



LAND For Sale

Location: 23055 Telegraph Road
Side of Street: West
City: Southfield, MI
Cross Streets: W. Nine Mile Road
County: Oakland

Acreage: 1.66
Zoning: B-3

Improvements: N/A
Dimensions:

UTILITIES

Sanitary Sewer: Yes
Storm Sewer: Yes
Water: Yes

Gas: Yes
Outside Storage: No
Rail Siding: No

ADJACENT LAND

North:

East:

South:

West:

PRICING INFORMATION

Asking Price: \$2,299,000.00

Per Acre:

Parcel #: 24-29-476-024

Per SqFt :

Assessor Number: N/A

Terms:

Taxes: \$38,095.48 (2025/26)

TRAFFIC INFORMATION

Yr: 2025 Count: 56,000 Telegraph Rd. N. of 9 Mile Rd.
Yr: 2025 Count: 53,510 Telegraph Rd. S. of 9 Mile Rd.
Yr: 2025 Count: 13,668 9 Mile Rd. E. of Telegraph Rd.
Yr: 2025 Count: 14,957 9 Mile Rd. W. of Telegraph Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	5,729	\$80,680
3 Mile Radius	90,950	\$64,209
5 Mile Radius	273,214	\$73,998

Comments: Rare development opportunity along the highly traveled Telegraph Road corridor in Southfield. Site approved for conveyor-type car wash development with plans and drawings available. Excellent visibility with Telegraph & 9 Mile Roads access. Potential alternative uses include automotive service, QSR/drive-thru, financial institution, coffee, medical and commercial uses. Contact Broker for additional information.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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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.