

SIGNATURE ASSOCIATES
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LAND For Sale

Location: W. Lapeer Road
Side of Street: West
Lot Number: Parcel 1
City: Auburn Hills, MI
Cross Streets: Brown & Harmon Rd.
County: Oakland

Acreage:	2.00 - 14.72	**Improvements:**	N/A
Zoning:	B-2, I-2	**Dimensions:**	544.00 x 1,185.00

UTILITIES

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

ADJACENT LAND

North:	Retail	**East:**	
South:		**West:**	Landfill

PRICING INFORMATION

Asking Price:	$3,815,160.00		
Per Acre:	$1,907,580.00 - $259,182.07	**Parcel #:**	14-02-100-019
Per SqFt :	$43.79 - $5.95	**Assessor Number:**	N/A
Terms:		**Taxes:**	$19,541.39 (2024)

TRAFFIC INFORMATION

Yr:	2024	**Count:**	59,878	Lapeer Rd. N. of Harmon Rd.
Yr:	2024	**Count:**	60,996	Lapeer Rd. S. of Harmon Rd.
Yr:	2024	**Count:**	2,925	Harmon Rd. W. of Harmon Rd.
Yr:		**Count:**		

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,292	$70,185
3 Mile Radius	43,430	$101,559
5 Mile Radius	130,341	$96,946

Comments:
- Excellent commercial potential with 1,185' frontage on Lapeer Road (M-24)
- Adjacent 5.5 acres also available for sale
- Divisible, 2+ Acres
- Mixed zoning
- Build-to-suit possible



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.