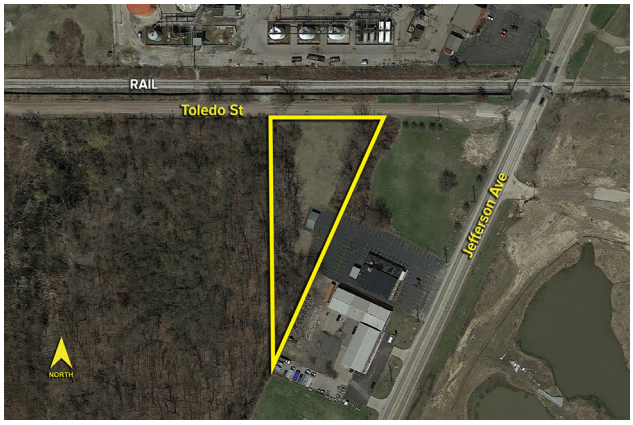


SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: 5474 W. Jefferson Avenue
Side of Street: West
City: Trenton, MI
Cross Streets: Vreeland Rd.
County: Wayne

Acreage:	1.71	**Improvements:**	N/A
Zoning:	I-2	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:	Industrial	**East:**	Nature Pre.
South:	Mixed Use	**West:**	Vacant Land

PRICING INFORMATION

Asking Price:	$595,000.00		
Per Acre:	$347,953.22	**Parcel #:**	54-026-01-0003-001
Per SqFt :	$7.99	**Assessor Number:**	N/A
Terms:		**Taxes:**	$8,954.87 (2021)

TRAFFIC INFORMATION

Yr:	2020	**Count:**	6,701	Jefferson Ave. N. of Vreeland Rd.
Yr:	2020	**Count:**	6,177	Jefferson Ave. S. of Vreeland Rd.
Yr:	2020	**Count:**	4,199	Vreeland Rd. W. of Jefferson Ave.
Yr:		**Count:**		

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,188	$55,630
3 Mile Radius	42,644	$74,129
5 Mile Radius	100,490	$72,354

Comments: Green zone opportunity. Zoned I-2/marijuana, grow, process zoned. 1.71 +/- acres currently used as storage yard.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Justin Gaffrey, (248) 799-3143, jgaffrey@signatureassociates.com

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