



LAND For Sale

Location: E. Dunbar Road
Side of Street: South
City: Monroe, MI
Cross Streets: I-75 & Laplaignance Rd.
County: Monroe

Acreage: 16.60
Zoning: C-2

Improvements: N/A
Dimensions:

UTILITIES

Sanitary Sewer: No
Storm Sewer: No
Water: No

Gas: No
Outside Storage: No
Rail Siding: No

ADJACENT LAND

North:
South:
East:
West:

PRICING INFORMATION

Asking Price: \$699,000.00
Per Acre: \$42,108.43
Per SqFt : \$0.97
Terms:

Parcel #: 58-12-020-266-00
Assessor Number: N/A
Taxes:

TRAFFIC INFORMATION

Yr: 2022 Count: 54,676 I-75 NE. of Dunbar Rd.
Yr: 2022 Count: 62,322 I-75 SW. of Dunbar Rd.
Yr: 2022 Count: 5,186 Laplaignance Rd. N. of Dunbar Rd.
Yr: Count:

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,970	\$49,295
3 Mile Radius	30,509	\$56,272
5 Mile Radius	48,823	\$59,167

Comments: Clean land ready to build on with 1,700' of I-75 frontage. Site has been approved for all industrial and commercial uses. Adjacent to a 76 acre parcel and a 30 acre parcel also for sale. Just up the street ground has been broken for a 1,100,000 sq. ft. (98 acre) single-tenant build-to-suit packaging and warehouse facility with a long-term lease with a leading automotive manufacturer.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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