



## LAND For Sale or Lease

**Location:** National Park Drive  
**Side of Street:**  
**City:** Fowlerville, MI  
**Cross Streets:** Grand River Ave.  
**County:** Livingston

**Acreage:** 5.00 - 20.00      **Improvements:** N/A  
**Zoning:** Lt Industrial      **Dimensions:**

### UTILITIES

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

### ADJACENT LAND

**North:**      **East:**  
**South:**      **West:**

### PRICING INFORMATION

**Asking Price:**  
**Per Acre:** \$45,000.00      **Parcel #:** 05-10-300-039  
**Per SqFt :**      **Assessor Number:** N/A  
**Terms:**      **Taxes:**

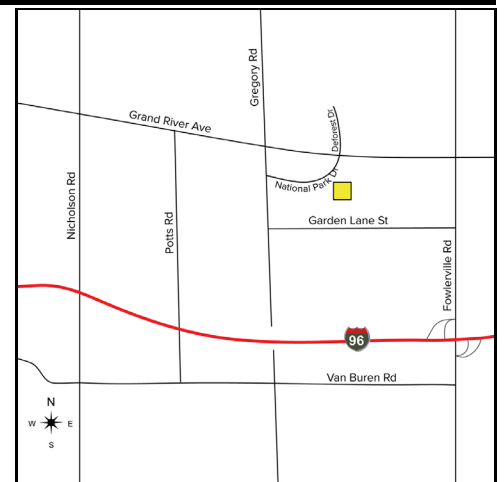
### TRAFFIC INFORMATION

**Yr: 2025 Count:** 7,842      Grand River Ave. E. of Gregory Rd.  
**Yr: 2025 Count:** 8,567      Grand River Ave. W. of Gregory Rd.  
**Yr: 2025 Count:** 352      Gregory Rd. N. of Grand River Ave.  
**Yr: 2025 Count:** 1,324      Gregory Rd. S. of Grand River Ave.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	3,006	\$47,161
<b>3 Mile Radius</b>	8,312	\$75,476
<b>5 Mile Radius</b>	14,523	\$81,323

**Comments:** Fully developed site with all utilities. Easy I-96 access. Rail possible.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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