



LAND For Sale

Location: 14998 Old US-27
Side of Street: East
City: Marshall, MI
Cross Streets: I-94
County: Calhoun

Acreage: 11.53 **Improvements:** N/A
Zoning: Commercial **Dimensions:**

UTILITIES

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

ADJACENT LAND

North: Retail **East:** Vacant Land
South: Retail **West:** Vacant Land

PRICING INFORMATION

Asking Price: \$2,000,000.00 **Parcel #:** 13-53-131-009-06
Per Acre: \$173,460.54 **Assessor Number:** N/A
Per SqFt : \$3.98 **Taxes:** \$19,183.26 (2024/25)
Terms:

TRAFFIC INFORMATION

Yr: 2025 Count: 9,283 Old US-27 S. of I-94
Yr: 2025 Count: 39,189 I-94 W. of Old US-27 W. of I-94
Yr: 2025 Count: 34,113 I-94 E. of Old US-27 E. of I-94
Yr: Count:

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	2,042	\$61,522
3 Mile Radius	19,278	\$92,219
5 Mile Radius	96,278	\$73,186

Comments: Approximately 11.53 acres available zoned Commercial. This property is located off exit 110 (I-94) and Old US-27. Many possible mixed-use development opportunities including, retail, dealership, office, medical, multi-family, hospitality, storage and more. Excellent visibility off Interstate 94.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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