


SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

# LAND For Sale

**Location:** Grand River Avenue
**Side of Street:** W.
**City:** Genoa Twp., MI
**Cross Streets:** Dorr Road
**County:** Livingston

| | | | |
|---|---|---|---|
| **Acreage:** | 7.76 | **Improvements:** | N/A |
| **Zoning:** | RR, MDR & NSD | **Dimensions:** | |

**UTILITIES**

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

**ADJACENT LAND**

| | | | |
|---|---|---|---|
| **North:** | NSD/GCD | **East:** | OSD |
| **South:** | MDR/OSD | **West:** | NSD/MDR |

**PRICING INFORMATION**

| | | | |
|---|---|---|---|
| **Asking Price:** | $1,358,000.00 | | |
| **Per Acre:** | $175,000.00 | **Parcel #:** | See Comments |
| **Per SqFt :** | $4.02 | **Assessor Number:** | N/A |
| **Terms:** | Negotiable | **Taxes:** | $23,303.27 (2025) |

**TRAFFIC INFORMATION**

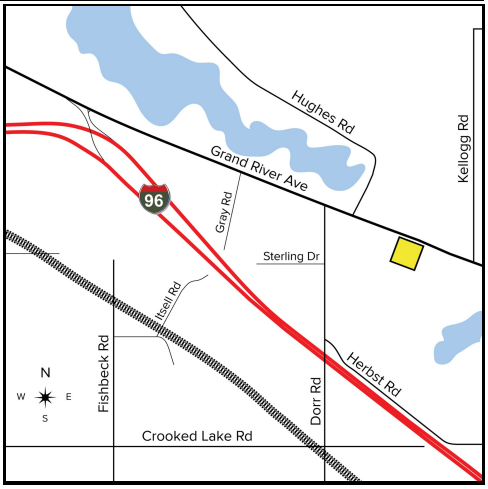
| | | | | |
|---|---|---|---|---|
| **Yr:** | 2025 | **Count:** | 19,857 | Grand River E. of Dorr Rd. |
| **Yr:** | 2025 | **Count:** | 18,849 | Grand River W. of Dorr Rd. |
| **Yr:** | 2025 | **Count:** | 4,891 | Dorr Rd. S. of Grand River Ave. |
| **Yr:** | | **Count:** | | |

**DEMOGRAPHICS**

| | Population | Median HH Income |
|---|---|---|
| **1 Mile Radius** | 2,482 | $96,529 |
| **3 Mile Radius** | 15,767 | $96,739 |
| **5 Mile Radius** | 52,315 | $105,595 |

**Comments:**
Great investment land parcel. Conveniently located between the Latson and Grand River exits off of I-96. This fantastic piece of land offers a wide variety of potential uses.

Parcel #: 4711-11-300-012, 4711-11-300-019, 4711-14-100-001, 4711-14-100-013, 4711-11-300-011.




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

**Agent(s):**
Dave Green, (248) 948-4184, dgreen@signatureassociates.com

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