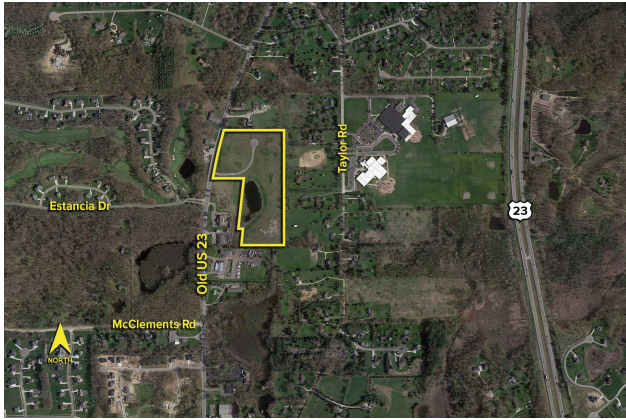




LAND For Sale

Location: Acme Way
Side of Street: East
City: Brighton, MI
Cross Streets: Old US-23
County: Livingston

Acreage:	20.03	Improvements:	N/A
Zoning:	B-2	Dimensions:	

UTILITIES

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

ADJACENT LAND

North:	Commercial	East:	Commercial
South:	Commercial	West:	Commercial

PRICING INFORMATION

Asking Price:	\$1,195,000.00	Parcel #:	4712-04-300-052
Per Acre:	\$59,651.58	Assessor Number:	N/A
Per SqFt :	\$1.37	Taxes:	\$3,528.68 (2024/25)
Terms:			

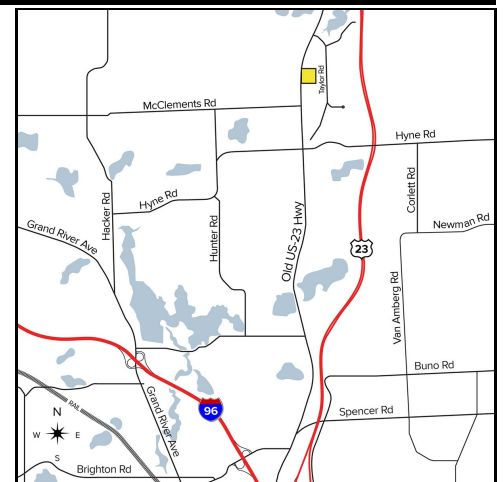
TRAFFIC INFORMATION

Yr:	Count:	
2025	12,849	Old US-23 N. of McClements Rd.
2025	12,253	Old US-23 S. of McClements Rd.
2025	678	McClements Rd. W. Old US-23
Yr:	Count:	

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,989	\$131,914
3 Mile Radius	18,021	\$126,331
5 Mile Radius	45,753	\$111,566

Comments: 7 approved lots with utilities available. Near US-23 and I-96 and M-59. Interior road and utilities completed. Shovel ready commercial park.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Rick Birdsall, (248) 799-3145, rbirdsall@signatureassociates.com
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.