



LAND For Sale

Location: 3295 Lapeer Road West
Side of Street: West
City: Auburn Hills, MI
Cross Streets: North End of Lapeer Road West & I-75
County: Oakland

Acreage: 19.84
Zoning: Lt. Industrial
Improvements: See Comments
Dimensions:

UTILITIES

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

ADJACENT LAND

North: Industrial
South: Industrial
East: Industrial
West: Industrial

PRICING INFORMATION

Asking Price: TBD
Per Acre: TBD
Per SqFt : TBD
Terms: Cash
Parcel #: 14-11-126-005
Assessor Number: N/A
Taxes: \$25,205.41 (2022)

TRAFFIC INFORMATION

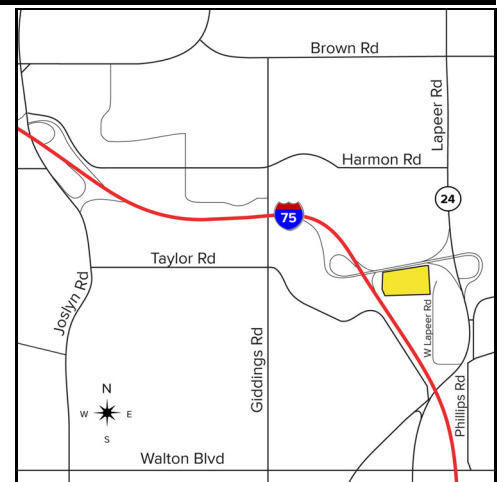
Yr: 2022 Count: 44,661 Lapeer Rd. N. of I-75
Yr: 2022 Count: 24,807 Lapeer Rd. S. of I-75
Yr: 2022 Count: 15,105 I-75 W. of Lapeer Rd.
Yr: 2022 Count: 14,019 I-75 at Lapeer Rd Exist

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	4,817	\$73,704
3 Mile Radius	47,945	\$93,703
5 Mile Radius	144,604	\$93,764

Comments:

- I-75 signage available, one of the last parcels
- Roughly 11.3 acres net usable
- High image site which could accommodate 160,282 sq. ft.
- Private road access
- Bridge traversing county drain in
- Funds for woodlands ordinance paid, already graded and cleared



Broker: SIGNATURE ASSOCIATES

Agent(s):

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