



LAND For Sale

Location: 7027 Dunbar Road
Side of Street: E.
City: Monroe, MI
Cross Streets: Laplaignance Rd.
County: Monroe

Acreage: 75.93

Zoning: C-2

Improvements: N/A

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Storm Sewer: Yes

Water: Yes

Gas: Yes

Outside Storage: No

Rail Siding: No

ADJACENT LAND

North:

East:

South:

West:

PRICING INFORMATION

Asking Price: \$3,195,000.00

Per Acre: \$42,078.23

Per SqFt : \$0.97

Terms:

Parcel #: 58-12-020-261-00

Assessor Number: N/A

Taxes: \$19,615.10 (2023)

TRAFFIC INFORMATION

Yr: 2025 Count: 54,675 I-75 NE. of Dunbar Rd.

Yr: 2025 Count: 62,322 I-75 SW. of Dunbar Rd.

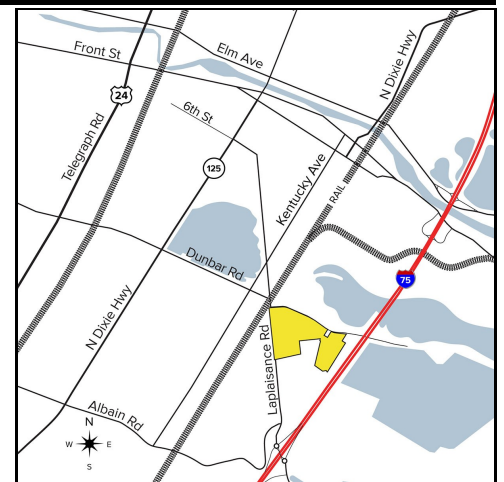
Yr: 2025 Count: 8,542 Laplaignance Rd. N. of I-75

Yr: Count:

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,953	\$56,436
3 Mile Radius	30,182	\$60,860
5 Mile Radius	48,664	\$63,335

Comments: Clean land ready to build on with all utilities on site. Site has been approved for all industrial uses, commercial, and adult-use cannabis cultivation. Adjacent to a 16 acre parcel and a 30 acre parcel also for sale. Just up the street ground has been broken for a 1,100,000 sq. ft. (98 acre) single tenant build-to-suit packaging and warehouse facility with a long-term lease with a leading automotive manufacturer.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Brad Viergever, (248) 799-3146, bviergever@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.