



## LAND For Sale

**Location:** 4200 Highland Road  
**Side of Street:** Northeast  
**City:** Waterford, MI  
**Cross Streets:** Pontiac Lake Rd.  
**County:** Oakland

**Acresage:** 3.64  
**Zoning:** C-4

**Improvements:** N/A  
**Dimensions:**

### UTILITIES

**Sanitary Sewer:** No  
**Storm Sewer:** No  
**Water:** No

**Gas:** No  
**Outside Storage:** No  
**Rail Siding:** No

### ADJACENT LAND

**North:** Vacant Land  
**South:** Retail

**East:** Vacant Land  
**West:** Retail

### PRICING INFORMATION

**Asking Price:** \$895,000.00  
**Per Acre:**  
**Per SqFt :**  
**Terms:**

**Parcel #:** 13-22-277-015  
**Assessor Number:** N/A  
**Taxes:**

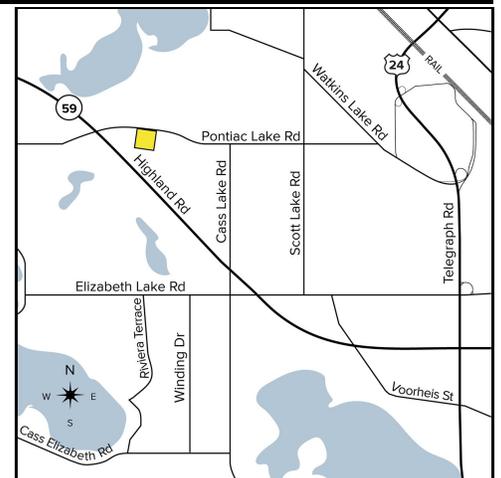
### TRAFFIC INFORMATION

**Yr: 2025 Count:** 35,457 Highland Rd. NW. of Pontiac Rd.  
**Yr: 2025 Count:** 33,465 Highland Rd. SE. of Pontiac Rd.  
**Yr: 2025 Count:** 8,681 Pontiac Rd. W. of Highland Rd.  
**Yr: 2025 Count:** 13,522 Pontiac Rd. E. of Highland Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	7,068	\$70,979
<b>3 Mile Radius</b>	62,909	\$77,188
<b>5 Mile Radius</b>	160,918	\$81,709

**Comments:** Approximately 3.64 acres land on Meijer pad site. High traffic retail corridor along Highland Road (M-59). Excellent development opportunity for variety of mixed-uses. Surrounded by many local and national users.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com  
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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.