

LAND For Sale

Location: W. Lapeer Road
Side of Street: West
Lot Number: Parcel 1
City: Auburn Hills, MI
Cross Streets: Brown & Harmon Rd.
County: Oakland

Acreage: 14.72
Zoning: B-2, I-2

Improvements: N/A
Dimensions: 544.00 x 1,185.00

UTILITIES

Sanitary Sewer: Yes
Storm Sewer: Yes
Water: Yes

Gas: Yes
Outside Storage: No
Rail Siding: No

ADJACENT LAND

North: Retail
South:

East:
West: Landfill

PRICING INFORMATION

Asking Price: \$3,815,160.00
Per Acre: \$259,182.07
Per SqFt : \$5.95
Terms:

Parcel #: 14-02-100-019
Assessor Number: N/A
Taxes: \$22,357 (2022)

TRAFFIC INFORMATION

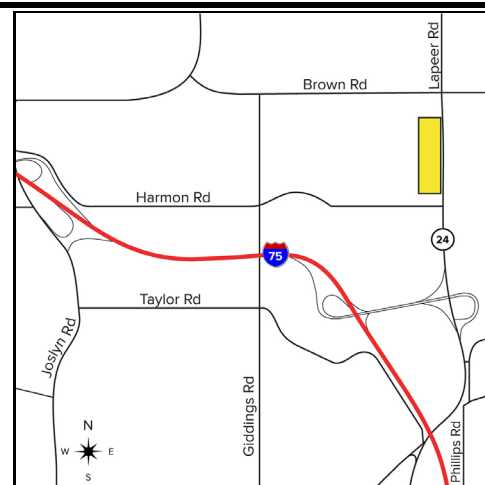
Yr: 2022 Count: 46,931 Lapeer Rd. N. of Harmon Rd.
Yr: 2022 Count: 44,661 Lapeer Rd. S. of Harmon Rd.
Yr: 2022 Count: 5,040 Harmon Rd. W. of Harmon Rd.
Yr: Count:

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,192	\$104,199
3 Mile Radius	43,390	\$109,185
5 Mile Radius	123,031	\$102,990

Comments:

- Excellent commercial potential with 1,185' frontage on Lapeer Road (M-24)
- One of the last I-2 parcels remaining in Auburn Hills
- Adjacent 5.5 acres also available for sale



Broker: SIGNATURE ASSOCIATES

Agent(s):

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