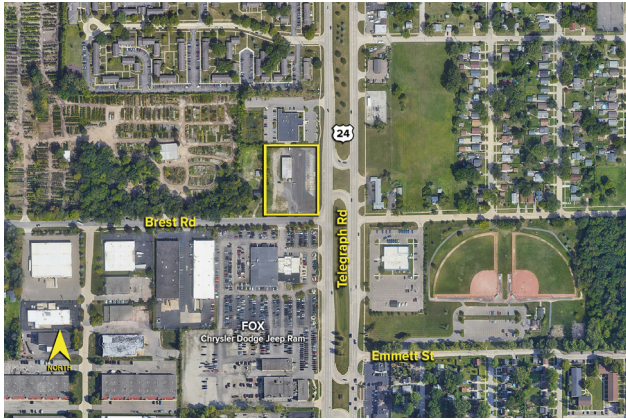




LAND For Sale

Location: 24050 Brest Road
Side of Street: North
City: Taylor, MI
Cross Streets: At Telegraph Road
County: Wayne

Acreage: 2.18

Improvements: N/A

Zoning: B-3

Dimensions: 363.00 x 260.00

UTILITIES

Sanitary Sewer: Yes

Gas: Yes

Storm Sewer: Yes

Outside Storage: No

Water: Yes

Rail Siding: No

ADJACENT LAND

North: Medical Office

East: Retail

South: Automotive

West: Residential

PRICING INFORMATION

Asking Price: \$825,000.00

Per Acre: \$378,440.37

Per SqFt : \$8.69

Terms: Cash

Parcel #: 82-60-053-99-0033-000; 002

Assessor Number: N/A

Taxes: \$6,882.99 (2024)

TRAFFIC INFORMATION

Yr: 2024 Count: 34,704 Telegraph Rd. N. of Goddard Rd.
Yr: 2024 Count: 47,215 Telegraph Rd. S. of Goddard Rd.
Yr: 2024 Count: 19,520 Goddard Rd. W. of Telegraph Rd.
Yr: 2024 Count: 10,183 Goddard Rd. E. of Telegraph Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	8,181	\$60,576
3 Mile Radius	64,902	\$63,987
5 Mile Radius	202,590	\$67,573

Comments: This 2.18 acre site, located on heavily traveled Telegraph Road at the northwest corner of Brest Road and Telegraph Road. There is a 4,464 sq. ft. building that can be demolished to make way for a new development. Zoned B-3, General Business. Ideal approved uses include general retail and quick-service retail. Uses requiring special land use approval, include automotive, car wash, gas station and drive-through operations.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Scott Elliott, (248) 948-4182, selliott@signatureassociates.com

Justin Gaffrey, (248) 799-3143, jgaffrey@signatureassociates.com

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