

SIGNATURE ASSOCIATES
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LAND For Sale

Location: 2620 Auburn Road
Side of Street: South
Lot Number: Build-to-Suit
City: Auburn Hills, MI
Cross Streets: East of I-75
County: Oakland

Acreage:	1.66	**Improvements:**	N/A
Zoning:	I-1	**Dimensions:**	Irregular

UTILITIES

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

ADJACENT LAND

North:	Lt. Industrial	**East:**	Lt. Industrial
South:	Lt. Industrial	**West:**	Lt. Industrial

PRICING INFORMATION

Asking Price:	$495,000.00		
Per Acre:	$298,192.77	**Parcel #:**	14-35-202-005
Per SqFt :	$6.85	**Assessor Number:**	N/A
Terms:	Flexible	**Taxes:**	$5,828.84 (2024)

TRAFFIC INFORMATION

Yr:	2025	**Count:**	12,838	Auburn Rd. E. of I-75
Yr:	2025	**Count:**	12,100	Auburn Rd. W. of I-75
Yr:	2025	**Count:**	140,323	I-75 N. of Auburn Rd.
Yr:	2025	**Count:**	139,585	I-75 S. of Auburn Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	8,055	$80,406
3 Mile Radius	64,037	$85,503
5 Mile Radius	171,119	$100,779

Comments: For Sale or Build-to-Suit - 1.66 acre vacant lot located at Auburn Rd & I-75. Previously site plan approved for 10,000 sq. ft. light industrial building (2016). Fenced lot. Flat Land - Ready to Build. Close Proximity to I-75. Fiber optics are accessible.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com

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