

LAND For Sale

Location: 18808 US-12 Highway
Side of Street:
City: Cement City, MI
Cross Streets: US-12 & US-127
County: Lenawee

Acreage: 60.14

Improvements: N/A

Zoning: AG-1

Dimensions:

UTILITIES

Sanitary Sewer: No

Gas: Yes

Storm Sewer: Yes

Outside Storage: No

Water: No

Rail Siding: No

ADJACENT LAND

North: Land

East: Land

South: Land

West: Land

PRICING INFORMATION

Asking Price: \$2,000,000.00

Per Acre: \$33,255.74

Parcel #: WD0-107-1550-00

Per SqFt : \$0.76

Assessor Number: N/A

Terms: Cash

Taxes: \$1,412.77 (2017)

TRAFFIC INFORMATION

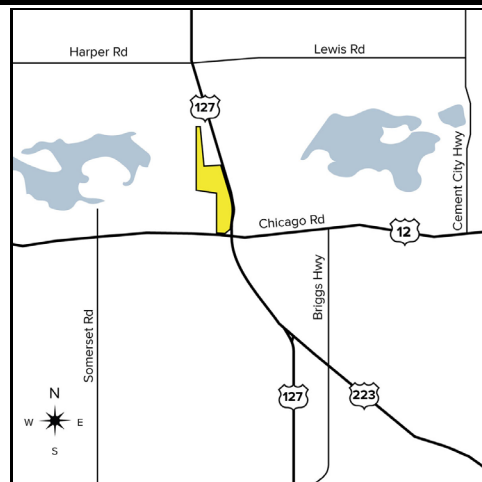
Yr: 2017 Count: 8,310 US-12 / US-127 & Waldron Rd.
Yr: 2017 Count: 5,239 US-12 / US-127 & Cement City Hwy.
Yr: 2017 Count: 13,361 US-127 / US-12 & Vicary Rd.
Yr: 2017 Count: 11,154 US-127 / US-12 & Meridian Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	726	\$58,215
3 Mile Radius	3,319	\$57,346
5 Mile Radius	11,507	\$64,573

Comments:

Excellent corner with room to expand. Master zoned commercial C1- C3. Large volume of commercial traffic from Jackson to Toledo. Perfect corner for a truck stop or fueling station. Land can be divided for the right user. Net useable acreage is 47.67 acres.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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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.