



## LAND For Sale

**Location:** 32140 Twenty-Six Mile Road  
**Side of Street:** South  
**City:** Chesterfield Twp., MI  
**Cross Streets:** New Haven Rd.  
**County:** Macomb

**Acreage:** 16.43  
**Zoning:** RM-1, MU

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

### UTILITIES

**Sanitary Sewer:** No  
**Storm Sewer:** No  
**Water:** No

**Gas:** No  
**Outside Storage:** No  
**Rail Siding:** No

### ADJACENT LAND

**North:** Residential  
**South:** Agricultural

**East:** Agricultural  
**West:** Agricultural

### PRICING INFORMATION

**Asking Price:** \$769,000.00  
**Per Acre:** \$46,804.63  
**Per SqFt :** \$1.07  
**Terms:** Cash

**Parcel #:** 09-03-200-009  
**Assessor Number:** N/A  
**Taxes:** \$3,630.10 (2024)

### TRAFFIC INFORMATION

**Yr: 2025 Count:** 9,643 New Haven Rd. N. of 26 Mile Rd.  
**Yr: 2025 Count:** 14,092 New Haven Rd. S. of 26 Mile Rd.  
**Yr: 2025 Count:** 9,778 26 Mile Rd. W. of New Haven Rd.  
**Yr: 2025 Count:** 9,441 26 Mile Rd. E. of New Haven Rd.

### DEMOGRAPHICS

|                      | Population | Median HH Income |
|----------------------|------------|------------------|
| <b>1 Mile Radius</b> | 3,455      | \$83,575         |
| <b>3 Mile Radius</b> | 34,022     | \$89,985         |
| <b>5 Mile Radius</b> | 67,685     | \$88,866         |

**Comments:** Great hard corner. Many possible uses. Just east of Gratiot Avenue and just west of I-94.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Paul Saad, (248) 359-0652, psaad@signatureassociates.com  
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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.