

LAND FOR SALE



NE. CORNER - TELEGRAPH & CHESTNUT

TAYLOR, MICHIGAN



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LAND FOR SALE

NORTHEAST CORNER TELEGRAPH & CHESTNUT TAYLOR, MICHIGAN

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Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

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Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



Location: Northeast Corner – Telegraph & Chestnut
Taylor, Michigan

Parcel ID: 60-070-01-0048-300

Total Land Size: 0.51 acre

Sale Price: \$99,000

Utilities: Yes- Water & Sewer

Zoning: B-3 General Business District

School District: Taylor School District

Property Taxes: \$2,958.21

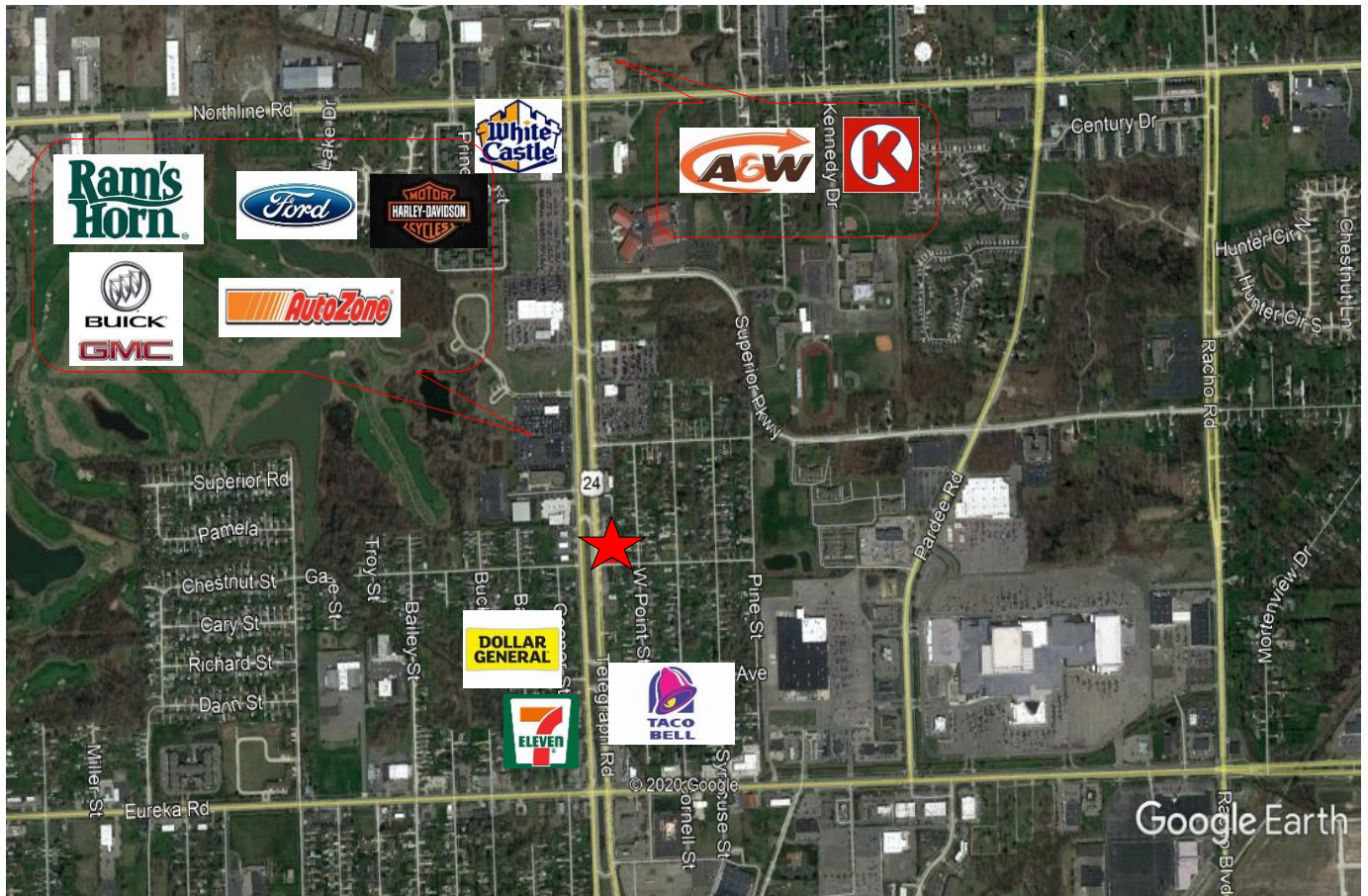
**Demographics within
a 5-mile radius (2020):**

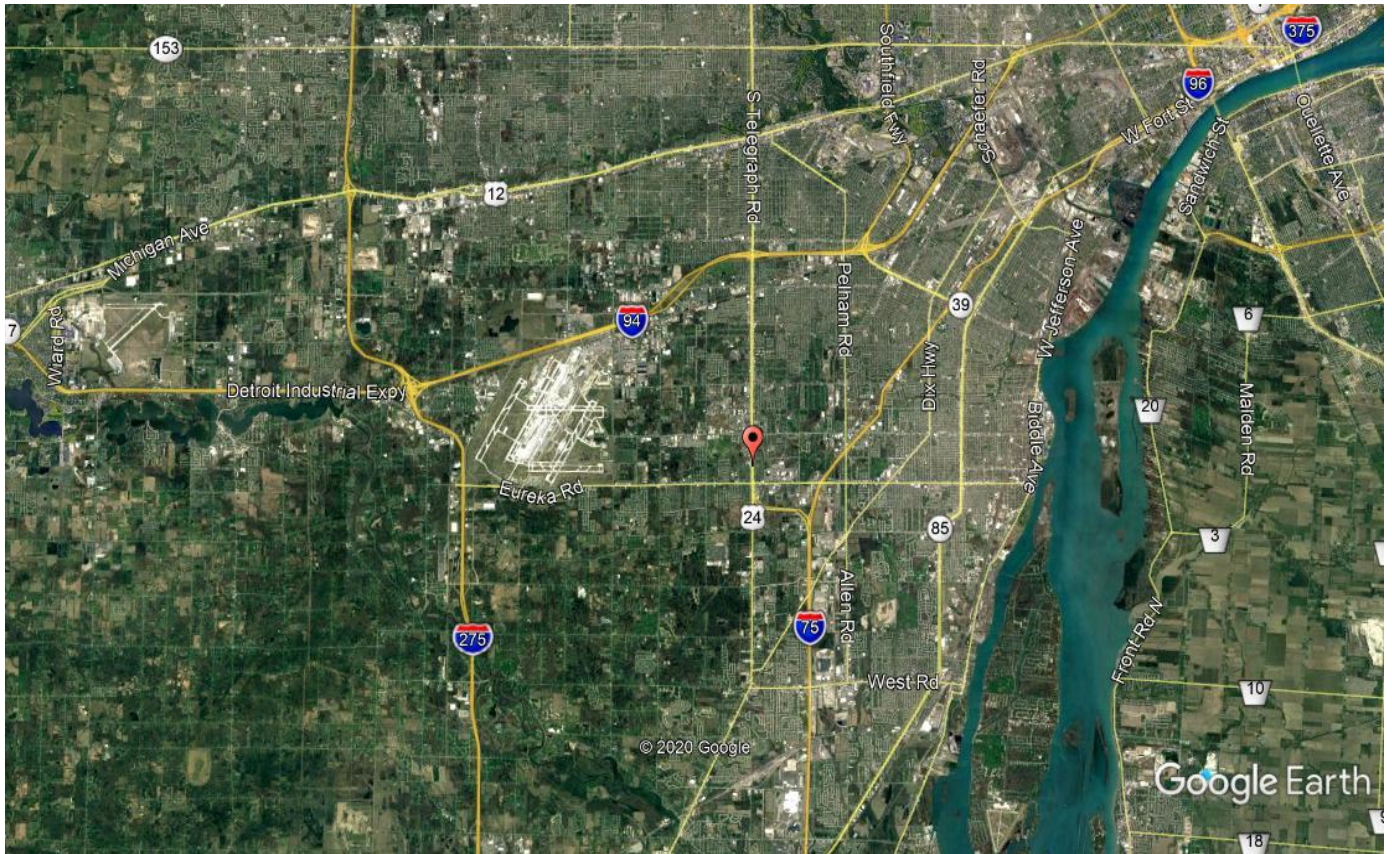
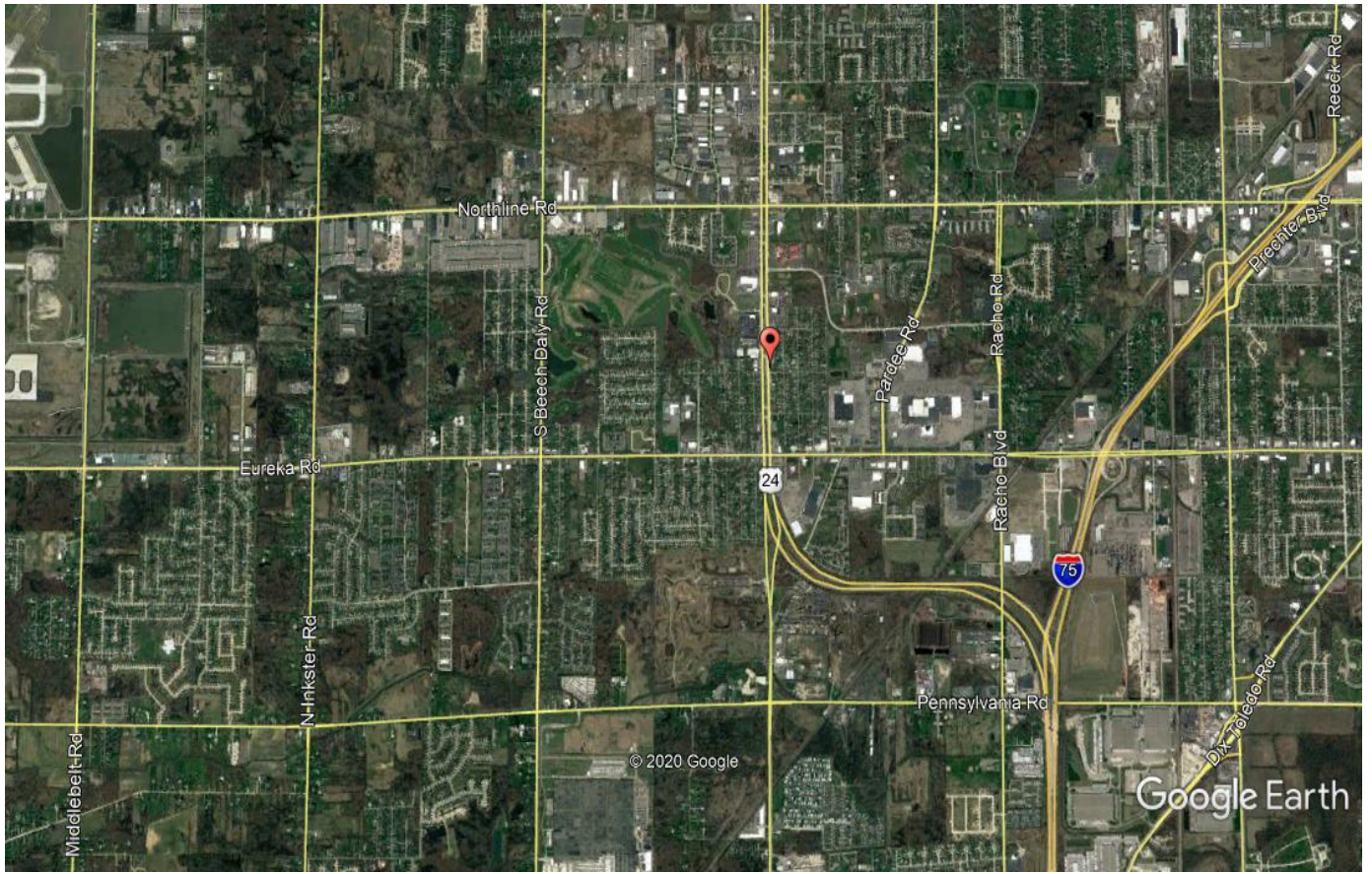
Population:	1478,475 Persons
Households:	76,652 HH
Avg. HH Income:	\$72,335 USD
Traffic Count:	23,846 VPD (Southbound Telegraph) 23,845 VPD (Northbound Road)

Comments: Half acre located at the Northeast corner of Telegraph and Chestnut in Taylor. This is a busy corridor with great visibility. Opportunity to join many national brands.

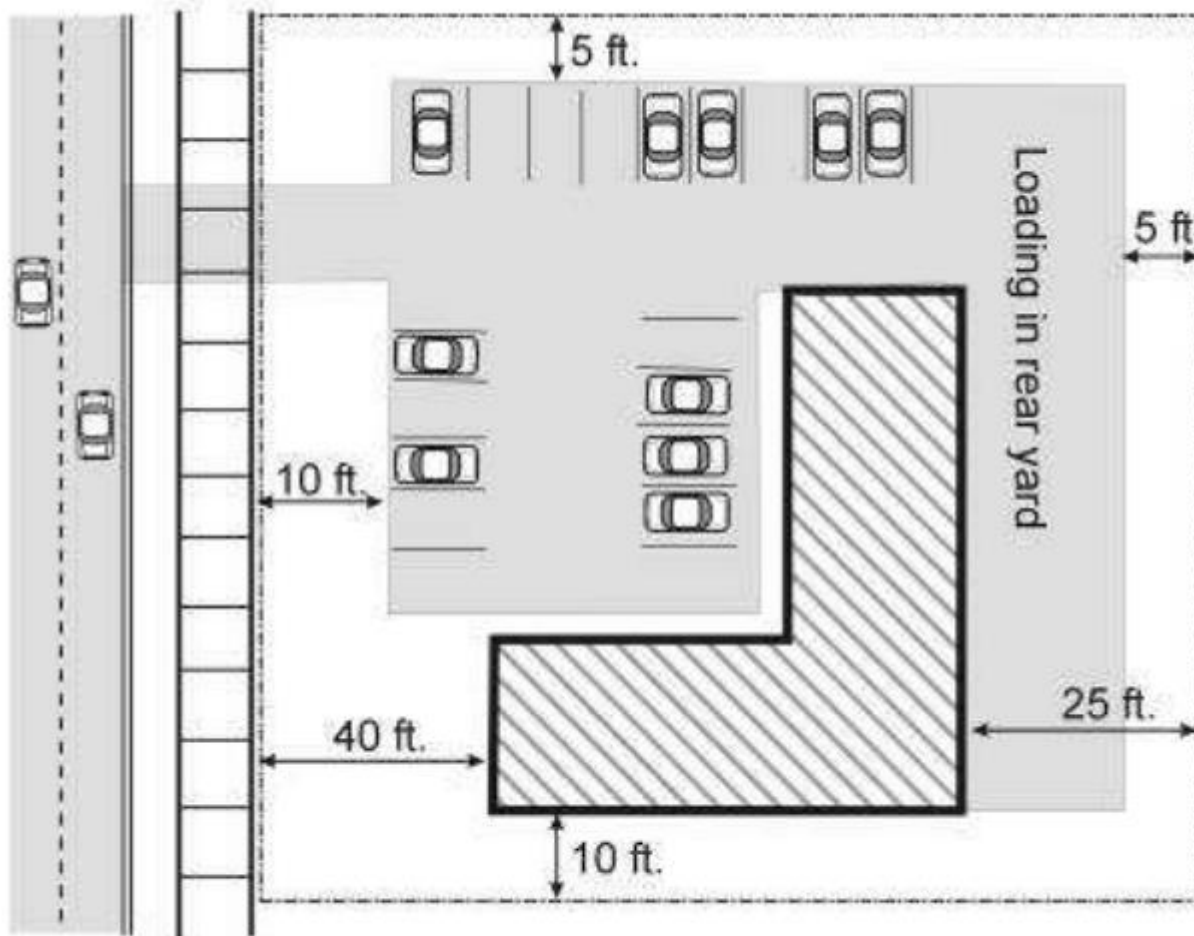
For Information Contact:
KYLE NELSON & RANDY THOMAS
248-359-9000







B-3 General Business



Side yard setback adjoining another non-residential use may be reduced to zero (0) with a fire-wall.
Setbacks adjoining residential shall be a minimum of 20 ft.

DEMOGRAPHICS

Telegraph Rd & Chestnut St

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	6,553	52,677	178,475
	2025 Projected Population	6,183	50,203	170,763
	2010 Census Population	6,488	53,983	184,962
	2000 Census Population	6,382	53,809	187,781
	Projected Annual Growth 2020 to 2025	-1.1%	-0.9%	-0.9%
	Historical Annual Growth 2000 to 2020	0.1%	-0.1%	-0.2%
HOUSEHOLDS	2020 Estimated Households	2,817	22,515	76,652
	2025 Projected Households	2,532	20,634	70,634
	2010 Census Households	2,600	21,489	74,004
	2000 Census Households	2,507	20,629	73,483
	Projected Annual Growth 2020 to 2025	-2.0%	-1.7%	-1.6%
	Historical Annual Growth 2000 to 2020	0.6%	0.5%	0.2%
AGE	2020 Est. Population Under 10 Years	11.4%	13.1%	12.1%
	2020 Est. Population 10 to 19 Years	11.0%	12.3%	12.5%
	2020 Est. Population 20 to 29 Years	14.1%	14.9%	13.7%
	2020 Est. Population 30 to 44 Years	18.4%	18.6%	19.2%
	2020 Est. Population 45 to 59 Years	18.9%	18.6%	19.3%
	2020 Est. Population 60 to 74 Years	18.8%	16.6%	16.4%
	2020 Est. Population 75 Years or Over	7.5%	5.9%	6.8%
	2020 Est. Median Age	40.0	37.2	38.2
MARITAL STATUS & GENDER	2020 Est. Male Population	47.5%	47.3%	48.4%
	2020 Est. Female Population	52.5%	52.7%	51.6%
	2020 Est. Never Married	34.0%	34.5%	32.5%
	2020 Est. Now Married	37.2%	38.1%	42.8%
	2020 Est. Separated or Divorced	20.8%	19.6%	17.1%
	2020 Est. Widowed	8.1%	7.8%	7.6%
INCOME	2020 Est. HH Income \$200,000 or More	3.1%	2.8%	3.2%
	2020 Est. HH Income \$150,000 to \$199,999	3.8%	4.1%	4.7%
	2020 Est. HH Income \$100,000 to \$149,999	9.7%	11.3%	13.5%
	2020 Est. HH Income \$75,000 to \$99,999	10.1%	11.9%	13.2%
	2020 Est. HH Income \$50,000 to \$74,999	24.5%	18.7%	19.3%
	2020 Est. HH Income \$35,000 to \$49,999	16.7%	15.7%	14.4%
	2020 Est. HH Income \$25,000 to \$34,999	8.1%	9.1%	8.8%
	2020 Est. HH Income \$15,000 to \$24,999	11.9%	11.7%	10.5%
	2020 Est. HH Income Under \$15,000	12.0%	14.7%	12.4%
	2020 Est. Average Household Income	\$58,725	\$63,542	\$72,335
	2020 Est. Median Household Income	\$50,894	\$51,172	\$56,251
	2020 Est. Per Capita Income	\$25,617	\$27,256	\$31,137
2020 Est. Total Businesses	401	2,372	6,067	
2020 Est. Total Employees	6,171	29,759	70,682	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DEMOGRAPHICS

Telegraph Rd & Chestnut St

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	59.5%	66.5%	77.4%
	2020 Est. Black	27.2%	24.2%	14.9%
	2020 Est. Asian or Pacific Islander	7.7%	4.3%	2.9%
	2020 Est. American Indian or Alaska Native	0.4%	0.4%	0.5%
	2020 Est. Other Races	5.2%	4.6%	4.3%
HISPANIC	2020 Est. Hispanic Population	425	3,358	12,508
	2020 Est. Hispanic Population	6.5%	6.4%	7.0%
	2025 Proj. Hispanic Population	6.6%	6.6%	7.2%
	2010 Hispanic Population	5.7%	5.3%	5.9%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	4,680	35,787	123,386
	2020 Est. Elementary (Grade Level 0 to 8)	2.7%	3.5%	3.2%
	2020 Est. Some High School (Grade Level 9 to 11)	8.3%	8.4%	7.8%
	2020 Est. High School Graduate	38.6%	35.7%	35.5%
	2020 Est. Some College	27.0%	27.1%	25.9%
	2020 Est. Associate Degree Only	9.3%	8.2%	9.3%
	2020 Est. Bachelor Degree Only	10.1%	11.9%	12.2%
	2020 Est. Graduate Degree	4.0%	5.3%	6.2%
HOUSING	2020 Est. Total Housing Units	3,036	23,960	81,067
	2020 Est. Owner-Occupied	53.3%	55.8%	68.1%
	2020 Est. Renter-Occupied	39.5%	38.1%	26.5%
	2020 Est. Vacant Housing	7.2%	6.0%	5.4%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	1.1%	1.1%	1.2%
	2020 Homes Built 2000 to 2009	10.2%	9.5%	6.0%
	2020 Homes Built 1990 to 1999	4.4%	7.7%	5.9%
	2020 Homes Built 1980 to 1989	6.4%	7.4%	4.9%
	2020 Homes Built 1970 to 1979	25.8%	22.3%	13.9%
	2020 Homes Built 1960 to 1969	20.5%	17.0%	14.1%
	2020 Homes Built 1950 to 1959	12.8%	16.2%	31.1%
	2020 Homes Built Before 1949	11.6%	12.7%	17.4%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.1%	0.2%	0.2%
	2020 Home Value \$500,000 to \$999,999	1.0%	1.1%	1.5%
	2020 Home Value \$400,000 to \$499,999	1.0%	1.0%	1.1%
	2020 Home Value \$300,000 to \$399,999	5.1%	4.2%	3.7%
	2020 Home Value \$200,000 to \$299,999	8.3%	12.6%	11.6%
	2020 Home Value \$150,000 to \$199,999	17.9%	18.3%	17.2%
	2020 Home Value \$100,000 to \$149,999	29.0%	26.2%	26.7%
	2020 Home Value \$50,000 to \$99,999	30.9%	27.1%	28.5%
	2020 Home Value \$25,000 to \$49,999	6.9%	6.8%	7.1%
	2020 Home Value Under \$25,000	4.6%	6.7%	5.7%
	2020 Median Home Value	\$113,882	\$121,724	\$117,685
	2020 Median Rent	\$769	\$729	\$733

DEMOGRAPHICS

Telegraph Rd & Chestnut St

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	5,370	41,830	143,330
	2020 Est. Civilian Employed	57.1%	60.3%	60.9%
	2020 Est. Civilian Unemployed	1.3%	1.7%	1.5%
	2020 Est. in Armed Forces	0.6%	-	-
	2020 Est. not in Labor Force	41.0%	37.9%	37.6%
	2020 Labor Force Males	46.7%	46.3%	47.7%
	2020 Labor Force Females	53.3%	53.7%	52.3%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	3,065	25,215	87,254
	2020 Mgmt, Business, & Financial Operations	12.6%	11.3%	11.6%
	2020 Professional, Related	14.8%	18.6%	19.2%
	2020 Service	22.6%	20.2%	18.5%
	2020 Sales, Office	21.9%	21.2%	20.9%
	2020 Farming, Fishing, Forestry	-	-	-
	2020 Construction, Extraction, Maintenance	7.1%	7.5%	8.2%
	2020 Production, Transport, Material Moving	20.9%	21.0%	21.6%
	2020 White Collar Workers	49.3%	51.2%	51.7%
	2020 Blue Collar Workers	50.7%	48.8%	48.3%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	84.4%	81.4%	82.4%
	2020 Drive to Work in Carpool	8.2%	9.7%	9.3%
	2020 Travel to Work by Public Transportation	1.6%	2.4%	2.3%
	2020 Drive to Work on Motorcycle	-	-	-
	2020 Walk or Bicycle to Work	1.7%	2.2%	2.1%
	2020 Other Means	1.0%	1.0%	1.0%
	2020 Work at Home	2.9%	3.2%	2.9%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	23.4%	27.4%	28.5%
	2020 Travel to Work in 15 to 29 Minutes	49.0%	44.5%	43.4%
	2020 Travel to Work in 30 to 59 Minutes	25.9%	28.6%	30.8%
	2020 Travel to Work in 60 Minutes or More	6.0%	5.4%	5.8%
	2020 Average Travel Time to Work	20.9	20.9	21.5
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$137.31 M	\$1.15 B	\$4.3 B
	2020 Est. Apparel	\$4.75 M	\$40.1 M	\$149.32 M
	2020 Est. Contributions, Gifts	\$7.51 M	\$63.04 M	\$237.05 M
	2020 Est. Education, Reading	\$4.05 M	\$34.56 M	\$129.39 M
	2020 Est. Entertainment	\$7.57 M	\$63.9 M	\$240.1 M
	2020 Est. Food, Beverages, Tobacco	\$21.35 M	\$179.56 M	\$666.13 M
	2020 Est. Furnishings, Equipment	\$4.72 M	\$39.79 M	\$149.46 M
	2020 Est. Health Care, Insurance	\$12.82 M	\$107.55 M	\$401.85 M
	2020 Est. Household Operations, Shelter, Utilities	\$45.16 M	\$378.38 M	\$1.4 B
	2020 Est. Miscellaneous Expenses	\$2.6 M	\$21.78 M	\$81.38 M
	2020 Est. Personal Care	\$1.83 M	\$15.48 M	\$57.71 M
	2020 Est. Transportation	\$24.95 M	\$209.89 M	\$785.11 M

