



LAND For Sale

Location: 2346 Telegraph Road
Side of Street: N.
City: Monroe, MI
Cross Streets: LaSalle Rd.
County: Monroe

Acreage:	22.50	Improvements:	4 homes to be removed
Zoning:	C-2, AG	Dimensions:	Irregular

UTILITIES

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

ADJACENT LAND

North:	Retail	East:	N/A
South:	Retail	West:	Retail

PRICING INFORMATION

Asking Price:	\$3,200,000.00	Parcel #:	See comments
Per Acre:	\$142,222.22	Assessor Number:	N/A
Per SqFt :	\$3.27	Taxes:	\$23,000
Terms:	Cash at closing		

TRAFFIC INFORMATION

Yr:	Count:	14,432	N. Telegraph Road
Yr:	Count:	5,655	Mall Road
Yr:	Count:		
Yr:	Count:		

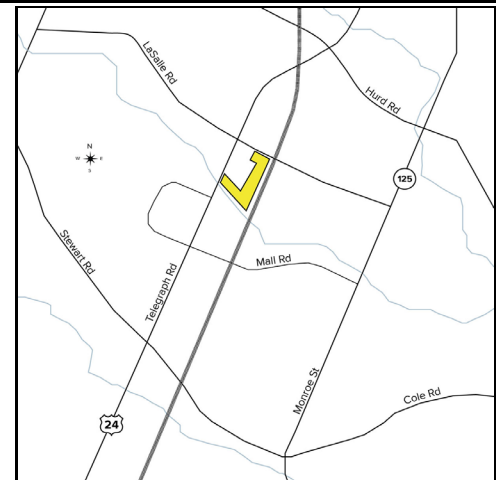
DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	3,166	\$80,667
3 Mile Radius	26,542	\$65,484
5 Mile Radius	57,237	\$69,593

Comments:

Parcel # 07-079-003-00 | 2346 N. Telegraph Rd
 Parcel # 07-079-007-00 | 2364 N. Telegraph Rd
 Parcel # 07-675-002-10 | LaSalle Rd
 Parcel # 07-675-003-00 | 1201 LaSalle Rd
 Parcel # 07-675-002-00 | 1215 LaSalle Rd

Subject property consists of 5 contiguous parcels. (Available as a complete 22.5-acre package for a major master-planned development, or the owner will split and sell individual parcels or portions.)



Broker: SIGNATURE ASSOCIATES

Agent(s):

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