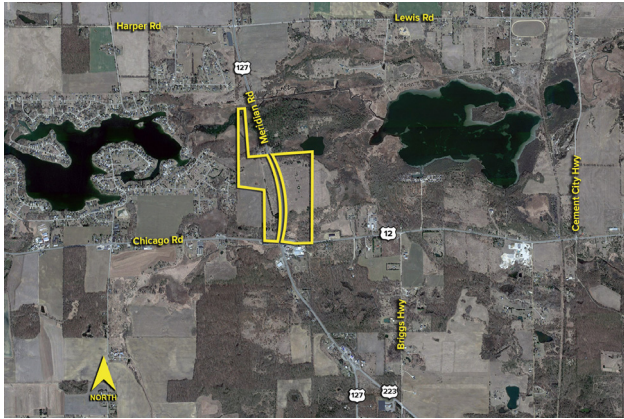




LAND For Sale or Lease

Location: 18808 US-12 Highway
Side of Street: West & East
City: Cement City, MI
Cross Streets: 11000 N. US-127 Highway
County: Lenawee

Acreage: 1.00 - 93.00

Improvements: N/A

Zoning: C1-C3

Dimensions:

UTILITIES

Sanitary Sewer: No

Gas: Yes

Storm Sewer: Yes

Outside Storage: No

Water: No

Rail Siding: No

ADJACENT LAND

North: Land

East: Land

South: Land

West: Land

PRICING INFORMATION

Asking Price: Contact Broker

Lease Rate: Contact Broker

Per Acre: Contact Broker

Parcel #: WD0-107-1550-00 & WD0-107-3350-00

Per SqFt : Contact Broker

Assessor Number: N/A

Terms:

Taxes: \$9,605.93 (2025)

TRAFFIC INFORMATION

Yr: 2026 Count: 13,560 US-127 N. of US-12

Yr: 2026 Count: 11,040 US-127 S. of US-12

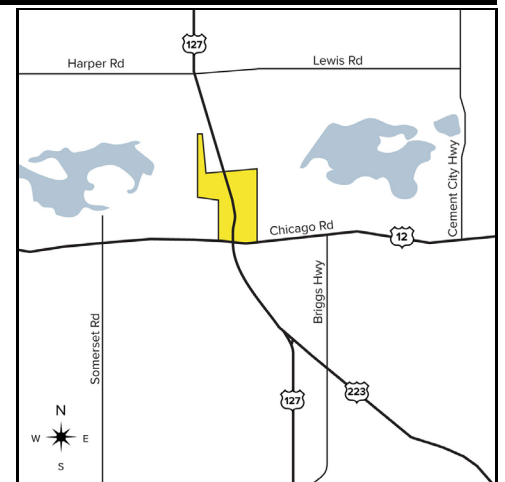
Yr: 2026 Count: 6,513 US-12. E of US-127

Yr: 2026 Count: 8,862 US-12. W of US-127

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	822	\$97,994
3 Mile Radius	12,377	\$93,441
5 Mile Radius	41,746	\$86,429

Comments: Large development parcel in Cement City offers a strategic location at US-12 and US-127, providing excellent regional access to Jackson, Lansing and Toledo. Join a future Dodge/Jeep dealership and truck stop/gas station along this well-traveled corridor positioned for continued commercial growth. Pad sites are available for retail, restaurant, service and other commercial uses.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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

Paul Saad, (248) 359-0652, psaad@signatureassociates.com

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