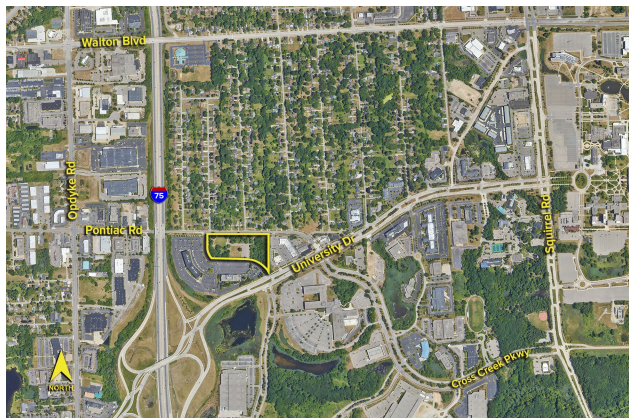




**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: 2550 Pontiac Road
Side of Street: South
City: Auburn Hills, MI
Cross Streets: Pontiac Rd./I-75
County: Oakland

Acreage: 8.82

Improvements: N/A

Zoning: T & R

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Gas: No

Storm Sewer: Yes

Outside Storage: No

Water: Yes

Rail Siding: No

ADJACENT LAND

North: Residential

East: Commercial

South: Office

West:

PRICING INFORMATION

Asking Price: \$1,920,000.00

Per Acre: \$217,687.08

Per SqFt : \$5.00

Parcel #: 14-14-401-003

Assessor Number: N/A

Terms:

Taxes: \$22,985.68 (2025)

TRAFFIC INFORMATION

Yr: 2025 Count: 5,813 Pontiac Rd. E. of I-75.

Yr: 2025 Count: 5,820 Pontiac Rd. W. of I-75.

Yr: 2025 Count: 68,943 I-75 N. of Pontiac Rd.

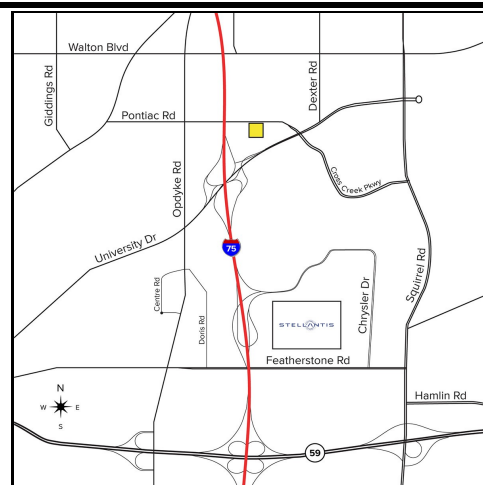
Yr: 2025 Count: 68,485 I-75 S. of Pontiac Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	4,352	\$64,403
3 Mile Radius	55,173	\$81,120
5 Mile Radius	163,550	\$93,148

Comments:

- One of the last remaining sites in Auburn Hills
- High profile site, 600' from I-75 (potentially visible)
- Previously site plan approved for 70,000 sq. ft. with expansion land
- Seller has a current survey, tree survey, soil borings, wetland study and proposed building elevations



Broker: SIGNATURE ASSOCIATES

Agent(s):

Paul Hoge, (248) 948-0103, paulhoge@signatureassociates.com

Jim Montgomery, (248) 359-0614, jmontgomery@signatureassociates.com

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