1406 E. MICHIGAN STREET
ADRIAN, MI

VACANT LAND FOR SALE
4.8 Acres Available

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	$150,000
Acreage:	4.8 acres (3.6 & 1.2)
Dimensions:	Irregular
Closest Cross Street:	Gulf Street
County:	Lenawee
Zoning:	I-2
Easements:	Of record
Curb Cuts:	1
Topography:	Flat



For more information, please contact:

ROB KELEGHAN, SIOR
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NICHOLAS COOPER
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7150 Granite Circle, Suite 200
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1406 E. Michigan Street, Adrian, MI 49221

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PROPERTY DESCRIPTION	
Drainage:	Good
Improvements:	(2) Two class 1 non-Haz. Deep injection wells
Restrictions:	Of record
Sign on Property:	No
Adjacent Land	
North:	Industrial
South:	Industrial
East:	Industrial
West:	Industrial

DEMOGRAPHICS	POPULATION	MED. HH INCOME
1 MILE	7,974	$51,803
3 MILE	28,390	$61,323
5 MILE	37,230	$66,897

UTILITIES	
Electric:	Consumers Energy
Gas:	DTE Citizens Gas & Fuel
Water:	City of Adrian
Sanitary Sewer:	City of Adrian
Storm Sewer:	City of Adrian
Internet & Cable:	Comcast/Xfinity

2026 REAL ESTATE TAXES	
Parcel Number:	#XAO-345-0047-00
Summer:	$2,339.98
Winter:	N/A
Total Annual Taxes:	$2,339.98

Comments:

- Two class 1 Non – Hazardous Deep Injection Wells – 4,850’ +/- depth
- 2025 mechanical integrity testing complete; both wells passed
- 2025 casing inspection found no major defects
- Detailed Engineering reports casing logs and wellbore schematics available
- Maintained temporary abandonment status
- No injections since 2015
- Detailed information packet available upon request
- Owner is willing to subdivide to accommodate purchaser requirements

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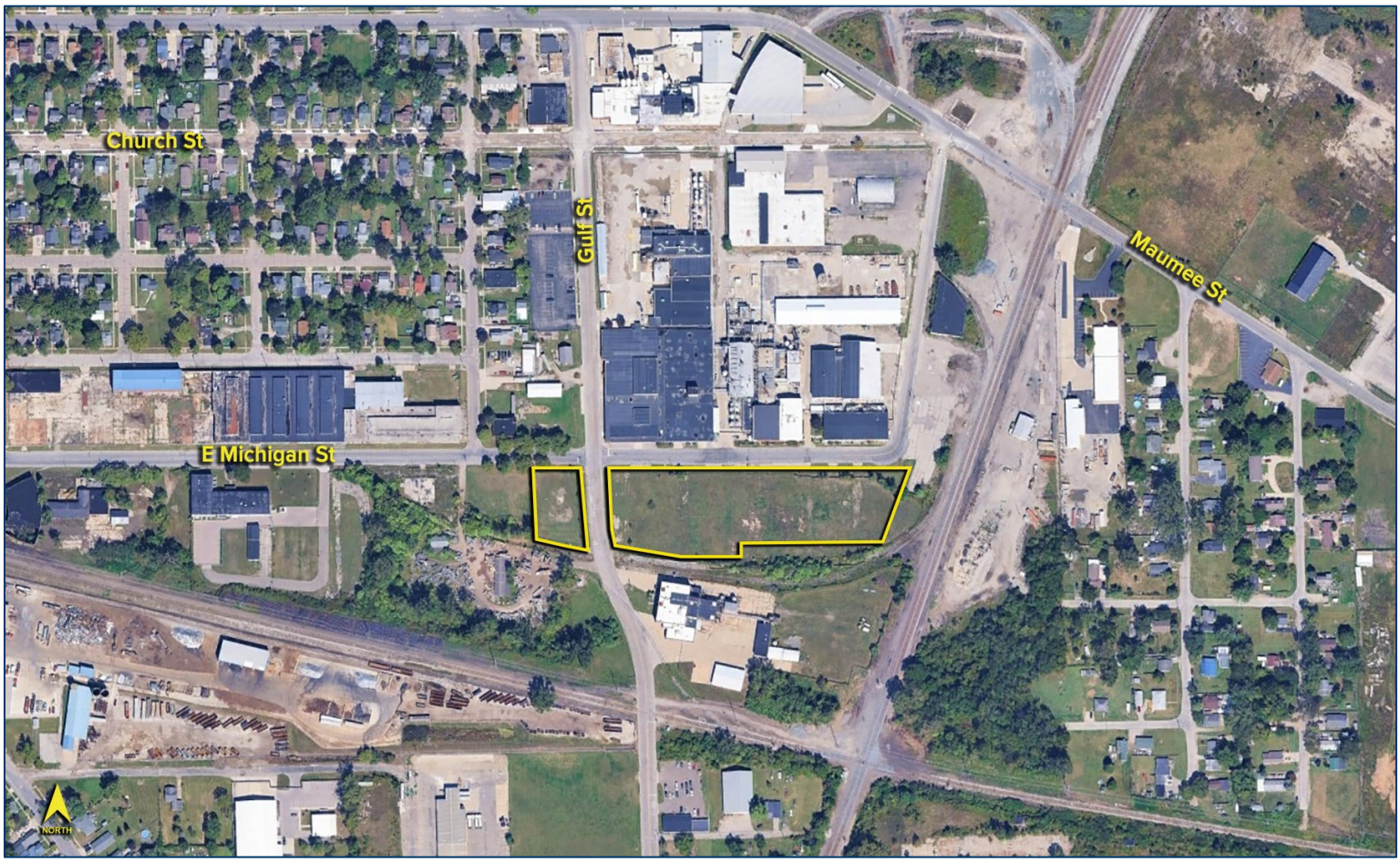
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