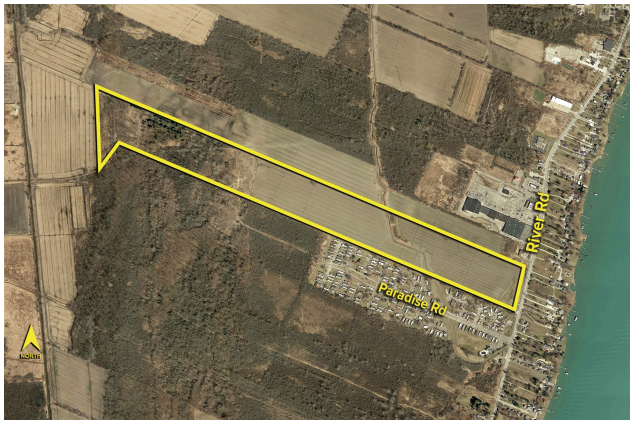

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: 6824 River Rd.
Side of Street: South
City: Marine City, MI
Cross Streets: Avalon Ave.
County: St. Clair

Acreage:	98.55	**Improvements:**	N/A
Zoning:	R-1, RE	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

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

PRICING INFORMATION

Asking Price:	$850,000.00		
Per Acre:	$8,625.06	**Parcel #:**	17-047-0008-000
Per SqFt :	$0.20	**Assessor Number:**	N/A
Terms:		**Taxes:**	$4,492.40 (2024/25)

TRAFFIC INFORMATION

Yr:	2025	**Count:**	6,026	River Rd. N. of Broadbridge Rd.
Yr:	2025	**Count:**	4,404	River Rd. S. of Broadbridge Rd.
Yr:	2025	**Count:**	2,430	Broadbridge Rd. W. of River Rd.
Yr:		**Count:**		

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	2,537	$55,753
3 Mile Radius	7,509	$63,603
5 Mile Radius	11,869	$67,338

Comments:



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com

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