



## LAND For Sale

**Location:** 21751 W. Nine Mile Road  
**Side of Street:** South  
**City:** Southfield, MI  
**Cross Streets:** Lahser Rd.  
**County:** Oakland

**Acres:** 0.97      **Improvements:** N/A  
**Zoning:** OS      **Dimensions:**

### UTILITIES

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

### ADJACENT LAND

**North:** Office      **East:** Residential  
**South:** Residential      **West:** Office

### PRICING INFORMATION

**Asking Price:** \$120,000.00      **Parcel #:** 76-24-34-101-067  
**Per Acre:** \$123,711.34      **Assessor Number:** N/A  
**Per SqFt :** \$2.84      **Taxes:** \$3,914.40 (2020)  
**Terms:**

### TRAFFIC INFORMATION

**Yr: 2020 Count:** 16,221      Nine Mile Rd. W. of Lahser Rd.  
**Yr: 2020 Count:** 16,511      Nine Mile Rd. E. of Lahser Rd.  
**Yr: 2020 Count:** 18,643      Lahser Rd. N. of Nine Mile Rd.  
**Yr: 2020 Count:** 17,372      Lahser Rd. S. of Nine Mile Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	6,235	\$58,874
<b>3 Mile Radius</b>	94,606	\$52,849
<b>5 Mile Radius</b>	296,571	\$59,809

**Comments:**



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Dave Miller, (248) 948-4183, dmiller@signatureassociates.com