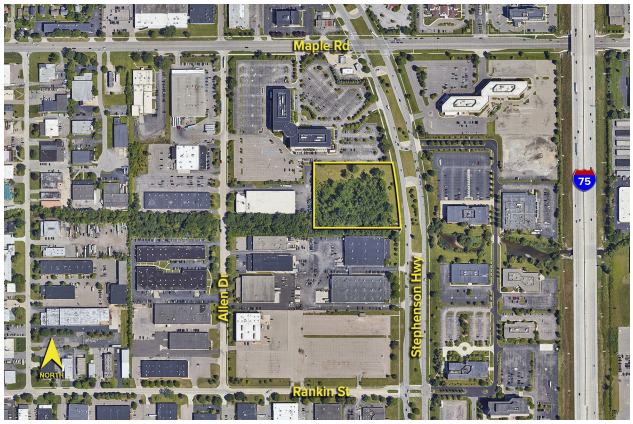


SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: Stephenson Highway
Side of Street: West
Lot Number: Part 3, 4 & 5
City: Troy, MI
Cross Streets: S. of Maple Road
County: Oakland

Acreage:	4.58	**Improvements:**	N/A
Zoning:	Regional Center	**Dimensions:**	400.00 x 514.00

UTILITIES

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

ADJACENT LAND

North:	Office	**East:**	Road
South:	Industrial	**West:**	Industrial

PRICING INFORMATION

Asking Price:	$1,900,000.00		
Per Acre:	$414,847.16	**Parcel #:**	20-35-102-043
Per SqFt :	$9.52	**Assessor Number:**	N/A
Terms:		**Taxes:**	$31,714.03 (2024/25)

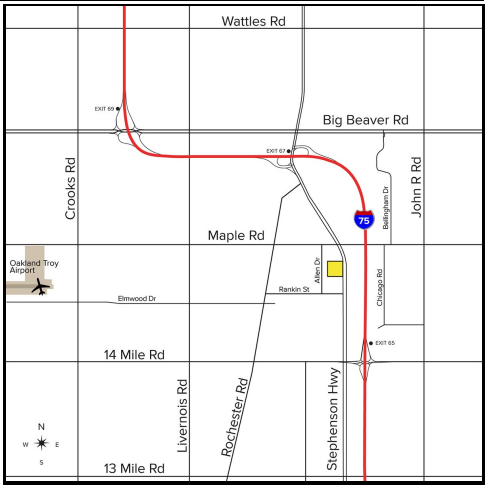
TRAFFIC INFORMATION

Yr: 2025	**Count:** 31,767	Maple Rd. W. of Stephenson Hwy.
Yr: 2025	**Count:** 36,646	Maple Rd. E. of Stephenson Hwy.
Yr: 2025	**Count:** 29,246	Stephenson Hwy S. of Maple Rd.
Yr: 2025	**Count:** 31,093	Stephenson Hwy N. of Maple Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	7,521	$63,754
3 Mile Radius	103,732	$91,947
5 Mile Radius	289,102	$101,095

Comments:
-One of the last remaining parcels in Troy
-High image site
-South end of parcel encumbered by Oakland County Drain



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Paul Hoge, (248) 948-0103, paulhoge@signatureassociates.com

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