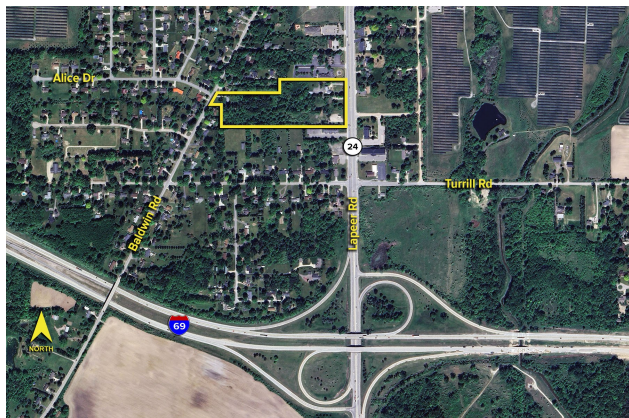




**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

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

Acreage: 2.28 - 6.84

Improvements: N/A

Zoning: R-1

Dimensions: 450.00 x 663.00

UTILITIES

Sanitary Sewer: Yes

Gas: Yes

Storm Sewer: Yes

Outside Storage: No

Water: Yes

Rail Siding: No

ADJACENT LAND

North: Commercial

East: Retail

South: Commercial

West: Residential

PRICING INFORMATION

Asking Price: \$2,000,000.00

Per Acre: \$292,398.00

Parcel #: See Comments

Per SqFt : \$6.71 - \$6.71

Assessor Number: N/A

Terms: Cash upon closing

Taxes: \$7,075.57 (2024)

TRAFFIC INFORMATION

Yr: 2025 Count: 21,713 Lapeer Rd. N. of I-69

Yr: 2025 Count: 20,269 Lapeer Rd. S. of I-69

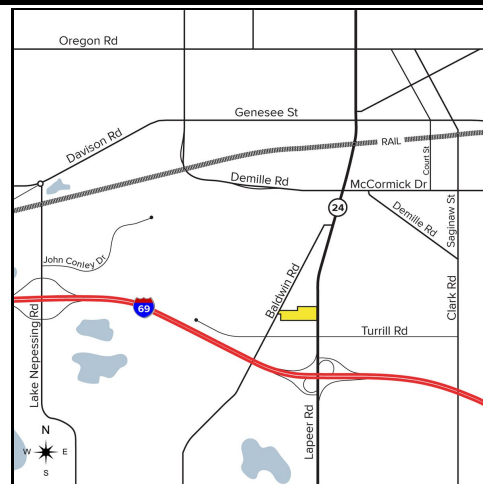
Yr: 2025 Count: 25,307 I-69. W. of Lapeer Rd

Yr: 2025 Count: 25,335 I-69. E. of Lapeer Rd

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,874	\$68,341
3 Mile Radius	14,699	\$62,572
5 Mile Radius	23,931	\$70,260

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. Potential use including hotel, gas/convenience, QSR.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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