



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:YesGas:YesStorm Sewer:YesOutside Storage:NoWater:YesRail Siding:No

ADJACENT LAND

North: Commercial East: Land

South: Commercial West: Commercial

PRICING INFORMATION

Asking Price: \$550,000.00

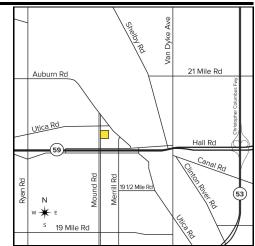
Per Acre: \$469,684.03 **Parcel #:** 23-07-33-351

Per SqFt: \$10.78 Assessor Number: N/A

Terms: Cash **Taxes:** \$4,657.41 (2024)

TRAFFIC INFORMATION		DEMOGRAPHICS		Median HH
Yr: 2025 Count: 96,934	M-59 W. of Mound Rd.		Population	Income
Yr: 2025 Count: 94,484	M-59 E. of Mound Rd.	1 Mile Radius	10,460	\$68,705
Yr: 2025 Count: 38,149	Mound Rd. N. of M-59	3 Mile Radius	75,802	\$84,912
Yr: 2025 Count: 44,989	Mound Rd. S. of M-59	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):

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