



Colliers

**For Sale** | Land Available

### Property Highlights

## 5790 North Dixboro Road | Ann Arbor, MI

- 7.22 Acres Available With Excellent Frontage on North Dixboro – Property 1a
- Existing Curb Cut With Egress From North Dixboro
- Electric On Site
- Currently Zoned Local Commercial, Other Uses May Be Permitted
- Grading and Initial Site Work Has Been Completed
- Nearby Road Improvements on Pontiac Trail, N Dixboro and North Territorial
- Minutes From Ann Arbor, South Lyon, Northville, and M-14
- Assemblage Possible With Neighboring Properties



**Paul Gobeille**

248 226 1684

[Paul.Gobeille@colliers.com](mailto:Paul.Gobeille@colliers.com)

Colliers Detroit, 400 W 4<sup>th</sup> Street, Suite 350 Royal Oak, MI 48067  
[colliers.com/detroit](https://colliers.com/detroit)

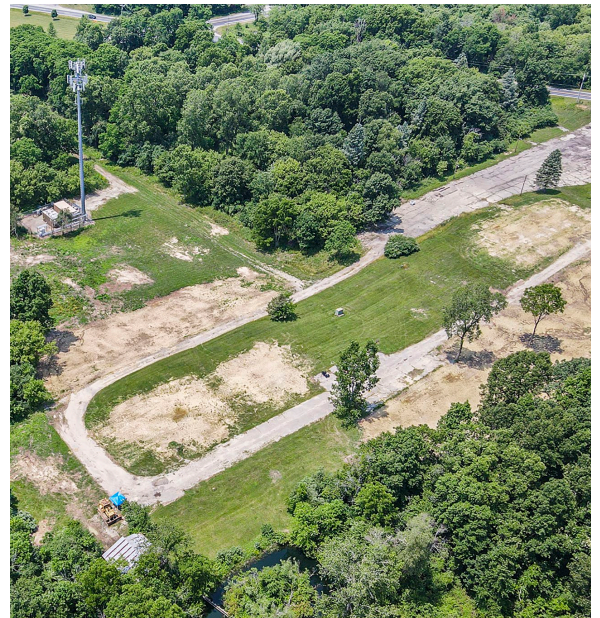




# PROPERTY PHOTOS

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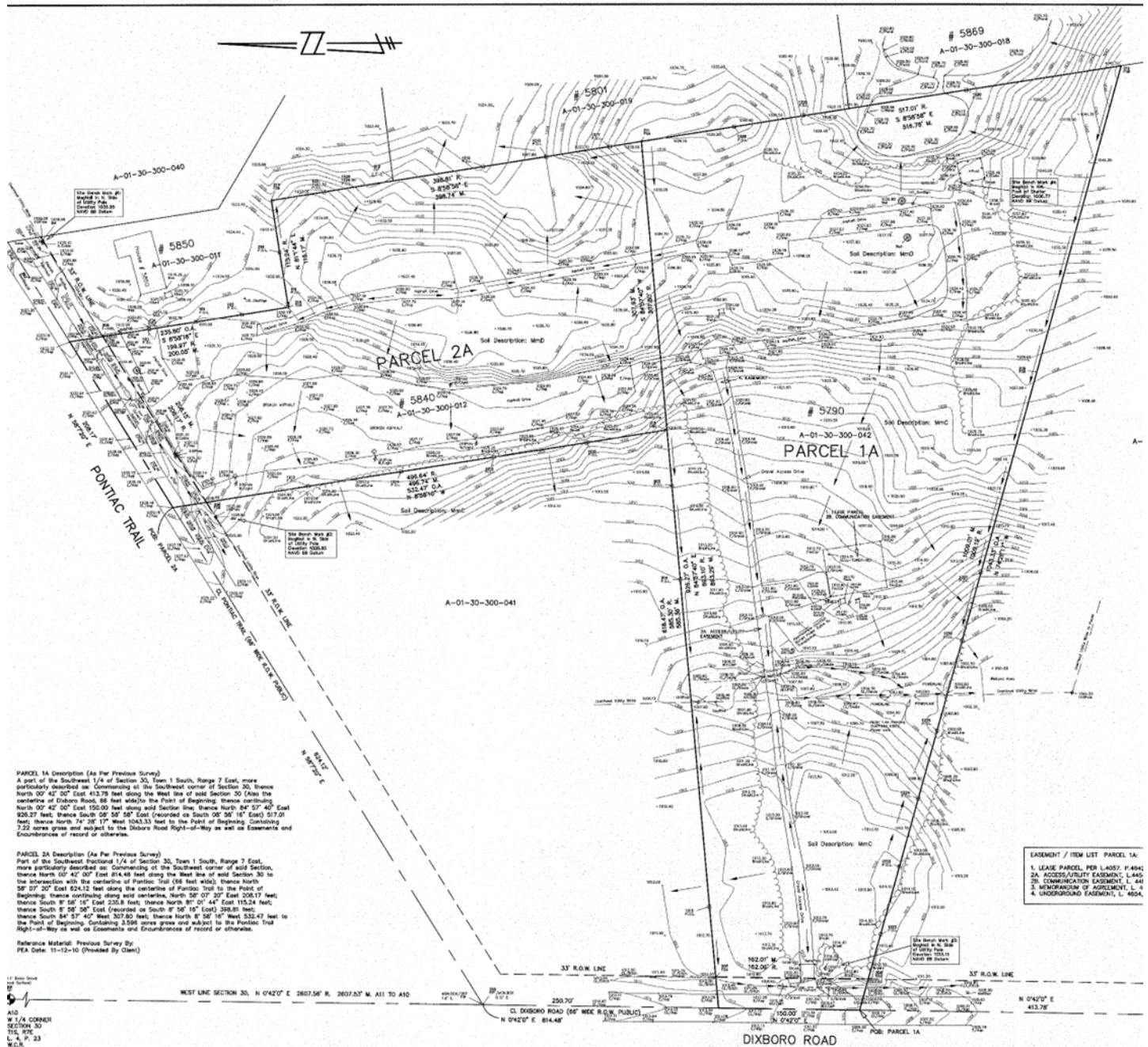




# PROPERTY SURVEY

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# AERIAL MAP

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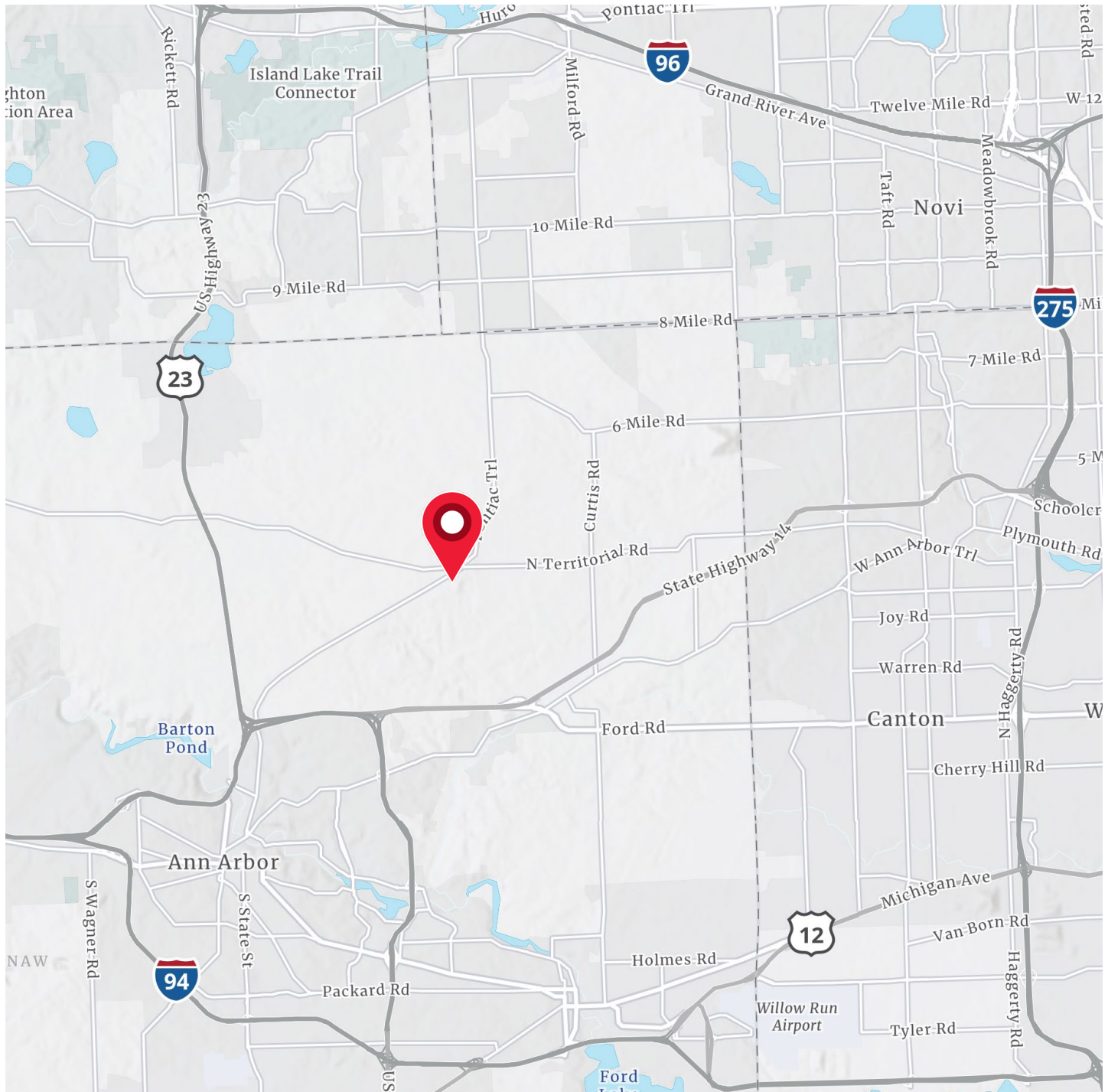




# LOCATION MAP

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# DEMOGRAPHICS

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Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	370	3,357	26,547
Total Households	128	1,172	10,469
Total Family Households	101	908	6,440
Average Household Size	2.89	2.85	2.41
Median Age	50.9	51.3	38.8
Population Age 25+	280	2,527	18,175
2010 – 2021 Population: Annual Growth Rate (CAGR)	1.37%	0.90%	1.04%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-1.92%	-0.40%	1.15%
Five Year Projected Trends: Annual Rate(CAGR)	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	-0.55%	-0.33%	0.43%
Households	-0.31%	-0.19%	0.55%
Families	-0.40%	-0.29%	0.36%
Median Household Income	2.33%	2.54%	2.32%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	186 / 50.3%	1,685 / 50.2%	13,228 / 49.8%
Female Population / % Female	184 / 49.7%	1,672 / 49.8%	13,319 / 50.2%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Median Household Income	\$131,617	\$136,690	\$105,399
Average Household income	\$170,035	\$190,450	\$149,915
Per Capita Income	\$61,860	\$70,527	\$62,032
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	10	85	787
Total Daytime Population	238	2,338	22,863
Daytime Population: Workers	69	704	10,244
Daytime Population: Residents	169	1,634	12,619

## Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.*



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Paul.Gobeille@colliers.com

