

SIGNATURE ASSOCIATES
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LAND For Sale

Location: 20400 Telegraph Road
Side of Street: South
City: Detroit, MI
Cross Streets: 8 Mile Road
County: Wayne

Acreage:	2.00 - 46.63	**Improvements:**	N/A
Zoning:	R-1	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:	Industrial	**East:**	Residential
South:	Retail	**West:**	Residential

PRICING INFORMATION

Asking Price:	$2,800,000.00		
Per Acre:		**Parcel #:**	22019037
Per SqFt :		**Assessor Number:**	N/A
Terms:		**Taxes:**	$23,529.70 (25/26)

TRAFFIC INFORMATION

Yr:	2026	**Count:**	40,315	Telegraph Rd. N. of 8 Mile Rd.
Yr:	2026	**Count:**	36,128	Telegraph Rd. S. of 8 Mile Rd.
Yr:	2026	**Count:**	34,773	8 Mile Rd. W. of Telegraph Rd.
Yr:	2026	**Count:**	36,040	8 Mile Rd. E. of Telegraph Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	13,043	$40,847
3 Mile Radius	101,914	$59,724
5 Mile Radius	290,077	$67,116

Comments:
Former Bonnie Brook Golf Course at the SEC of 8 Mile and Telegraph Road. Excellent visibility, traffic counts, daytime population, and dense residential population. 8.50 acres buildable along 8 Mile Road and approximately 2-4 acres along SEC of property. Excellent development for Hotel, Retail, Automotive, Multi-Family, Education, Recreational Sports, and more. Contact Brokers for more information.

Can be sold together or individually:
-Parcel A - 8.5 Acres: $2,200,000
-Parcel B - 36 Acres: $700,000
-Parcel C - 2 Acres: $100,000



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Marvin Petrous, (248) 359-0647, mpetrous@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.