



LAND For Sale

Location: Brown Road
Side of Street: North
City: Orion Twp., MI
Cross Streets: N. side of Brown/Btw. Giddings & Joslyn Rd.
County: Oakland

Acres: 17.31
Zoning: Industrial Park
Improvements: N/A
Dimensions:

UTILITIES

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

ADJACENT LAND

North: Wetlands
South: Industrial
East: Industrial
West: Residential

PRICING INFORMATION

Asking Price: \$3,130,875.00
Per Acre: \$180,923.14
Per SqFt : \$4.15
Terms: Cash
Parcel #: 09-33-426-054
Assessor Number: N/A
Taxes:

TRAFFIC INFORMATION

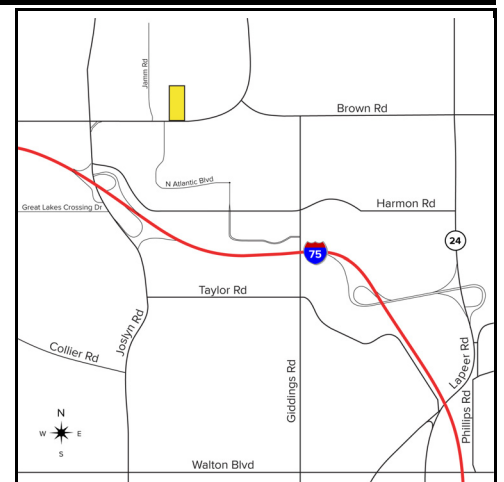
Yr: 2020 Count: 10,198 Brown Rd. W. of Giddings Rd.
Yr: 2020 Count: 9,857 Brown Rd. E. of Giddings Rd.
Yr: 2020 Count: 4,661 Giddings Rd. S. of Brown Rd.
Yr: Count:

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,301	\$37,314
3 Mile Radius	40,138	\$75,217
5 Mile Radius	125,864	\$84,751

Comments:

- Build-to-suit 60,000 - 160,000 sq. ft., or land for sale
- 12.51 Acres useable, net of wetlands, \$5.75/sq. ft.
- 12 year tax abatement eligible
- One of the last remaining large sites in area
- Close to two I-75 on ramps



Broker: SIGNATURE ASSOCIATES

Agent(s):

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