



## LAND For Sale

**Location:** Harmon Road  
**Side of Street:** South  
**City:** Auburn Hills, MI  
**Park Name:** Pinnacle Corporate Center  
**Cross Streets:** Between Lapeer Road & Giddings Road  
**County:** Oakland

<b>Acreage:</b>	12.40	<b>Improvements:</b>	N/A
<b>Zoning:</b>	T & R	<b>Dimensions:</b>	Irregular

### UTILITIES

<b>Sanitary Sewer:</b>	Yes	<b>Gas:</b>	Yes
<b>Storm Sewer:</b>	Yes	<b>Outside Storage:</b>	No
<b>Water:</b>	Yes	<b>Rail Siding:</b>	No

### ADJACENT LAND

<b>North:</b>	Industrial	<b>East:</b>	Brose
<b>South:</b>	Vacant	<b>West:</b>	Jabil Circuits

### PRICING INFORMATION

<b>Asking Price:</b>	\$2,700,000.00	<b>Parcel #:</b>	14-03-401-008
<b>Per Acre:</b>	\$217,741.94	<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>	\$5.00	<b>Taxes:</b>	\$49,303.20 (2025)
<b>Terms:</b>			

### TRAFFIC INFORMATION

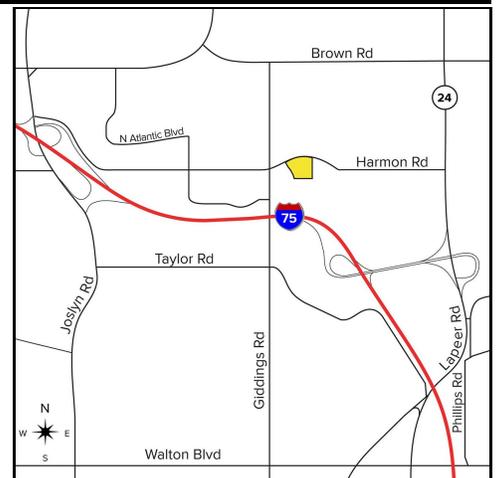
<b>Yr:</b> 2025	<b>Count:</b> 22,991	Lapeer Rd. N. of Harmon Rd.
<b>Yr:</b> 2025	<b>Count:</b> 27,292	Lapeer Rd. S. of Harmon Rd.
<b>Yr:</b> 2025	<b>Count:</b> 2,908	Harmon Rd. W. of Lapeer Rd.
<b>Yr:</b>	<b>Count:</b>	

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	746	\$64,966
<b>3 Mile Radius</b>	46,675	\$86,083
<b>5 Mile Radius</b>	134,883	\$97,543

### Comments:

- One of the last remaining trophy sites in Auburn Hills
- Finished building will be visible from I-75
- Owner will Build-to-Suit for Lease or Sale
- Zoning allows for multi-story uses, flex or R&D



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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