

0 CIRCLE SEVEN/TY CIRCLE  
DUNDEE, MI 48131

VACANT LAND FOR SALE  
38.06 Acres Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

## DUNDEE BUSINESS IND. PARK



### GENERAL INFORMATION

|                       |                             |
|-----------------------|-----------------------------|
| Sale Price:           | \$1,522,400 (\$40,000/acre) |
| Acreage:              | 38.06                       |
| Dimensions:           | IRR. 2,107.52' x 1,957.97'  |
| Closest Cross Street: | Ann Arbor/Granite Dr.       |
| County:               | Monroe                      |
| Zoning:               | M-1 Manufacturing District  |
| Easements             | Of record                   |
| Curb Cuts:            | Available                   |
| Topography:           | Flat                        |
| Survey Available:     | No                          |
| Environmental Report: | No                          |



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

# 0 Circle Seven/Ty Circle, Dundee, MI 48131

## Vacant Land For Sale

36.06  
Acres  
AVAILABLE

### UTILITIES

|                 |   |
|-----------------|---|
| Electric:       | DTE Energy<br>13.2 kV aerial system on Dundee Azalia Road; Underground distribution along public street; DTE Manhole on site in southwest corner.             |
| Gas:            | Michigan Gas Utilities<br>6" medium pressure on Ty Circle and Circle 7 Dr.  |
| Water:          | Village of Dundee (City of Monroe)<br>12" water line along east curbline of Circle Seven Dr. north of Shale Ct., then along west curb line south of Shale Ct. |
| Sanitary Sewer: | Village of Dundee -<br>Available along east curb line of Circle Seven Drive   |
| Storm Sewer:    | Two detention ponds, underground storm sewers<br>Main along west curb line and curb inlets up and down Circle Seven Drive                                     |

### PROPERTY DESCRIPTION

|                       |   |
|-----------------------|---|
| Environmental Report: | No  |
| Drainage:             | Yes - Monroe Co. Drain Commission/Drainage Easement |
| Improvements:         | Vacant land (none)                                  |
| Restrictions:         | Per zoning  |
| Sign on Property:     | Yes   |
| Adjacent Land:        |   |
| North:                | Stellantis Dundee Engine Plant - Industrial         |
| South:                | Vacant land - Industrial                            |
| East:                 | Vacant land - Residential                           |
| West:                 | Vacant land - Industrial                            |

### REAL ESTATE TAXES

|   |               |
|---|---------------|
| Parcel Number:                            | 42 012 009 30 |
| Summer/Winter/Village Total Annual Taxes: | \$9,761.19    |

### VIP by DRP- Verified Industrial Properties:

- This prime development opportunity is zoned M1 for manufacturing and is strategically positioned adjacent to the Stellantis Dundee Engine Plant.
- This site boasts exceptional connectivity, with direct access to major transportation infrastructure. It is only 1.7 miles from US 23, a key limited-access highway, and less than a mile from a Class III Ann Arbor rail line. The property also has easy access to two major international airports: Toledo Express Airport and Detroit Metro Airport.
- Utilities are already in place, with DTE electric, Michigan Gas Utilities, and Village of Dundee water and sewer lines available. A DTE manhole is even present on-site, simplifying development. While a riverine creek is on the eastern side, the property is not located in a floodplain. The site is an ideal location for a business looking to leverage strong regional workforce numbers and capitalize on local, state, and federal incentives designed to support industrial growth and development.

For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

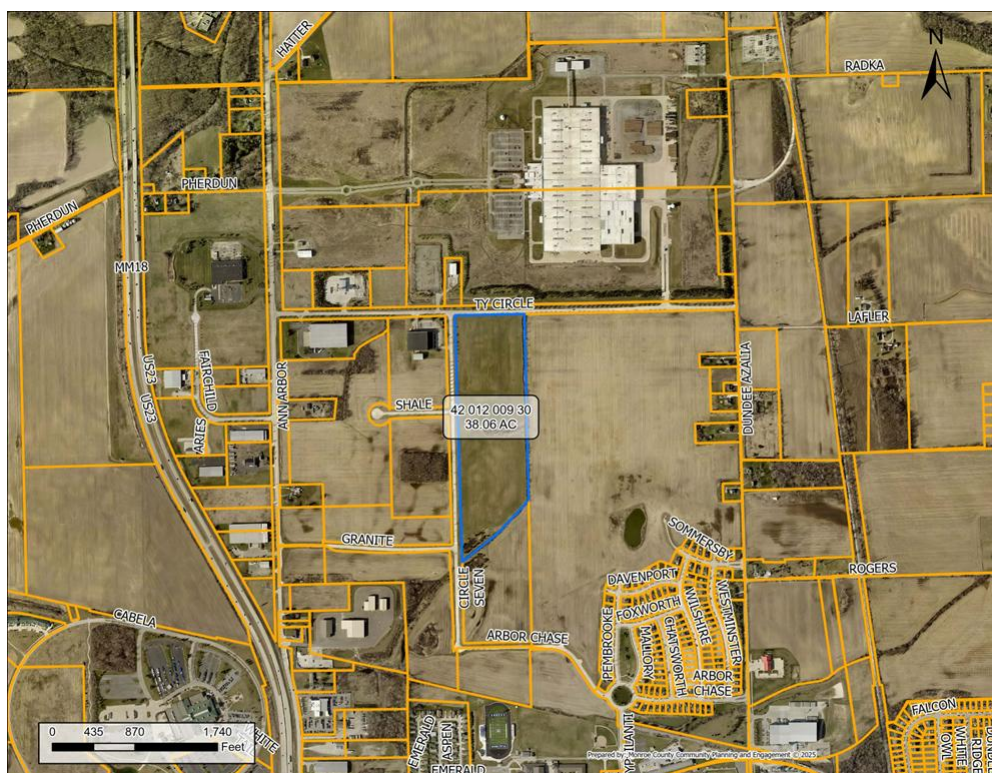
**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com



# 0 Circle Seven/Ty Circle, Dundee, MI 48131

## Vacant Land For Sale

36.06  
Acres  
AVAILABLE



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.



0 Circle Seven/Ty Circle, Dundee, MI 48131

Vacant Land For Sale

36.06  
Acres  
AVAILABLE



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 0 Circle Seven/Ty Circle, Dundee, MI 48131

## Vacant Land For Sale

36.06  
Acres  
AVAILABLE

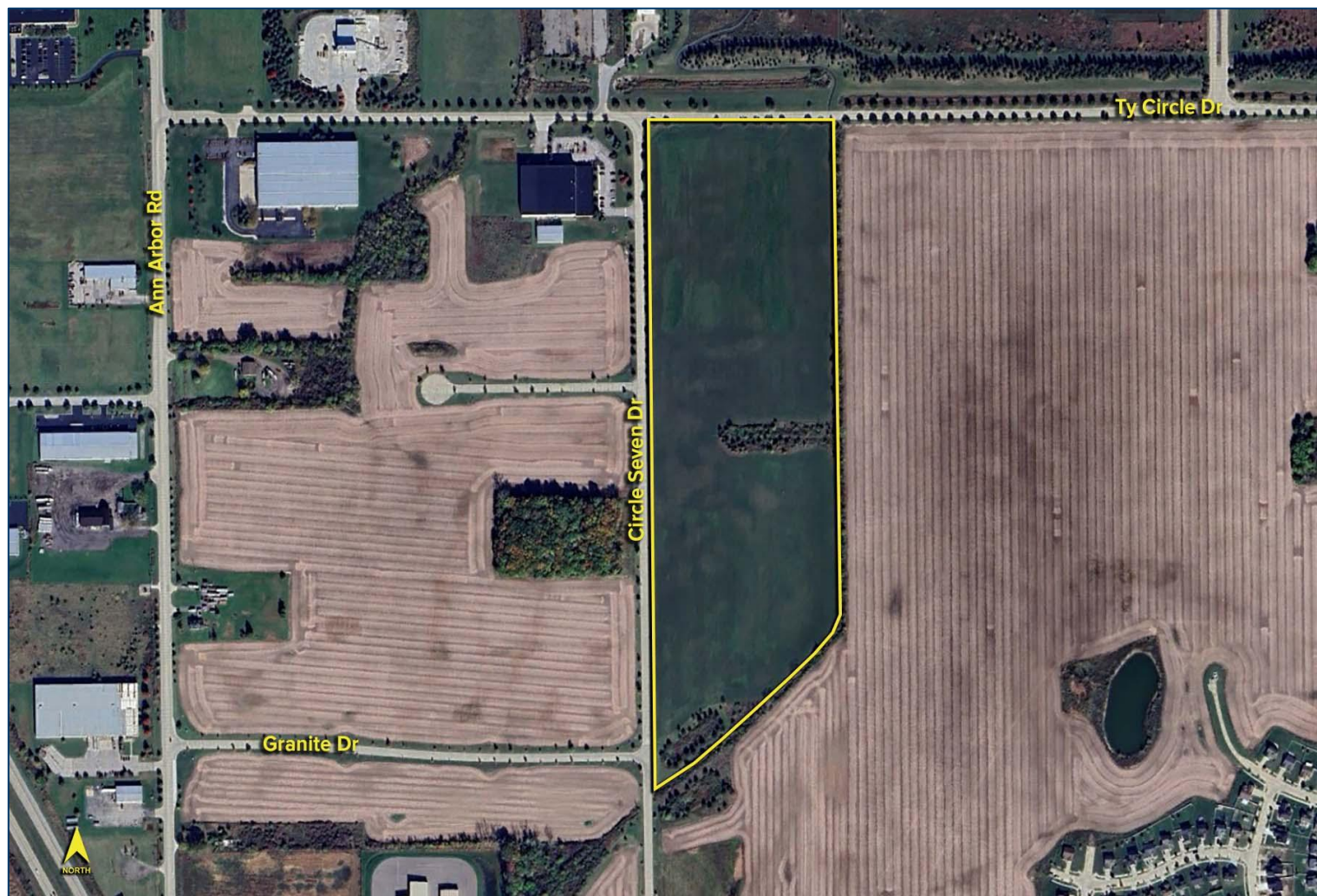




0 Circle Seven/Ty Circle, Dundee, MI 48131

Vacant Land For Sale

36.06  
Acres  
AVAILABLE



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.