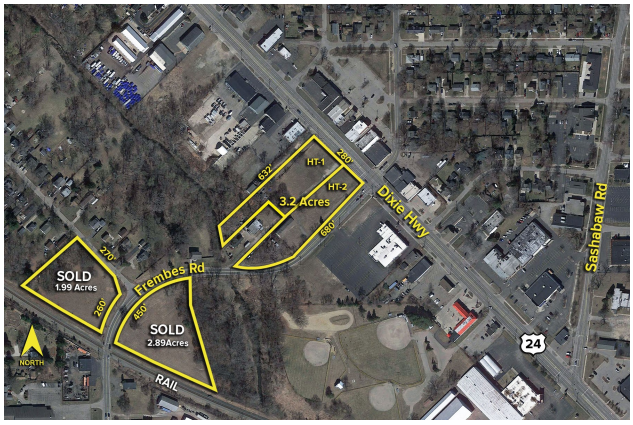



SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

# LAND For Sale

**Location:** 4495 Dixie Highway
**Side of Street:** South
**City:** Waterford, MI
**Cross Streets:** Walton Blvd.
**County:** Oakland

| | | | |
|---|---|---|---|
| **Acreage:** | 3.20 | **Improvements:** | N/A |
| **Zoning:** | HT-2, HT-1 | **Dimensions:** | |

**UTILITIES**

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

**ADJACENT LAND**

| | | | |
|---|---|---|---|
| **North:** | Vacant Land | **East:** | Retail |
| **South:** | Retail | **West:** | Residential |

**PRICING INFORMATION**

| | | | |
|---|---|---|---|
| **Asking Price:** | $995,000.00 | | |
| **Per Acre:** | $310,937.50 | **Parcel #:** | See Comments |
| **Per SqFt :** | $7.14 | **Assessor Number:** | N/A |
| **Terms:** | | **Taxes:** | |

**TRAFFIC INFORMATION**

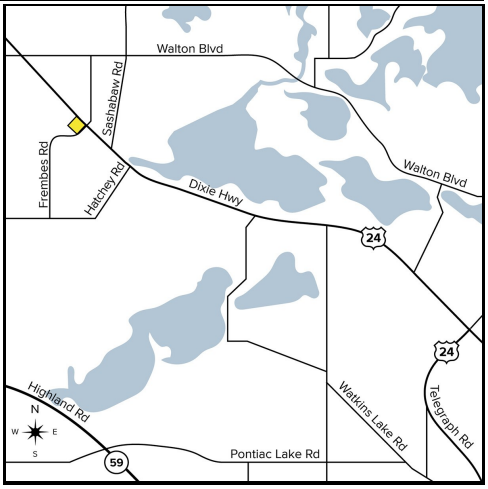
| | | | | |
|---|---|---|---|---|
| **Yr:** | 2025 | **Count:** | 32,766 | Dixie Hwy. NW. of Walton Blvd. |
| **Yr:** | 2025 | **Count:** | 31,834 | Dixiw Hwy. SE. of Walton Blvd. |
| **Yr:** | 2025 | **Count:** | 15,456 | Walton Blvd. E. of Dixie Hwy. |
| **Yr:** | | **Count:** | | |

**DEMOGRAPHICS**

| | Population | Median HH Income |
|---|---|---|
| **1 Mile Radius** | 6,656 | $83,334 |
| **3 Mile Radius** | 54,908 | $81,381 |
| **5 Mile Radius** | 138,507 | $85,328 |

**Comments:** Mixed-use development surrounded by national/local retailers. Exceptional frontage and visibility with high traffic counts and dense residential population. Storage building of 2,668 square feet included.

Parcel ID #:
13-10-176-063 (0.867 acres)
13-10-176-065 (0.561 acres)
13-10-179-001 (1.774 acres)




**Broker:** **SIGNATURE** ASSOCIATES

**Agent(s):**
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Chris Secontine, (248) 799-3174, csecontine@signatureassociates.com

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