



## LAND For Sale

**Location:** White Lake Road  
**Side of Street:** Northwest  
**City:** Fenton, MI  
**Cross Streets:** US-23  
**County:** Livingston

|                 |                           |                      |     |
|-----------------|---------------------------|----------------------|-----|
| <b>Acreage:</b> | 7.28                      | <b>Improvements:</b> | N/A |
| <b>Zoning:</b>  | Master-planned Commercial | <b>Dimensions:</b>   |     |

### UTILITIES

|                        |    |                         |     |
|------------------------|----|-------------------------|-----|
| <b>Sanitary Sewer:</b> | No | <b>Gas:</b>             | Yes |
| <b>Storm Sewer:</b>    | No | <b>Outside Storage:</b> | No  |
| <b>Water:</b>          | No | <b>Rail Siding:</b>     | No  |

### ADJACENT LAND

|               |             |              |             |
|---------------|-------------|--------------|-------------|
| <b>North:</b> | Residential | <b>East:</b> | Freeway     |
| <b>South:</b> | Industrial  | <b>West:</b> | Residential |

### PRICING INFORMATION

|                      |                |                         |                      |
|----------------------|----------------|-------------------------|----------------------|
| <b>Asking Price:</b> | \$1,250,000.00 | <b>Parcel #:</b>        | 04-04-400-011        |
| <b>Per Acre:</b>     | \$171,703.30   | <b>Assessor Number:</b> | N/A                  |
| <b>Per SqFt :</b>    | \$3.94         | <b>Taxes:</b>           | \$3,053.65 (2024/25) |
| <b>Terms:</b>        |                |                         |                      |

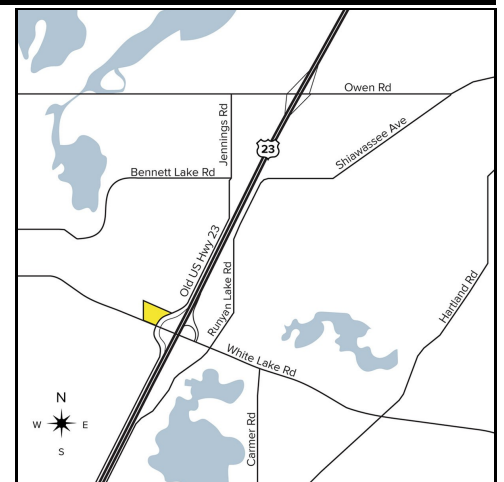
### TRAFFIC INFORMATION

|                 |                      |                            |
|-----------------|----------------------|----------------------------|
| <b>Yr:</b> 2024 | <b>Count:</b> 8,138  | White Lake Rd. E. of US-23 |
| <b>Yr:</b> 2024 | <b>Count:</b> 8,091  | White Lake Rd. W. of US-23 |
| <b>Yr:</b> 2024 | <b>Count:</b> 59,036 | US-23. S. of White Lake Rd |
| <b>Yr:</b> 2024 | <b>Count:</b> 54,224 | US-23. N. of White Lake Rd |

### DEMOGRAPHICS

|                      | Population | Median HH Income |
|----------------------|------------|------------------|
| <b>1 Mile Radius</b> | 992        | \$117,848        |
| <b>3 Mile Radius</b> | 16,516     | \$103,423        |
| <b>5 Mile Radius</b> | 43,271     | \$103,775        |

**Comments:** Master planned commercial with excellent freeway exposure. Corner lot at freeway on/off ramps. Contact municipal city for availability of utilities.



**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.