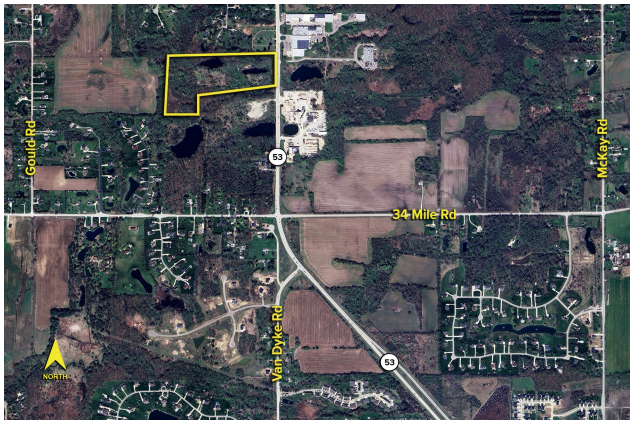


SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: Van Dyke Avenue
Side of Street: West
City: Bruce Twp., MI
Cross Streets: 34 Mile Rd.
County: Macomb

Acreage:	31.00	**Improvements:**	N/A
Zoning:	R1A	**Dimensions:**	Irregular

UTILITIES

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

ADJACENT LAND

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

PRICING INFORMATION

Asking Price:	$840,000.00		
Per Acre:	$27,096.77	**Parcel #:**	14-01-22-400-034
Per SqFt :	$0.62	**Assessor Number:**	N/A
Terms:		**Taxes:**	$2,786.86 (2024)

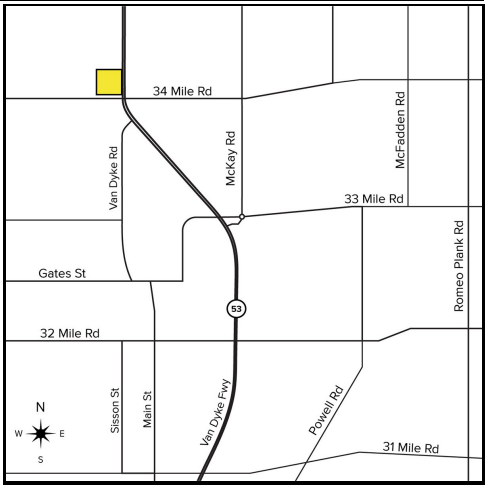
TRAFFIC INFORMATION

Yr: 2025	**Count:** 19,397	Van Dyke N. of 34 Mile Rd.
Yr: 2025	**Count:** 21,422	Van Dyke S. of 34 Mile Rd.
Yr: 2025	**Count:** 1,444	34 Mile Rd. W. of Van Dyke
Yr: 2025	**Count:** 1,754	34 Mile Rd. E. of Van Dyke

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	2,212	$90,621
3 Mile Radius	12,427	$97,854
5 Mile Radius	1,995	$107,169

Comments:



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com

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