

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: Telegraph Road
Side of Street: West
City: Frenchtown Twp., MI
Cross Streets: Newport Road
County: Monroe

Acreage:	11.50	**Improvements:**	N/A
Zoning:	Highway Comm.	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:	Residential	**East:**	Residential
South:	Residential	**West:**	Residential

PRICING INFORMATION

Asking Price:	$747,500.00		
Per Acre:	$65,000.00	**Parcel #:**	5807-003-013-00
Per SqFt :	$1.49	**Assessor Number:**	N/A
Terms:	Cash	**Taxes:**	TBD

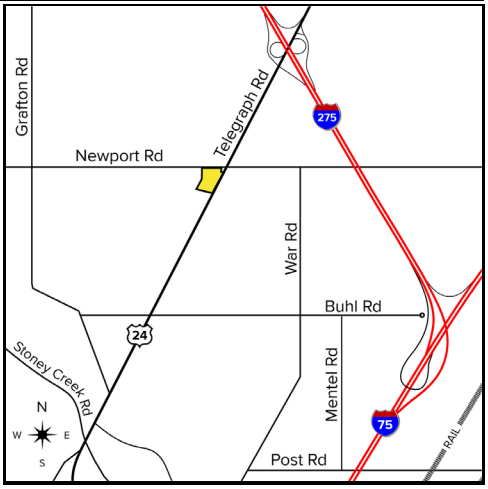
TRAFFIC INFORMATION

Yr: 2022	**Count:** 2,155	Newport Rd. W. of Telegraph Rd.
Yr: 2022	**Count:** 6,879	Newport Rd. E. of Telegraph Rd.
Yr: 2022	**Count:** 15,944	Telegraph Rd. N. of Newport Rd.
Yr: 2022	**Count:** 17,007	Telegraph Rd. S. of Newport Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,997	$56,620
3 Mile Radius	9,655	$71,331
5 Mile Radius	26,024	$75,302

Comments: Ideal commercial development site with Telegraph Road frontage. Close proximity to I-275 (one mile) and I-75 (two miles). Adjacent 34.5 acres also available for sale (with a different owner) for a total of 46 acres for development.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

Brad Viergever, (248) 799-3146, bviergever@signatureassociates.com

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