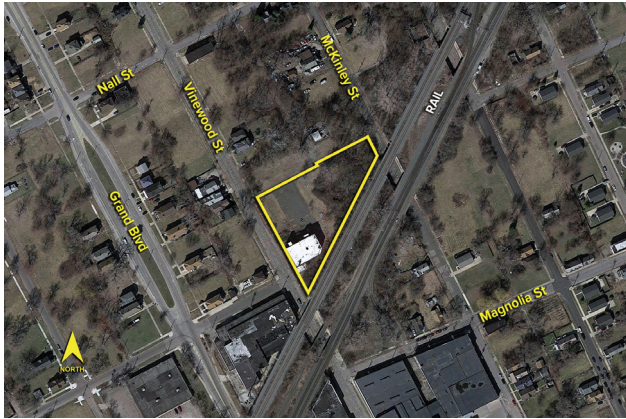




## LAND For Sale

**Location:** 3814 Vinewood  
**Side of Street:**  
**City:** Detroit, MI  
**Cross Streets:** Magnolia  
**County:** Wayne

**Acreage:** 1.69  
**Zoning:** M-3

**Improvements:** N/A  
**Dimensions:**

### UTILITIES

**Sanitary Sewer:** Yes  
**Storm Sewer:** Yes  
**Water:** Yes

**Gas:** Yes  
**Outside Storage:** Yes  
**Rail Siding:** Yes

### ADJACENT LAND

**North:** Residential  
**South:** Rail

**East:** Residential  
**West:** Residential

### PRICING INFORMATION

**Asking Price:** \$495,000.00  
**Per Acre:** \$292,899.41  
**Per SqFt :** \$6.72  
**Terms:**

**Parcel #:** 140088.44.11  
**Assessor Number:** N/A  
**Taxes:** \$5,270.19 (2022)

### TRAFFIC INFORMATION

**Yr: 2022 Count:** 1,803 Grand Blvd. NW. of Michigan Ave.  
**Yr: 2022 Count:** 13,622 Michigan Ave. W. of Grand Blvd.  
**Yr: 2022 Count:** 10,577 Michigan Ave. E. of Grand Blvd.  
**Yr: Count:**

### DEMOGRAPHICS

|                      | Population | Median HH Income |
|----------------------|------------|------------------|
| <b>1 Mile Radius</b> | 9,124      | \$30,548         |
| <b>3 Mile Radius</b> | 119,063    | \$36,840         |
| <b>5 Mile Radius</b> | 286,515    | \$36,518         |

**Comments:** - Rare Southwest Detroit parcel  
 - Zoned M-3  
 - Clear land  
 - Environmental available  
 - Small structure needs demo (contact broker for demo pricing)  
 - Access to 2 streets from parcels  
 - Structure demo rough estimate \$19,275



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Joe Stack, (248) 359-0615, jstack@signatureassociates.com  
 Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com

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