



LAND For Sale

Location: 11200 North Park Avenue
Side of Street: West
City: Fenton, MI
Cross Streets: US-23, North of Thompson Road
County: Genesee

Acreage: 6.82
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: Industrial
South: Retail/Vacant

East: Industrial
West: Highway

PRICING INFORMATION

Asking Price: \$1,100,000.00
Per Acre: \$161,000.00
Per SqFt : \$3.70
Terms: Cash

Parcel #: 06-03-200-042
Assessor Number: N/A
Taxes: \$4,361.01 (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	362	\$99,848
3 Mile Radius	11,678	\$117,850
5 Mile Radius	40,980	\$99,015

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



Broker: SIGNATURE ASSOCIATES

Agent(s):

Joe Hamway, (248) 948-0113, jhamway@signatureassociates.com
 Greg Hudas, (248) 799-3162, ghudas@signatureassociates.com

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