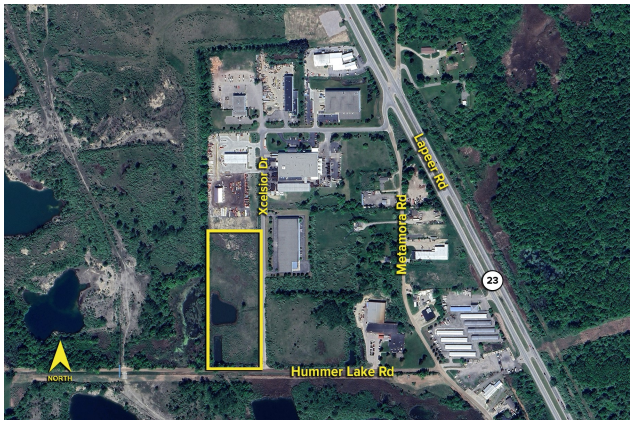


SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: Xcelsior Drive
Side of Street: West
City: Oxford/Twp., MI
Cross Streets: Hummer Lake Road
County: Oakland

Acreage:	10.24	**Improvements:**	N/A
Zoning:	I-2, Gen. Ind.	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

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

PRICING INFORMATION

Asking Price:	$750,000.00		
Per Acre:	$73,278.00	**Parcel #:**	04-09-300-024
Per SqFt :	$1.68	**Assessor Number:**	N/A
Terms:		**Taxes:**	$16,244.43 (2024/25)

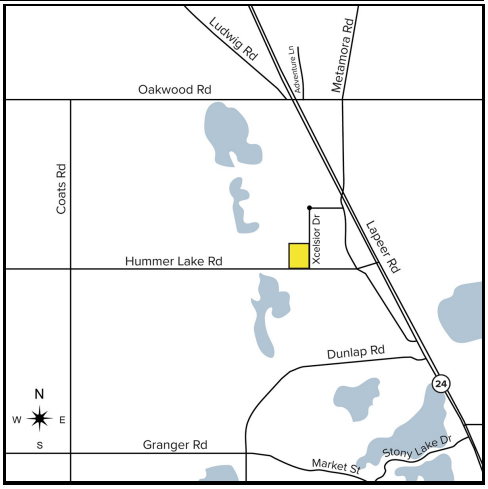
TRAFFIC INFORMATION

Yr:	2025	**Count:**	33,495	M-24 N. of Hummer Lake Rd.
Yr:	2025	**Count:**	33,332	M-24 S. of Hummer Lake Rd.
Yr:	2025	**Count:**	567	Metamora Rd. & Hummer Lake Rd.
Yr:	2025	**Count:**	379	Hummer Lake Rd. W. of Metamora

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	618	$105,873
3 Mile Radius	12,502	$118,007
5 Mile Radius	32,220	$115,837

Comments:
-433' x 1025'
-NW Corner of Hummer Lake Road & Xcelsior Drive
-On-site retention pond already in existence
-Outside storage allowable
-Close to M-24



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Paul Hoge, (248) 948-0103, paulhoge@signatureassociates.com

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