



LAND For Sale

Location: 11250 North Park Avenue
Side of Street:
City: Fenton, MI
Cross Streets: NEC of Thompson Road & US-23
County: Genesee

Acreage: 5.09
Zoning: PUD

Improvements: N/A
Dimensions:

UTILITIES

Sanitary Sewer: Yes
Storm Sewer: Yes
Water: Yes

Gas: Yes
Outside Storage: No
Rail Siding: No

ADJACENT LAND

North: Vacant
South:

East: Industrial
West: Highway

PRICING INFORMATION

Asking Price: \$795,000.00
Per Acre: \$156,000.00
Per SqFt : \$3.60
Terms:

Parcel #: 06-03-200-041
Assessor Number: N/A
Taxes: \$4,097.36 (2026 Summer)

TRAFFIC INFORMATION

Yr: 2025 Count: 55,998 US-23. N. of Thompson Rd.
Yr: 2025 Count: 56,040 US-23. N. of Thompson Rd.
Yr: 2025 Count: 14,048 Thompson Rd. E. of US-23.
Yr: 2025 Count: 12,268 Thompson Rd. W. of US-23.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	907	\$106,959
3 Mile Radius	11,878	\$118,120
5 Mile Radius	41,033	\$100,089

Comments: Great freeway frontage on US-23! Many possible uses with PUD zoning. Direct access to the Thompson Road exit.



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.