



LAND For Sale

Location: 45568 Mound Road
Side of Street: East
City: Shelby Twp., MI
Cross Streets: West Utica Road
County: Macomb

Acreage:	1.17	Improvements:	N/A
Zoning:	C-4	Dimensions:	170.00 x 300.00

UTILITIES

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

ADJACENT LAND

North:	Commercial	East:	Land
South:	Commercial	West:	Commercial

PRICING INFORMATION

Asking Price:	\$550,000.00	Parcel #:	23-07-33-351
Per Acre:	\$469,684.03	Assessor Number:	N/A
Per SqFt :	\$10.78	Taxes:	\$4,657.41 (2024)
Terms:	Cash		

TRAFFIC INFORMATION

Yr: 2025	Count: 96,934	M-59 W. of Mound Rd.
Yr: 2025	Count: 94,484	M-59 E. of Mound Rd.
Yr: 2025	Count: 38,149	Mound Rd. N. of M-59
Yr: 2025	Count: 44,989	Mound Rd. S. of M-59

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	10,460	\$68,705
3 Mile Radius	75,802	\$84,912
5 Mile Radius	235,636	\$95,721

Comments: Prime development opportunity in favorable C-4 zoned property. Close to M-59/M-53. Owner would also build-to-suit up to 12,000 sq. ft. for a tenant.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com
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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.