

SIGNATURE ASSOCIATES
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LAND For Sale

Location: 12200 Pleasant Street
Side of Street:
City: Detroit, MI
Cross Streets: Deacon Street
County: Wayne

Acreage:	4.58	**Improvements:**	N/A
Zoning:	M4	**Dimensions:**	

UTILITIES

Sanitary Sewer:	Yes	**Gas:**	Yes
Storm Sewer:	Yes	**Outside Storage:**	Yes
Water:	Yes	**Rail Siding:**	Yes

ADJACENT LAND

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

PRICING INFORMATION

Asking Price:	$975,000.00		
Per Acre:	$212,882.10	**Parcel #:**	20017714.002L
Per SqFt :	$4.89	**Assessor Number:**	N/A
Terms:		**Taxes:**	$11,169.97 (2024)

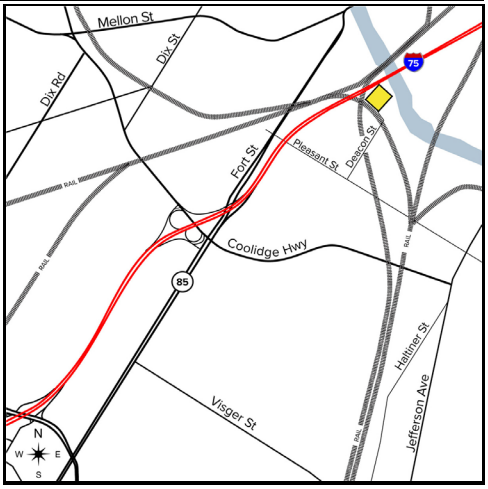
TRAFFIC INFORMATION

Yr:	2023	**Count:**	10,342	Fort St. S. of Pleasant St.
Yr:	2023	**Count:**	10,396	Fort St. N. of Pleasant St.
Yr:	2023	**Count:**	100,970	I-75. N of Pleasant St.
Yr:	2023	**Count:**	98,159	I-75. S. of Pleasant St.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	4,876	$45,870
3 Mile Radius	78,673	$50,701
5 Mile Radius	242,117	$55,563

Comments: Rare opportunity to buy land on the Rouge River with access to rail and deep water boat dock. Easy access to I-75.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Brad Viergever, (248) 799-3146, bviergever@signatureassociates.com
Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com

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