



LAND For Sale

Location: 945 Stephenson Highway
Side of Street: West
City: Troy, MI
Cross Streets: Maple Rd.
County: Oakland

Acreage: 9.20

Improvements: N/A

Zoning: I-B

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Gas: Yes

Storm Sewer: Yes

Outside Storage: No

Water: Yes

Rail Siding: No

ADJACENT LAND

North: Industrial

East: Industrial

South: Industrial

West: Industrial

PRICING INFORMATION

Asking Price: \$5,000,000.00

Per Acre: \$543,478.26

Parcel #: 20-35-102-045

Per SqFt : \$12.48

Assessor Number: N/A

Terms: Cash

Taxes: \$25,010.90 (2024/25)

TRAFFIC INFORMATION

Yr: 2025 Count: 40,549 Stephenson Hwy. N. of Maple Rd.

Yr: 2025 Count: 36,124 Stephenson Hwy. S. of Maple Rd.

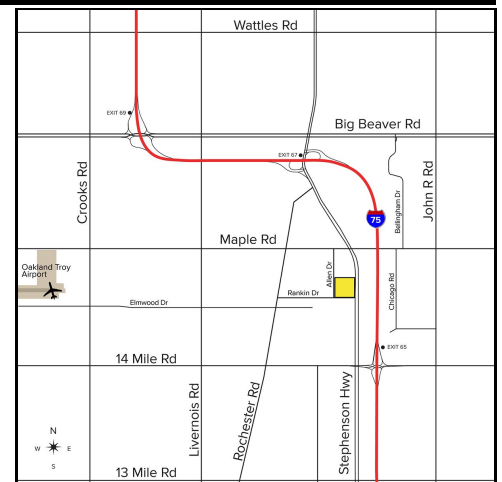
Yr: 2025 Count: 54,429 Maple Rd. E. of Stephenson Hwy.

Yr: 2025 Count: 47,323 Maple Rd. W. of Stephenson Hwy.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	6,002	\$63,623
3 Mile Radius	104,954	\$89,895
5 Mile Radius	294,509	\$100,928

Comments: Rare large parcel in Troy, just off I-75, Stephenson Highway frontage, fully paved site ready for development, many possible uses are permitted in the I-B zoning district. All utilities.



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.