

SIGNATURE ASSOCIATES
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LAND For Sale

Location: Powell Drive
Side of Street: West
City: Dundee/Twp., MI
Cross Streets: Waterstradt Commerce Dr.
County: Monroe

Acreage:	3.07	**Improvements:**	N/A
Zoning:	B-4	**Dimensions:**	345.00 x 387.00

UTILITIES

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

ADJACENT LAND

North:	Retail	**East:**	Retail
South:	Vacant Land	**West:**	Retail

PRICING INFORMATION

Asking Price:	$1,199,000.00		
Per Acre:	$390,553.75	**Parcel #:**	42-040-711-60
Per SqFt :	$8.97	**Assessor Number:**	N/A
Terms:		**Taxes:**	$3,618.59 (2024/25)

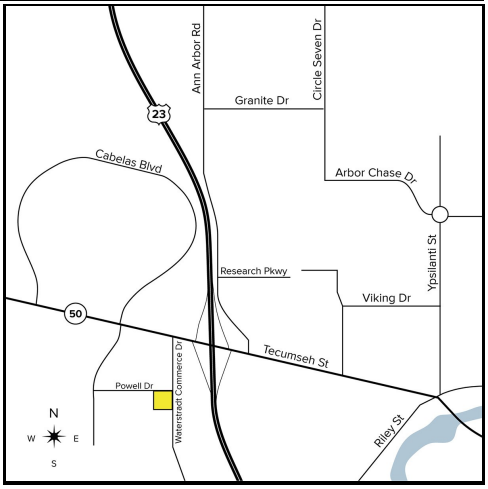
TRAFFIC INFORMATION

Yr: 2025	**Count:** 37,938	US-23 N. of Tecumseh St.
Yr: 2025	**Count:** 33,937	US-23 S. of Tecumseh St.
Yr: 2025	**Count:** 15,018	Tecumseh St. W. of US-23
Yr: 2025	**Count:** 15,499	Tecumseh St. E. of US-23

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	3,021	$61,288
3 Mile Radius	7,367	$81,013
5 Mile Radius	11,724	$85,473

Comments: Approximately 3.07 acres. This site is surrounded by one of Michigan's largest tourist attractions, Cabela's Superstore and Splash Universe Resort. Ideal site for retail, dealership, office, medical, multifamily, storage and more. Excellent visibility off US-23 and Tecumseh Road in the growing community of Dundee.



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.