

SIGNATURE ASSOCIATES
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LAND For Sale

Location: 327 N. Telegraph Road
Side of Street: West
City: Waterford, MI
Park Name: Oakland County Business Center
Cross Streets: Elizabeth Lake Road
County: Oakland

Acreage:	47.00	**Improvements:**	N/A
Zoning:	M-2/OV-SP	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:	Commercial	**East:**	Commercial
South:	Commercial	**West:**	Commercial

PRICING INFORMATION

Asking Price:	N/A		
Per Acre:	$225,000.00	**Parcel #:**	13-25-200-040
Per SqFt :		**Assessor Number:**	N/A
Terms:		**Taxes:**	

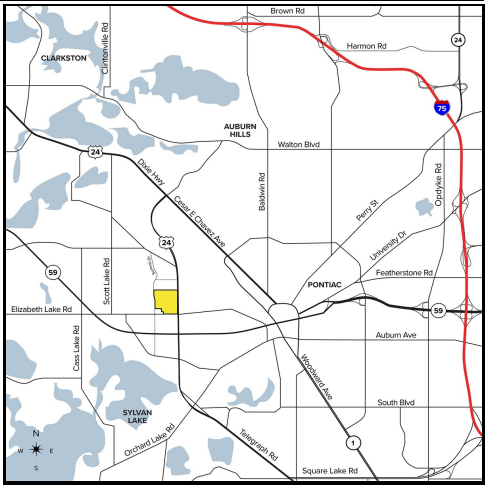
TRAFFIC INFORMATION

Yr:	2025	**Count:**	38,378	Telegraph Rd. N. of Elizabeth Lake
Yr:	2025	**Count:**	37,167	Telegraph Rd. S. of Elizabeth Lake
Yr:	2025	**Count:**	18,836	Elizabeth Lake Rd. W. of Telegraph
Yr:	2025	**Count:**	18,448	Elizabeth Lake Rd. E. of Telegraph

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	10,456	$64,039
3 Mile Radius	76,178	$64,793
5 Mile Radius	159,427	$80,466

Comments:
- 47 acres total in the Oakland County Business Center
- 38.60 acres zoned M-2 Light Industrial
- 8.40 acres zoned OV-SP (Retail)
- Opportunity Zone
- 10-year Tax Abatement



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.