

SIGNATURE ASSOCIATES
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LAND For Sale

Location: 29430-29500 Twenty-Three Mile Road
Side of Street: South
City: Chesterfield Twp., MI
Cross Streets: I-94
County: Macomb

Acreage:	1.00 - 33.00	**Improvements:**	N/A
Zoning:	C-3, RM-MU	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:	Retail/Res.	**East:**	Retail/Res.
South:	Retail/Res.	**West:**	Retail/Res.

PRICING INFORMATION

Asking Price:			
Per Acre:	$50,000.00 - $500,000.00	**Parcel #:**	09-21-126-018, 09-21-101-016; 017
Per SqFt :		**Assessor Number:**	N/A
Terms:	Negotiable	**Taxes:**	$35,864.23 (2024)

TRAFFIC INFORMATION

Yr: 2025	**Count:** 39,616	23 Mile Rd. E. of Chesterfield Rd.
Yr: 2025	**Count:** 40,323	23 Mile Rd. W. of Chesterfield Rd.
Yr: 2025	**Count:** 7,782	Chesterfield Rd. N. of 23 Mile Rd.
Yr: 2025	**Count:** 6,294	Chesterfield Rd. S. of 23 Mile Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	10,639	$71,071
3 Mile Radius	48,421	$91,384
5 Mile Radius	94,018	$95,686

Comments: Three parcels total. Anywhere from 1-33 acres of land available with rare 23 Mile Road exposure with residential and multi-family behind. Pricing is dependent on the acreage of interest. Seller will split the parcels. Includes several small structures for an existing nursery.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

Ben Wilkiemeyer, (248) 359-0624, bwilkiemeyer@signatureassociates.com
Paul Saad, (248) 359-0652, psaad@signatureassociates.com
Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com

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