

SIGNATURE ASSOCIATES
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LAND For Sale

Location: 7685 Twenty-Five Mile Road
Side of Street: North
City: Shelby Twp., MI
Cross Streets: Van Dyke Avenue
County: Macomb

Acreage:	0.44	**Improvements:**	N/A
Zoning:	C-1	**Dimensions:**	60.00 x 320.00

UTILITIES

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

ADJACENT LAND

North:	Land	**East:**	Residential
South:	Land	**West:**	Commercial

PRICING INFORMATION

Asking Price:	$250,000.00		
Per Acre:		**Parcel #:**	23-07-04-476-007
Per SqFt :		**Assessor Number:**	N/A
Terms:		**Taxes:**	$2,755.76 (2024)

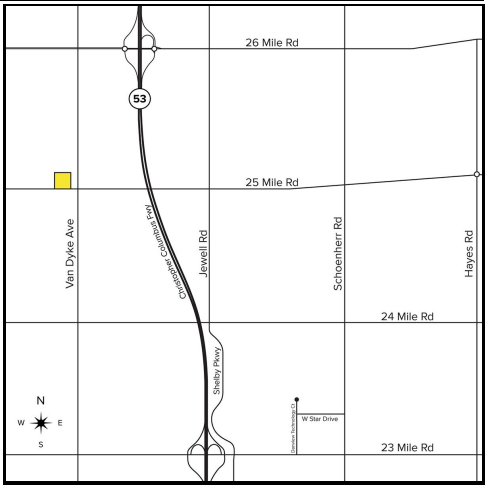
TRAFFIC INFORMATION

Yr:	2025	**Count:**	23,262	25 Mile Rd. E of Van Dyke Ave.
Yr:	2025	**Count:**	26,916	25 Mile Rd. W of Van Dyke Ave.
Yr:	2025	**Count:**	31,401	Van Dyke Ave. S of 25 Mile Rd.
Yr:	2025	**Count:**	31,741	Van Dyke Ave. N of 25 Mile Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	7,082	$106,816
3 Mile Radius	55,609	$105,480
5 Mile Radius	138,810	$108,233

Comments: Excellent location near Van Dyke Avenue. C-1 zoning allows for a variety of uses.



Broker: **SIGNATURE** ASSOCIATES

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