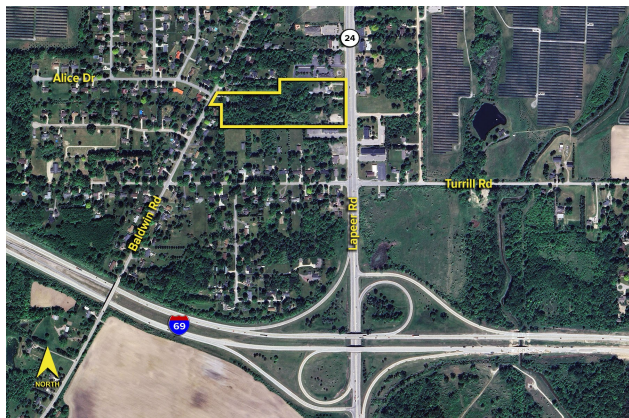




**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: 1134 S. Lapeer Road
Side of Street: West
City: Lapeer, MI
Cross Streets: Turrill Road
County: Lapeer

Acreage: 6.84

Zoning: R-1

Improvements: N/A

Dimensions: 450.00 x 663.00

UTILITIES

Sanitary Sewer: Yes

Storm Sewer: Yes

Water: Yes

Gas: Yes

Outside Storage: No

Rail Siding: No

ADJACENT LAND

North: Commercial

South: Commercial

East: Retail

West: Residential

PRICING INFORMATION

Asking Price: \$2,600,000.00

Per Acre: \$224,719.00

Per SqFt : \$5.16

Terms: Cash upon closing

Parcel #: See Comments

Assessor Number: N/A

Taxes: \$7,075.57 (2024)

TRAFFIC INFORMATION

Yr: 2024 Count: 28,293 Lapeer Rd. N. of I-69

Yr: 2024 Count: 26,221 Lapeer Rd. S. of I-69

Yr: 2024 Count: 19,555 I-69. W. of Lapeer Rd

Yr: 2024 Count: 17,775 I-69. E. of Lapeer Rd

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,848	\$68,578
3 Mile Radius	14,598	\$59,813
5 Mile Radius	23,773	\$66,818

Comments: Parcel ID #: L21-39-831-013-00; L21-39-831-014-50; L21-39-831-015-00. Front parcels on Lapeer Road, City of Lapeer, each lot with 2.28 acres for a total of 6.84 acres. Can be sold individually or together. Parcel ID #: 44-012-640-013-00; 44-012-640-014-00. Rear parcels on Baldwin Road, Lapeer Township. The rear parcels offer 4.73 acres for a total of 11.57 acres. Existing home on Lapeer will be demolished by owner.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Scott Elliott, (248) 948-4182, selliott@signatureassociates.com