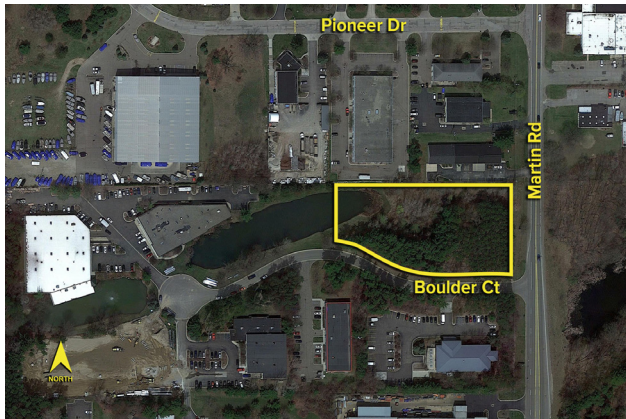




LAND For Sale

Location: 8450 Boulder Court
Side of Street: NWC
City: Commerce Twp., MI
Cross Streets: Martin Road
County: Oakland

Acreage:	2.02	Improvements:	N/A
Zoning:	Tech/Lt. Manuf.	Dimensions:	

UTILITIES

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

ADJACENT LAND

North:	Light Ind.	East:	Light Ind.
South:	Light Ind.	West:	Light Ind.

PRICING INFORMATION

Asking Price:	\$275,000.00	Parcel #:	17-13-300-097
Per Acre:	\$136,138.61	Assessor Number:	N/A
Per SqFt :	\$3.13	Taxes:	\$5,209.11 (2025)
Terms:	Will consider all offers		

TRAFFIC INFORMATION

Yr: 2025	Count: 23,825	Martin Rd. N. of Oakley Park Rd.
Yr: 2025	Count: 30,060	Martin Rd. S. of Oakley Park Rd.
Yr: 2025	Count: 13,215	Oakley Park Rd. W. of Martin Rd.
Yr: 2025	Count: 9,648	Oakley Park Rd. E. of Martin Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	5,246	\$126,062
3 Mile Radius	51,928	\$121,480
5 Mile Radius	158,236	\$116,142

Comments: Frontage on Martin Road (extension of M-5) just north of Oakley Park Road and south of Richardson Roads.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jeff Lemanski, (248) 359-0641, jlemanski@signatureassociates.com