

SIGNATURE ASSOCIATES
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LAND For Sale

Location: 8857 Haggerty Road
Side of Street: East
City: Van Buren Twp., MI
Cross Streets: W. of I-275, S. of Ecorse Road
County: Wayne

Acreage:	6.10	**Improvements:**	Vacant
Zoning:	M1 LIG	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:	Industrial	**East:**	Industrial
South:	Industrial	**West:**	Industrial

PRICING INFORMATION

Asking Price:	$1,250,000.00		
Per Acre:	$204,900.00	**Parcel #:**	83-047-99-0001-706
Per SqFt :	$4.70	**Assessor Number:**	N/A
Terms:	Cash or Land Contract	**Taxes:**	$8,465.57 (2025/26)

TRAFFIC INFORMATION

Yr: 2026	**Count:** 9,251	Haggerty Rd. N. of Tyler Rd.
Yr: 2026	**Count:** 9,803	Haggerty Rd. S. of Tyler Rd.
Yr: 2026	**Count:** 8,025	Tyler Rd. W. of Haggerty Rd.
Yr: 2026	**Count:** 4,069	Tyler Rd. E. of Haggerty Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	3,568	$74,447
3 Mile Radius	30,558	$76,476
5 Mile Radius	106,816	$85,897

Comments: Great industrial parcel with 281 feet of frontage on Haggerty Road. All utilities on site! Site can hold +/- 79,000 square feet with 6 truckwells.



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.