

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:	\$1,500,000.00	Parcel #:	14-14-401-003
Per Acre:	\$170,068.03	Assessor Number:	N/A
Per SqFt :	\$3.90	Taxes:	\$22,985.68 (2025)
Terms:			

TRAFFIC INFORMATION

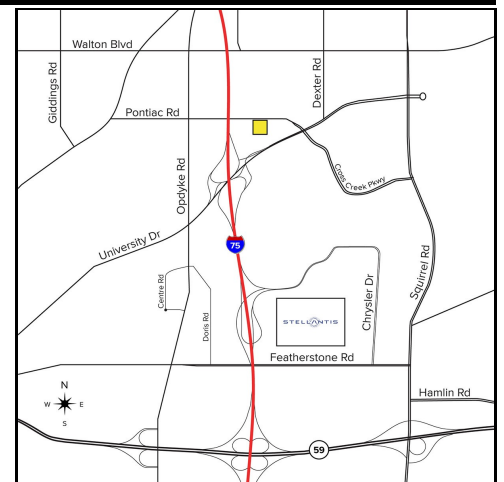
Yr: 2025	Count: 5,813	Pontiac Rd. E. of I-75.
Yr: 2025	Count: 5,820	Pontiac Rd. W. of I-75.
Yr: 2025	Count: 68,943	I-75 N. of Pontiac Rd.
Yr: 2025	Count: 68,485	I-75 S. of Pontiac Rd.

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):

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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.