



## LAND For Sale

**Location:** Twenty-Four Mile Road  
**Side of Street:** South  
**City:** Chesterfield Twp., MI  
**Cross Streets:** Chesterfield Road  
**County:** Macomb

**Acreage:** 4.00 - 42.00      **Improvements:** N/A  
**Zoning:** M-2      **Dimensions:**

### UTILITIES

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

### ADJACENT LAND

**North:**      **East:**  
**South:**      **West:**

### PRICING INFORMATION

**Asking Price:** \$3,990,000.00      **Parcel #:** 15-09-17-101-005  
**Per Acre:** \$95,000.00      **Assessor Number:** N/A  
**Per SqFt :** \$2.18      **Taxes:** \$92,633.35 (2020)  
**Terms:** Cash or Terms Acceptable to Seller

### TRAFFIC INFORMATION

**Yr: 2020 Count:** 19,967      Gratiot Ave. S. of 24 Mile Rd.  
**Yr: 2020 Count:** 18,450      Gratiot Ave. N. of 24 Mile Rd.  
**Yr: 2020 Count:** 4,125      24 Mile Rd. E. of Gratiot Ave.  
**Yr: 2020 Count:** 4,004      24 Mile Rd. W. of Gratiot Ave.

### DEMOGRAPHICS

|                      | Population | Median HH Income |
|----------------------|------------|------------------|
| <b>1 Mile Radius</b> | 2,800      | \$64,024         |
| <b>3 Mile Radius</b> | 38,586     | \$81,467         |
| <b>5 Mile Radius</b> | 99,224     | \$91,619         |

**Comments:** Build to suit properties: 20,000 sq. ft. to 500,000 sq. ft. New industrial development.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Peter Walocko, (248) 948-0106, pwalocko@signatureassociates.com  
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.