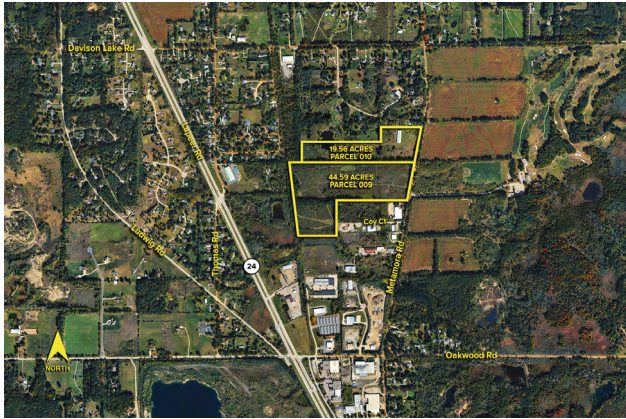




LAND For Sale

Location: Metamora Road
Side of Street: West
City: Oxford/Twp., MI
Cross Streets: Davison Lake Road
County: Oakland

Acreage:	64.15	Improvements:	N/A
Zoning:	Ind./Res.	Dimensions:	Irregular

UTILITIES

Sanitary Sewer:	No	Gas:	No
Storm Sewer:	No	Outside Storage:	Yes
Water:	Well	Rail Siding:	Decommissioned rail through property

ADJACENT LAND

North:	Residential	East:	Residential
South:	Industrial	West:	Residential

PRICING INFORMATION

Asking Price:	\$2,345,000.00	Parcel #:	04-04-326-009 / 04-04-126-010
Per Acre:		Assessor Number:	N/A
Per SqFt :		Taxes:	\$15,615 (2025)

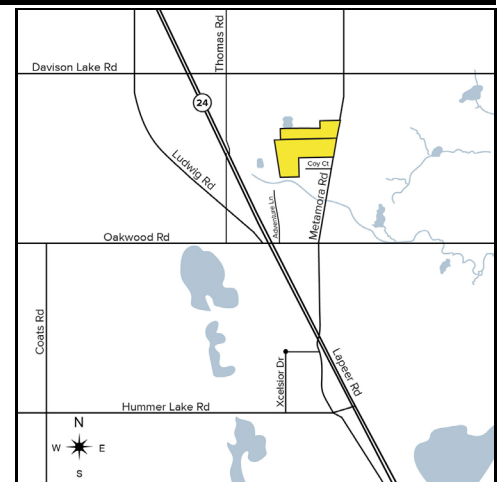
TRAFFIC INFORMATION

Yr: 2025	Count: 13,960	Lapeer Rd. S. of Oakwood Rd.
Yr: 2025	Count: 12,958	Lapeer Rd. N. of Oakwood Rd.
Yr: 2025	Count: 2,005	Oakwood Rd. E. of Lapeer Rd.
Yr: 2025	Count: 7,985	Oakwood Rd. W. of Lapeer Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	783	\$143,912
3 Mile Radius	5,723	\$123,346
5 Mile Radius	25,679	\$116,700

Comments: 24 stall horse farm could be beneficial to a buyer. Rolling land. Close to Lapeer Road which connects Lapeer and Metamora to Auburn Hills and Orion Twp.



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.