



## LAND For Sale

**Location:** Citation Drive  
**Side of Street:** North  
**City:** Brighton, MI  
**Cross Streets:** East of US-23  
**County:** Livingston

**Acreage:** 2.58

**Zoning:** B-3

**Improvements:** N/A

**Dimensions:**

### UTILITIES

**Sanitary Sewer:** No

**Storm Sewer:** No

**Water:** No

**Gas:** Yes

**Outside Storage:** No

**Rail Siding:** No

### ADJACENT LAND

**North:** Light Ind.

**South:** Light Ind.

**East:** Light Ind.

**West:** Light Ind.

### PRICING INFORMATION

**Asking Price:** \$190,350.00

**Per Acre:** \$73,779.07

**Per SqFt :** \$1.69

**Terms:**

**Parcel #:** 4712-33-300-025

**Assessor Number:** N/A

**Taxes:** \$5,619.92 (2024/2025)

### TRAFFIC INFORMATION

**Yr: 2025 Count:** 18,748 Grand River Ave. E. of US-23

**Yr: 2025 Count:** 18,714 Grand River Ave. W. of US-23

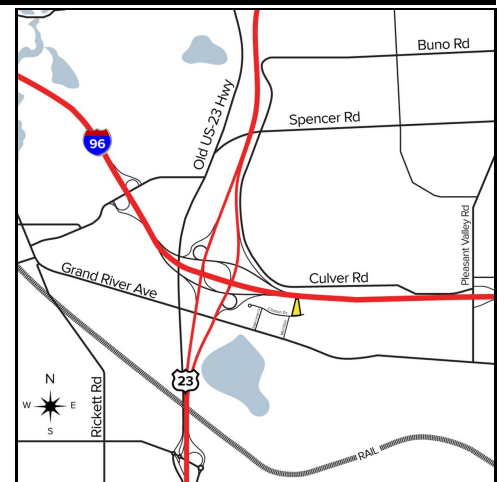
**Yr: 2025 Count:** 43,029 US-23. N. of Grand River Ave.

**Yr: 2025 Count:** 44,041 US-23. S. of Grand River Ave.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	3,731	\$111,818
<b>3 Mile Radius</b>	25,323	\$116,034
<b>5 Mile Radius</b>	50,296	\$120,561

**Comments:** Great site in desirable location in growing Brighton, Michigan. Many different uses possible. For further information, contact Dave Green.



**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.