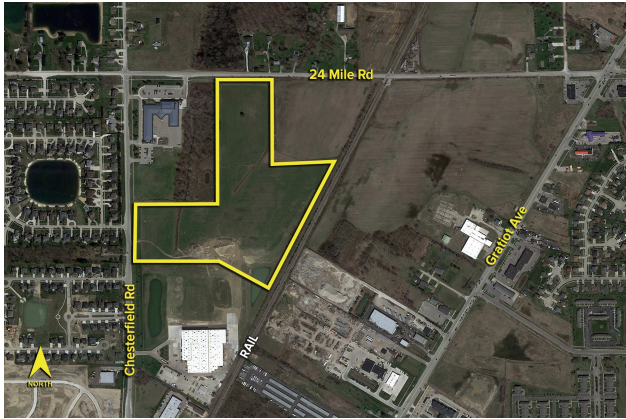




LAND For Sale

Location: Twenty-Four Mile Road
Side of Street: South
City: Chesterfield Twp., MI
Cross Streets: Chesterfield Road
County: Macomb

Acreage: 4.00 - 42.00

Improvements: N/A

Zoning: M-2

Dimensions:

UTILITIES

Sanitary Sewer: No

Gas: No

Storm Sewer: No

Outside Storage: No

Water: No

Rail Siding: No

ADJACENT LAND

North:

East:

South:

West:

PRICING INFORMATION

Asking Price: \$3,990,000.00

Per Acre: \$95,000.00

Parcel #: 15-09-17-101-005

Per SqFt : \$2.18

Assessor Number: N/A

Terms: Cash or Terms Acceptable to Seller

Taxes: \$176,291.70 (2024/25)

TRAFFIC INFORMATION

Yr: 2025 Count: 36,595 Gratiot Ave. S. of 24 Mile Rd.

Yr: 2025 Count: 29,392 Gratiot Ave. N. of 24 Mile Rd.

Yr: 2025 Count: 14,154 24 Mile Rd. E. of Gratiot Ave.

Yr: 2025 Count: 7,757 24 Mile Rd. W. of Gratiot Ave.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	2,798	\$87,739
3 Mile Radius	38,467	\$92,217
5 Mile Radius	101,343	\$99,400

Comments: Build to suit properties: 20,000 sq. ft. to 500,000 sq. ft. New industrial development.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Peter Walocko, (248) 948-0106, pwalocko@signatureassociates.com

Ben Wilkiemeyer, (248) 359-0624, bwilkiemeyer@signatureassociates.com

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