

24.55 AC DUCK LAKE ROAD

24.55 AC DUCK LAKE ROAD | HIGHLAND, MI 48356

Land For Sale



PROPERTY HIGHLIGHTS

- 24.55 AC of vacant land for sale
- Zoned LV, Lakes and Village Residential District
- Rare opportunity to acquire a sizable residential land parcel
- Prime opportunity for single-family home development
- Attractive opportunity for builders, developers, or investors
- Located on Duck Lake Road in Highland, MI



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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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OFFERING SUMMARY

Sale Price:	\$500,000
Parcel:	11-12-376-001, 11-12-377-005
Zoning:	LV, Lake and Village Residential District
Land Size:	24.55 Acres

TAXES

Winter 2025:	\$1,055.60
Summer 2026:	\$4,099.29
Total:	\$5,154.89

PROPERTY DESCRIPTION

24.55 AC of vacant land for sale. Zoned LV, Lakes and Village Residential District. Rare opportunity to acquire a sizable residential land parcel. Prime opportunity for single-family home development. Attractive opportunity for builders, developers, or investors. Located on Duck Lake Road in Highland, MI.

LOCATION DESCRIPTION

Located on the west side of N. Duck Lake Road, south of Davista Drive, just over 1 mile north of Highland Road.

SURROUNDING BUSINESSES

Szott Chrysler Dodge Ram, Ace Hardwar, O'Reilly, Burger King, Hungry Howie's, Highland House, Meijer, and others.

TRAFFIC (VEHICLES PER DAY)

Duck Lake Road	6,701
(2WAY/ADT/CoStar 2025)	



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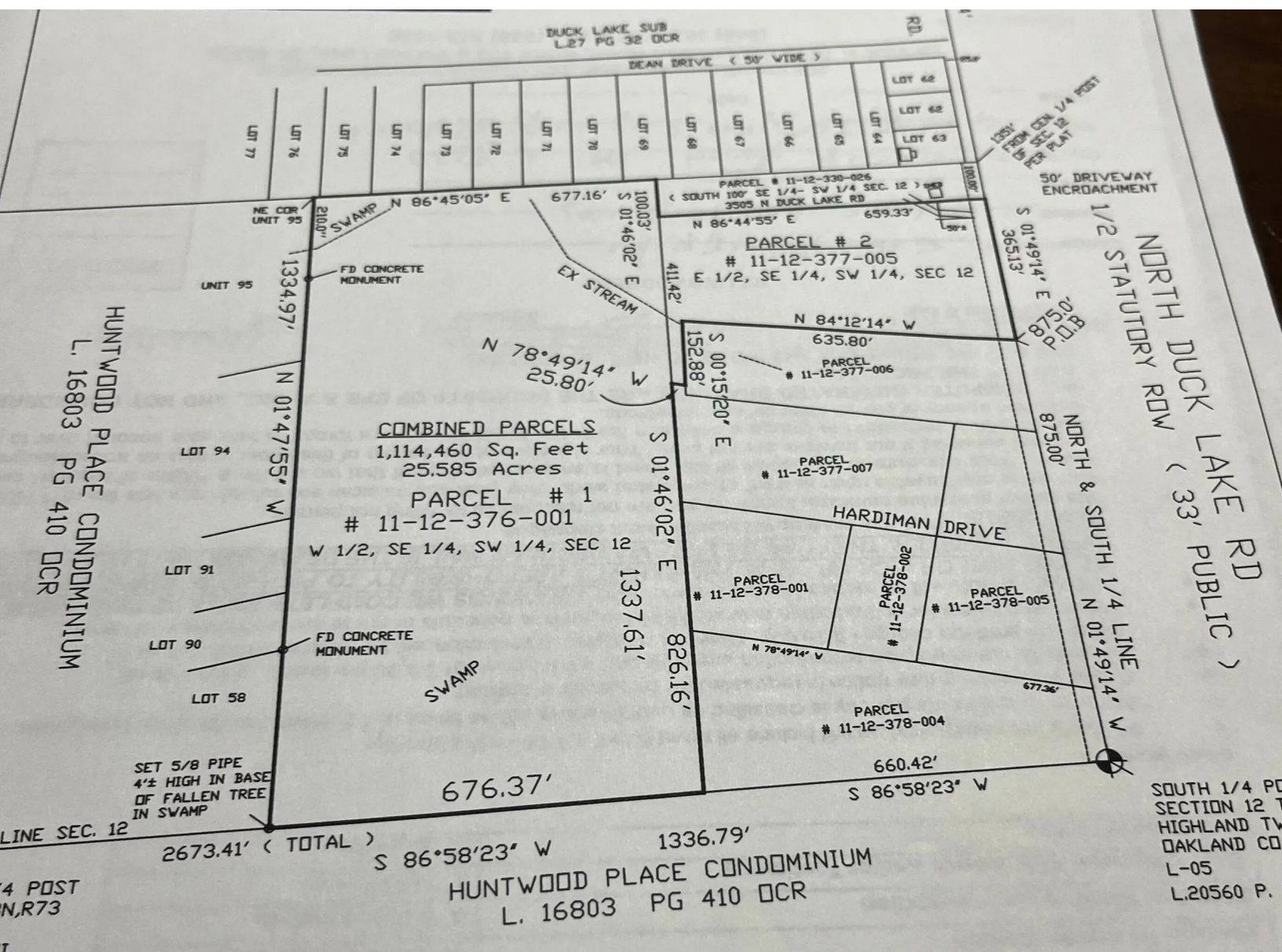
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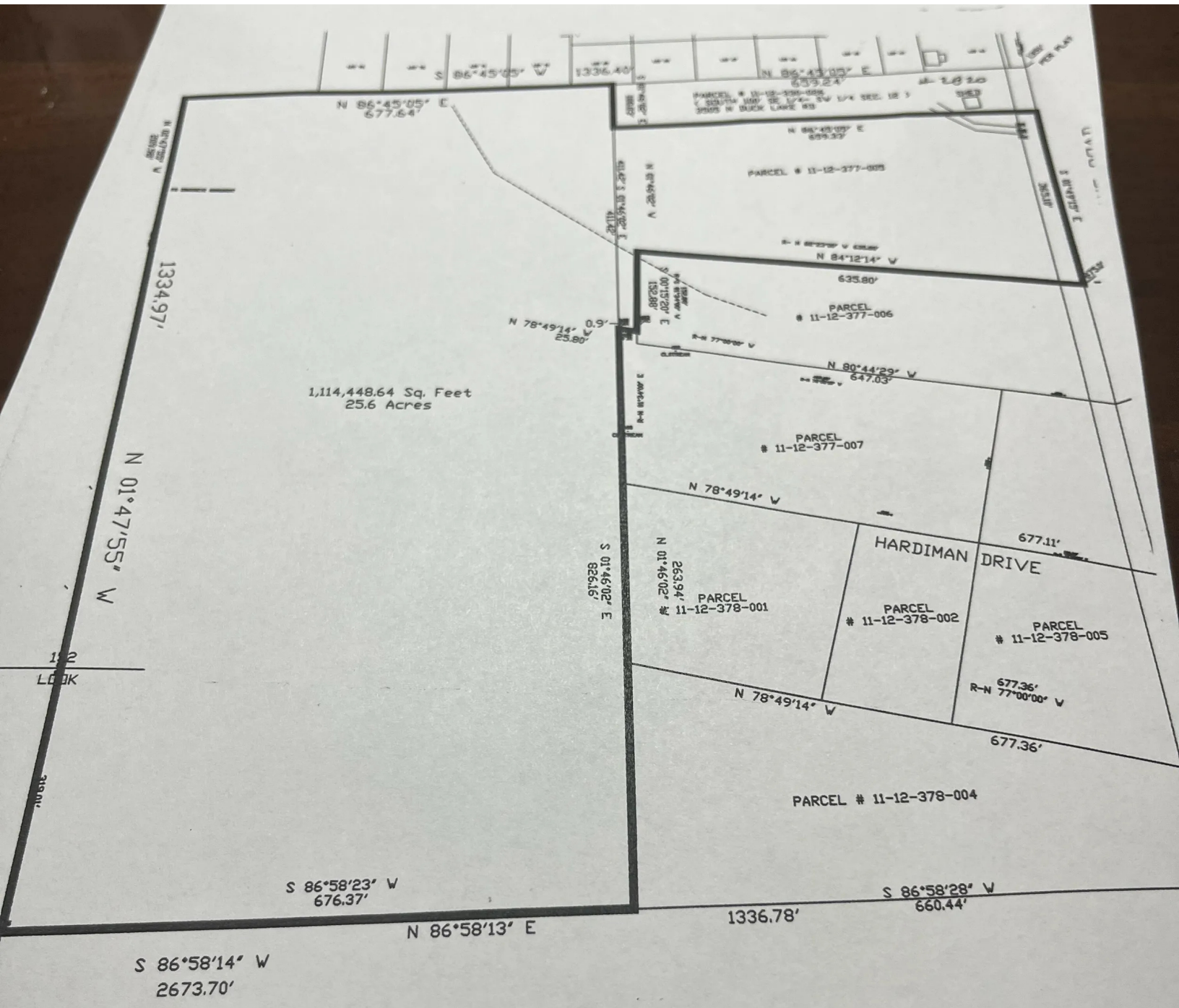
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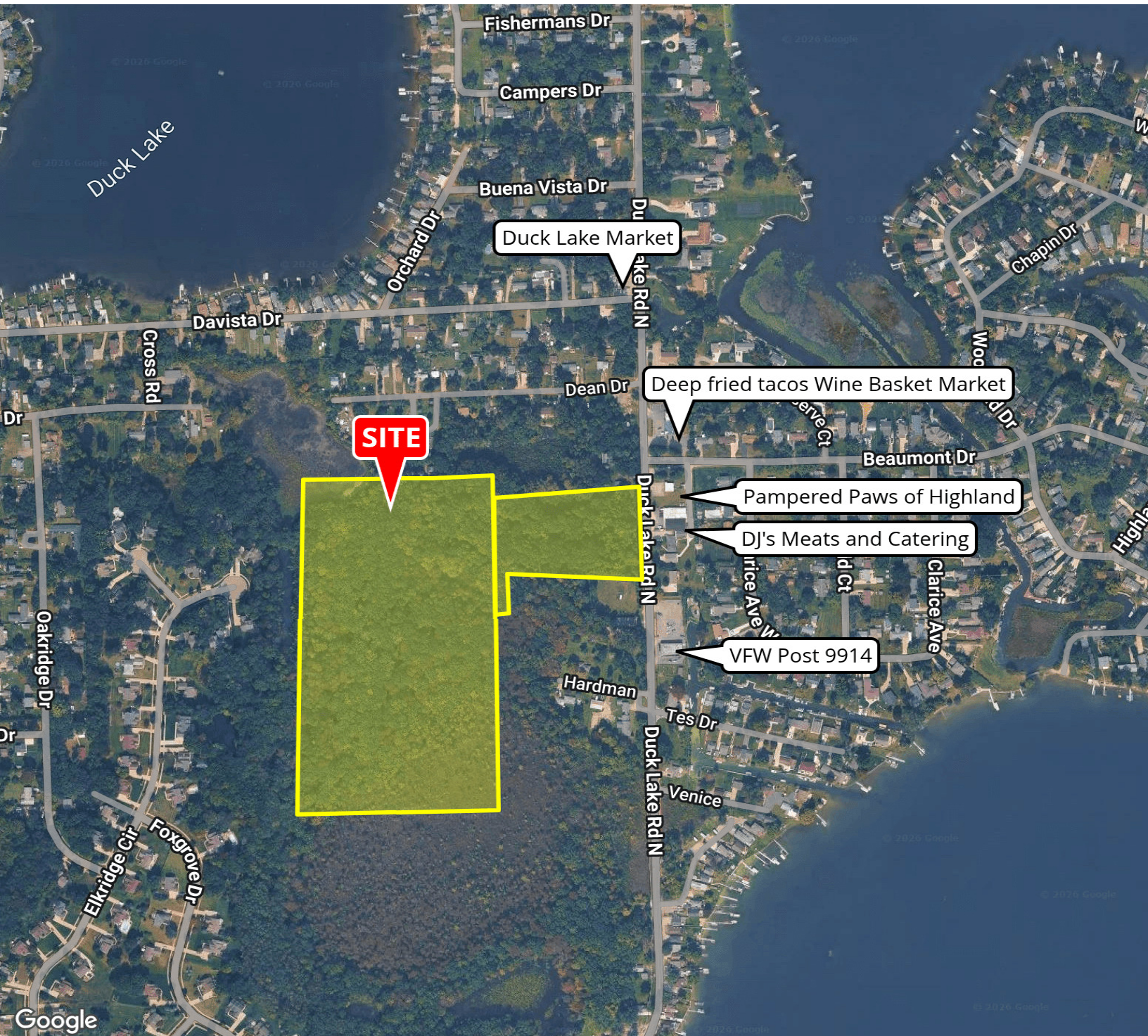
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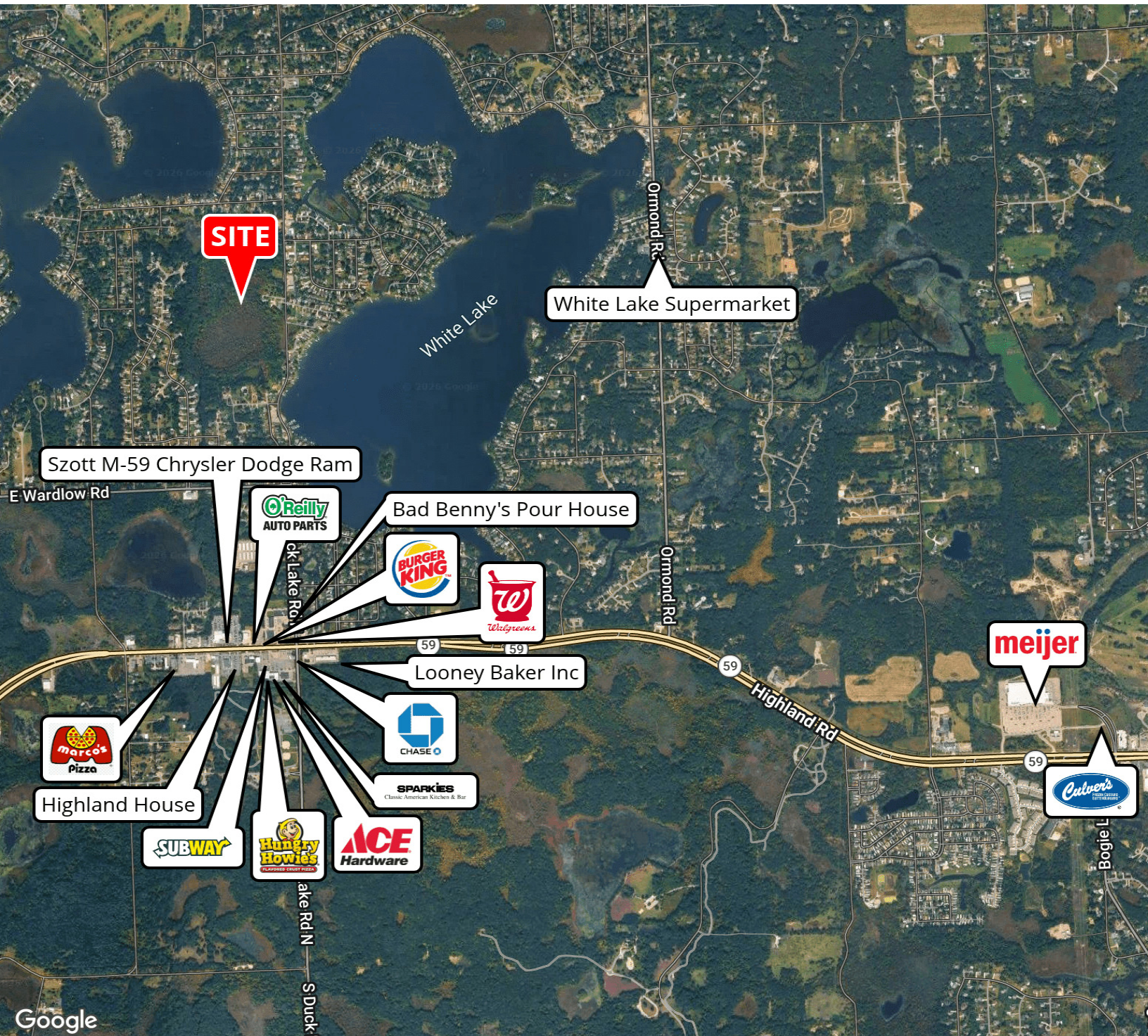
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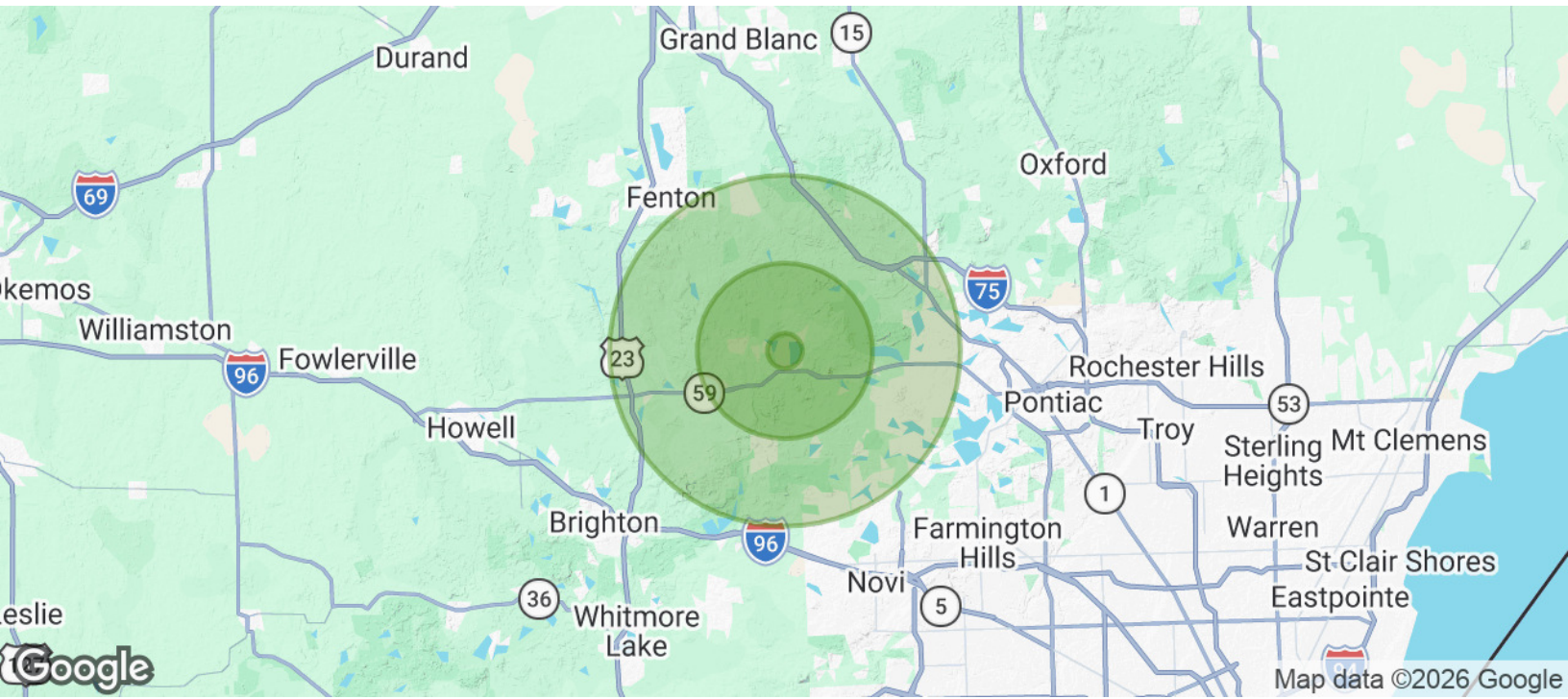
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,542	38,975	215,620
Average Age	41.7	43.6	44.2
Average Age (Male)	39.7	42.5	43.2
Average Age (Female)	41.2	44.5	44.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,334	14,608	84,848
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$117,109	\$124,342	\$127,626
Average House Value	\$340,983	\$336,860	\$339,048

2023 American Community Survey (ACS)



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