



LAND For Sale or Lease

Location: 800 E. Newport Road
Side of Street: SWC
City: Frenchtown Twp., MI
Cross Streets: Telegraph Rd.
County: Monroe

Acreage: 4.38 - 36.35 **Improvements:** Cleaned/Hand Pack Millings
Zoning: Industrial, C-3 **Dimensions:**

UTILITIES

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

ADJACENT LAND

North: Residential **East:** Ind./Res.
South: Ford Motor Co. **West:** Vacant Land

PRICING INFORMATION

Asking Price: \$2,437,000.00 **Parcel #:** 07-003-032-00
Per Acre: **Assessor Number:** N/A
Per SqFt : **Taxes:** \$10,024.07 (2023)
Terms: Cash at Closing

TRAFFIC INFORMATION

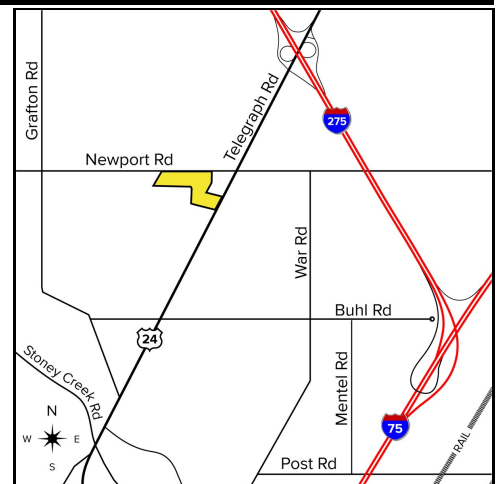
Yr: 2023 Count: 2,155 Newport Rd. W. of Telegraph Rd.
Yr: 2023 Count: 9,588 Newport Rd. E. of Telegraph Rd.
Yr: 2023 Count: 20,185 Telegraph Rd. N. of Newport Rd.
Yr: 2023 Count: 22,055 Telegraph Rd. S. fo Newport Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	2,040	\$48,368
3 Mile Radius	10,370	\$64,819
5 Mile Radius	26,690	\$67,917

Comments:

Prepped for trailer parking or laydown area. Lease for trailer parking or laydown area available for \$45,000/per acre for industrial. Located directly north of the Ford Motor Company 1,000,000 sq. ft. new distribution development. Potential for zoning change to allow retail along Telegraph Road with 500' of frontage. Easy access to I-275 & I-75 expressways. \$75,000/per acre for industrial and \$125,000/acre for retail.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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