



LAND For Sale

Location: Ring Drive
Side of Street: South
City: Troy, MI
Cross Streets: John R Rd.
County: Oakland

Acreage:	1.87	Improvements:	N/A
Zoning:	IB	Dimensions:	209.00 x 392.00

UTILITIES

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

ADJACENT LAND

North:	Industrial	East:	High Tech
South:	Ind./Hi-Tech	West:	Industrial

PRICING INFORMATION

Asking Price:	\$500,000.00	Parcel #:	20-35-226-101
Per Acre:	\$266,951.42	Assessor Number:	N/A
Per SqFt :	\$6.13	Taxes:	\$9,161.20 (2024/25)
Terms:	Cash		

TRAFFIC INFORMATION

Yr:	2024	Count:	36,846	John Rd. N. of Maple Rd.
Yr:	2024	Count:	35,819	John Rd. S. of Maple Rd.
Yr:	2024	Count:	45,870	Maple Rd. E. of John Rd.
Yr:	2024	Count:	49,403	Maple Rd. W. of John Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	6,507	\$66,268
3 Mile Radius	106,409	\$89,263
5 Mile Radius	280,071	\$95,954

Comments: Prime IB (Integrated Industrial and Business District) lot in Troy. Rare site, ready for development.



Broker: SIGNATURE ASSOCIATES

Agent(s):

John Boyd, (248) 948-0102, jboyd@signatureassociates.com
 John Droze, (248) 948-4191, jdroze@signatureassociates.com

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