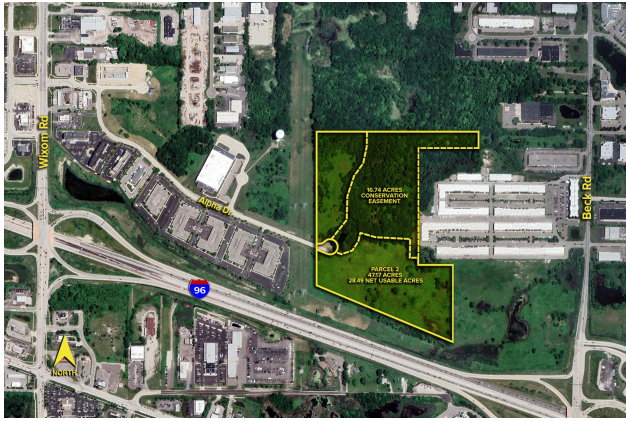




LAND For Sale

Location: 48200 Alpha Drive
Side of Street: East
City: Wixom, MI
Cross Streets: Wixom Rd. & I-96
County: Oakland

Acreage: 5.00 - 28.49

Improvements: N/A

Zoning: IRO

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Gas: Yes

Storm Sewer: Yes

Outside Storage: No

Water: Yes

Rail Siding: No

ADJACENT LAND

North: Lt. Industrial

East: Lt. Industrial

South: I-96 Expressway

West: Office/Retail

PRICING INFORMATION

Asking Price: N/A

Per Acre: \$250,000.00

Parcel #: 22-08-426-034

Per SqFt : \$5.74 - \$5.74

Assessor Number: N/A

Terms:

Taxes: \$20,648.31 (2024/25)

TRAFFIC INFORMATION

Yr: 2025 Count: 16,992 Wixom Rd. N. of I-96

Yr: 2025 Count: 20,231 Wixom Rd. S. of I-96

Yr: 2025 Count: 118,700 I-96 E. of Wixom Rd.

Yr: 2025 Count: 118,200 I-96 W. of Wixom Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	886	\$184,843
3 Mile Radius	46,199	\$111,849
5 Mile Radius	124,938	\$116,071

Comments: One of the last available frontage properties along I-96 corridor. Tax abatement available. Immediate access to I-96 and all services. Will divide. 28.49 acres usable (47.17 acre parcel). All due diligence materials available.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jim Montgomery, (248) 359-0614, jmontgomery@signatureassociates.com

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