



LAND For Sale

Location: Sashabaw Road

Side of Street: NWC

City: Independence Twp., MI
Cross Streets: Flemings Lake Rd.

County: Oakland

Acreage: 7.21 Improvements: N/A

Zoning: OS-2, PUD **Dimensions:** 627.00 x 558.00

UTILITIES

Sanitary Sewer:YesGas:YesStorm Sewer:YesOutside Storage:NoWater:YesRail Siding:No

ADJACENT LAND

North: Residential East: Res./Comm.

South: Commercial West: Commercial

PRICING INFORMATION

Asking Price: \$1,700,000.00

Per Acre: \$235,783.63 **Parcel #:** 08-22-101-019; 020; 022

Per SqFt: \$5.41 Assessor Number: N/A

Terms: Cash **Taxes:** \$31,766.27 (2024)

TRAFFIC INFORMATION		DEMOGRAPHICS		Median HH
Yr: 2025 Count: 34,967	Sashabaw Rd. N. I-75		Population	Income
Yr: 2025 Count: 35,036	Sashabaw Rd. S. I-75	1 Mile Radius	2,530	\$141,566
Yr: 2025 Count: 50,121	I-75 W. of Sashabaw Rd.	3 Mile Radius	34,097	\$116,963
Yr: 2025 Count: 89,576	I-75 E. of Sashabaw Rd.	5 Mile Radius	89,117	\$109,194

Comments: The Sashabaw Corridor is heavily traveled going north from I-75 to the main entrance of the recently re-named Pine Knob Music Theater. This site with 7.21 acres (5.46 net acres due to wetlands) is ideal for commercial development. Monarch Grove, a 148-unit senior living facility, is located ¼ mile to the north. Many commercial / retail businesses to the west and south. The Village of Clarkston is half a mile to the south on Sashabaw Road.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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