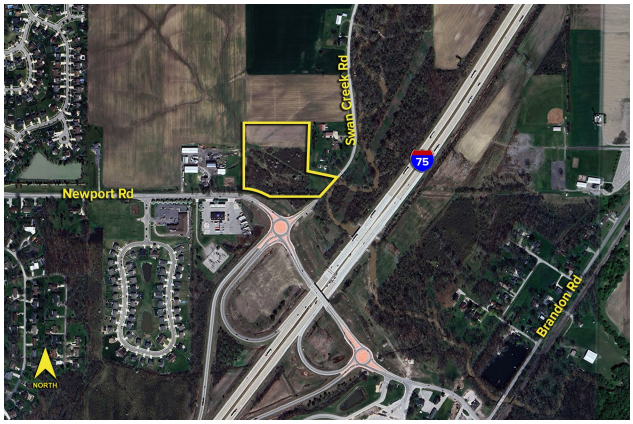


SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: Swan Creek Road
Side of Street: Northeast
City: Berlin Twp., MI
Cross Streets: Newport Road
County: Monroe

Acreage:	7.50	**Improvements:**	N/A
Zoning:	Industrial	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:		**East:**	
South:		**West:**	

PRICING INFORMATION

Asking Price:	$775,000.00		
Per Acre:	$103,333.33	**Parcel #:**	03-036-002-20
Per SqFt :	$2.37	**Assessor Number:**	N/A
Terms:		**Taxes:**	$2,536.67 (2025)

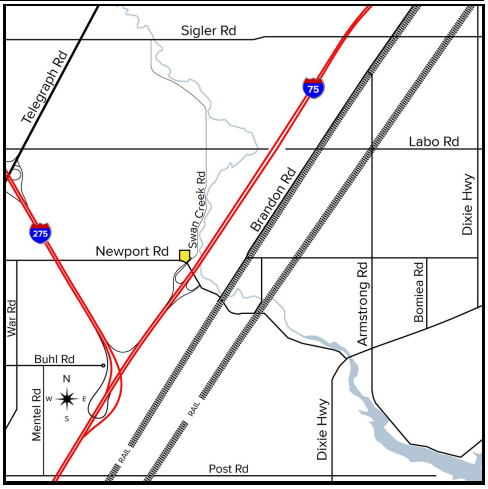
TRAFFIC INFORMATION

Yr: 2025	**Count:** 8,195	Newport Rd. NW. of Swan Creek Rd
Yr: 2025	**Count:** 9,874	Newport Rd. S. of Swan Creek Rd.
Yr: 2025	**Count:** 1,155	Swan Creek Rd. NE. of Newport Rd.
Yr: 2025	**Count:** 4,711	Swan Creek Rd. SW. of Newport Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	2,815	$85,459
3 Mile Radius	11,175	$78,018
5 Mile Radius	25,383	$81,637

Comments: Ideal for gas station or truck stop. Across the street from expanding Meijer distribution center.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com

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