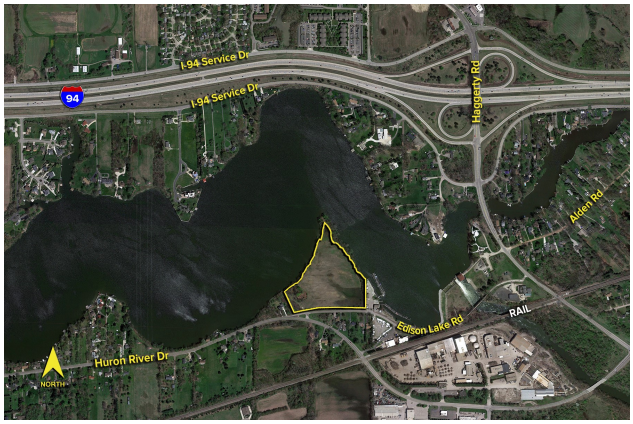

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: 41620 Huron River Drive
Side of Street: North
City: Van Buren Twp., MI
Cross Streets: Edison Lake Road
County: Wayne

Acreage:	13.60	**Improvements:**	N/A
Zoning:	R-1C	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:		**East:**	Residential
South:	Residential	**West:**	Residential

PRICING INFORMATION

Asking Price:	$1,650,000.00		
Per Acre:	$121,323.53	**Parcel #:**	83-089-99-0010-702
Per SqFt :	$2.79	**Assessor Number:**	N/A
Terms:		**Taxes:**	$12,605.39 (2023)

TRAFFIC INFORMATION

Yr: 2023	**Count:** 4,737	Huron River Dr. W. of Haggerty Rd.
Yr: 2023	**Count:** 15,224	Huron River Dr. E. of Haggerty Rd.
Yr: 2023	**Count:** 10,870	Haggerty Rd. S. of Huron River Dr.
Yr: 2023	**Count:** 13,843	Haggerty Rd. N. of Huron River Dr.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	3,648	$71,055
3 Mile Radius	28,584	$73,707
5 Mile Radius	56,868	$73,919

Comments: Waterfront on all-sports Belleville Lake. Close to highways and downtown access. Site Plan approved for residential development.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com

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