

470 TECUMSEH STREET
DUNDEE, MI 48131

VACANT LAND FOR SALE
2.01 Acres Available



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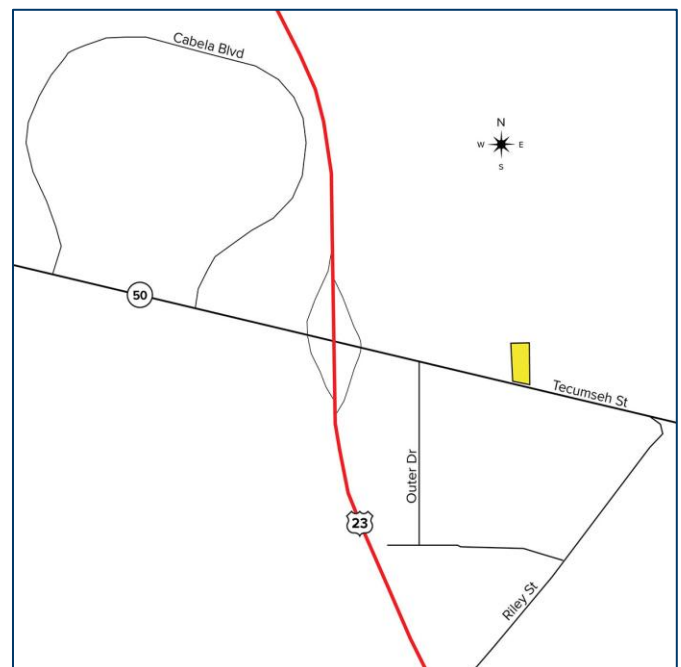
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	\$995,000
Acreage:	2.01 AC
Dimensions:	198' x 460'
Closest Cross Street:	US-23
County:	Monroe
Zoning:	C-2
Easements:	Of record
Curb Cuts:	1
Topography:	Flat
Environmental Report:	No
Survey Available:	No



For more information, please contact:

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SIGNATURE ASSOCIATES
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PROPERTY DESCRIPTION

Improvements:	None
Restrictions:	none
Sign on Property:	Yes
Adjacent Land	
North:	Residential
South:	Residential
East:	Retail
West:	Veterinarian Clinic

UTILITIES

Electric:	DTE Energy
Gas:	Michigan Gas
Water:	City of Dundee
Sanitary Sewer:	City of Dundee
Storm Sewer:	City of Dundee

PARCEL INFORMATION

Parcel Numbers:	42-040-574-00 (0.45 Acres)
	42-040-349-00 (1.12 Acres)
	42-040-234-00 (0.53 Acres)

Comments:

- This prime commercial development site features 2.01 acres of vacant land situated directly on Tecumseh Street (M-50) in Dundee, Michigan. Positioned within Monroe County, the property benefits from a clean, rectangular configuration with dimensions of 198' x 460', providing excellent depth and flexibility for a variety of commercial layout designs. The site is currently zoned C-2 (general commercial), allowing for a wide range of intensive retail, office, service, or hospitality uses. With an exceptional two-way traffic count of 13,975 vehicles per day on Tecumseh Street, a developer will capture substantial, consistent regional exposure just east of the busy US-23 interchange.
- The property offers highly favorable, shovel-ready physical attributes, including a completely flat topography that minimizes initial grading and site-preparation expenditures. Access is already well-established with one existing curb cut onto Tecumseh Street, which significantly streamlines the engineering and municipal permitting process for ingress and egress. Fully serviced at the street by municipal utilities. Clean water, sanitary sewer, and storm sewer services are provided by the city of Dundee, while electricity and natural gas are supplied by DTE Energy and Michigan Gas respectively, ensuring a swift timeline from acquisition to construction.
- The site is strategically positioned directly in the path of progress, situated just east of Dundee's premier regional retail hub which anchors major drivers like Cabela's, regional automotive dealerships, and national hospitality brands such as the Hampton Inn. The immediate micro-market is highly stable, bordered by a veterinarian clinic to the west, established retail to the east, and residential properties to the north. This commercial corridor serves an affluent and growing local population, featuring 12,116 residents within a 5-mile radius and a strong median household income that escalates from \$82,362 within a 3-mile radius to \$86,254 within 5 miles. Given the combination of C-2 zoning, flat terrain, complete utility infrastructure, and powerful surrounding demographics, this parcel represents an ideal development opportunity for an urgent care or medical facility, a multi-tenant retail center, or a professional office building.

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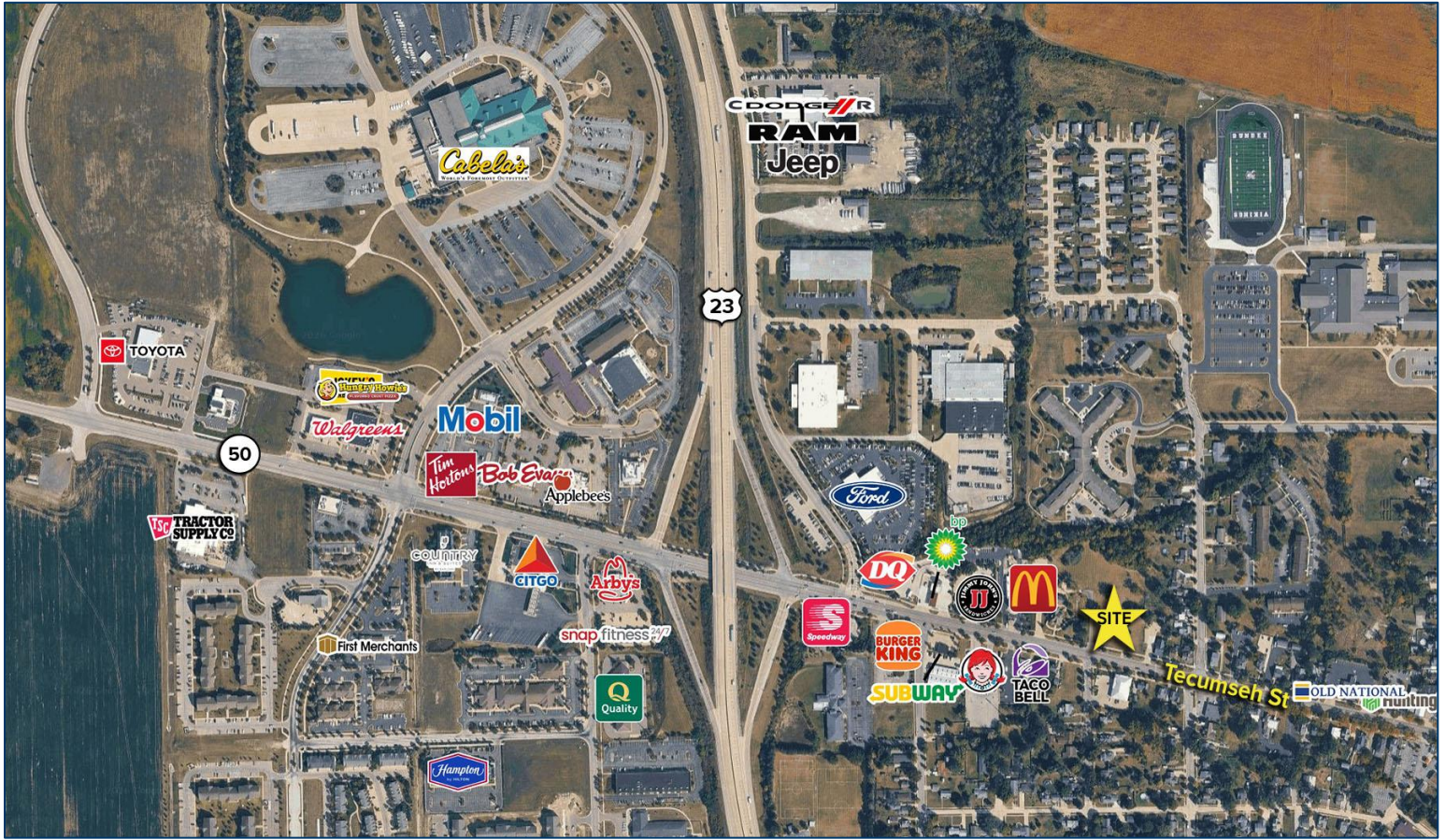
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,655	\$69,684
3 MILE	7,731	\$82,362
5 MILE	12,116	\$86,254

TRAFFIC COUNTS (TWO-WAY)

13,975	Tecumseh Street (M-50)
880	Rawson Street
636	Outer Drive
3,755	Ann Arbor Road

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