

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: 3601 Hamlin Road
Side of Street: South
City: Rochester Hills, MI
Cross Streets: Adams Rd.
County: Oakland

Acreage:	9.00	**Improvements:**	N/A
Zoning:	ORT	**Dimensions:**	Irregular

UTILITIES

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

ADJACENT LAND

North:	Residential	**East:**	R & D
South:	Freeway	**West:**	R & D

PRICING INFORMATION

Asking Price:	$5,000,000.00		
Per Acre:	$555,555.56	**Parcel #:**	15-30-103-004
Per SqFt :	$12.75	**Assessor Number:**	N/A
Terms:		**Taxes:**	$25,959.51 (2024/25)

TRAFFIC INFORMATION

Yr: 2025	**Count:** 24,747	Hamlin Rd. W. of Adams Rd.
Yr: 2025	**Count:** 17,324	Hamlin Rd. E. of Adams Rd.
Yr: 2025	**Count:** 21,572	Adams Rd. N. of Hamlin Rd.
Yr: 2025	**Count:** 23,428	Adams Rd. S. of Hamlin Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	4,404	$108,804
3 Mile Radius	61,170	$89,387
5 Mile Radius	177,446	$102,873

Comments: Excellent M-59 frontage, visibility, and access. Over 2,100 feet of M-59 frontage.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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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.