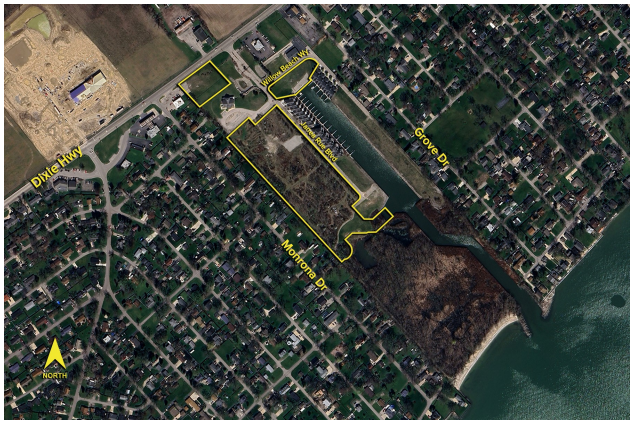


SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: 4444 Willow Beech Way & Dixie Hwy
Side of Street: South
City: Monroe, MI
Park Name: Frenchtown Harbor
Cross Streets: Monrona Drive
County: Monroe

Acreage:	10.60	**Improvements:**	N/A
Zoning:	Residential	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

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

PRICING INFORMATION

Asking Price:	$750,000.00		
Per Acre:	$70,788.11	**Parcel #:**	
Per SqFt :	$1.63	**Assessor Number:**	N/A
Terms:		**Taxes:**	$3,300 (2024)

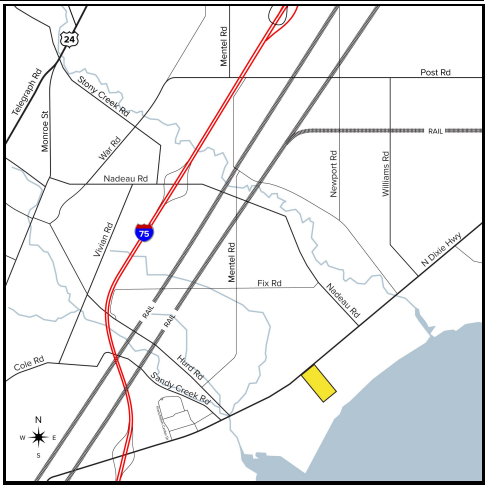
TRAFFIC INFORMATION

Yr:	2025	**Count:**	15,483	Dixie Hwy NE of Sandy Creek
Yr:	2025	**Count:**	13,507	Dixie Hwy SW of Sandy Creek
Yr:	2025	**Count:**	3,250	Sandy Creek Rd NW of Dixie Hwy
Yr:	2025	**Count:**	443	Waterworks Rd SE of Dixie Hwy

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	3,951	$57,299
3 Mile Radius	10,020	$67,910
5 Mile Radius	43,360	$56,068

Comments: Frenchtown Harbor. Lot A (8.537 acres), Lot B (1.14 acres) and Lot C (0.918 acres).



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com

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