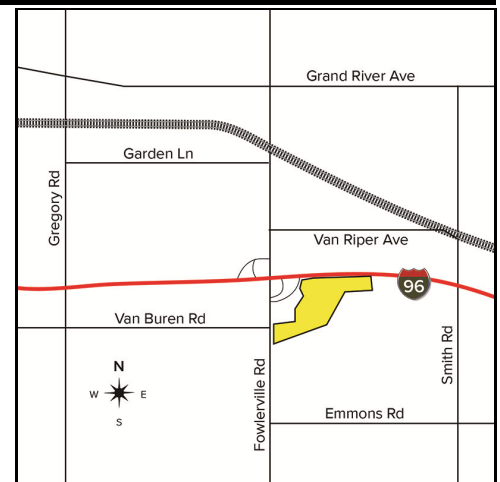
Yr: 2022	Count: 52,721	I-96 E. of Fowlerville Rd.
Yr: 2022	Count: 52,123	I-96 W. of Fowlerville Rd.
Yr: 2022	Count: 15,617	Grand Ave. N. of I-96
Yr: 2022	Count: 9,633	Grand Ave. S. of I-96

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	2,382	\$81,317
3 Mile Radius	7,317	\$85,627
5 Mile Radius	15,181	\$100,001

Comments:

2,500 sq. ft. of I-96 frontage at Fowlerville exit. Site plan approved for commercial development next to Dick Scott Motor Mall.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com