



## LAND For Sale

**Location:** Garfield Road  
**Side of Street:** East  
**City:** Fraser, MI  
**Cross Streets:** General Ave.  
**County:** Macomb

<b>Acreage:</b>	0.26	<b>Improvements:</b>	N/A
<b>Zoning:</b>	IR	<b>Dimensions:</b>	Irregular

### UTILITIES

<b>Sanitary Sewer:</b>	Yes	<b>Gas:</b>	Yes
<b>Storm Sewer:</b>	Yes	<b>Outside Storage:</b>	Yes
<b>Water:</b>	Yes	<b>Rail Siding:</b>	No

### ADJACENT LAND

<b>North:</b>	Residential	<b>East:</b>	Industrial
<b>South:</b>	Industrial	<b>West:</b>	Comm./Res.

### PRICING INFORMATION

<b>Asking Price:</b>	\$54,000.00	<b>Parcel #:</b>	03-14-05-153-002
<b>Per Acre:</b>		<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>		<b>Taxes:</b>	\$1,031 (2024)

### TRAFFIC INFORMATION

<b>Yr:</b> 2025	<b>Count:</b> 10,919	Garfield Rd. N. of Genral Ave.
<b>Yr:</b> 2025	<b>Count:</b> 11,823	Masonic Rd. E. of Utica Rd.
<b>Yr:</b> 2025	<b>Count:</b> 6,919	Masonic Rd. W. of Utica Rd.
<b>Yr:</b>	<b>Count:</b>	

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	9,516	\$71,753
<b>3 Mile Radius</b>	112,016	\$70,179
<b>5 Mile Radius</b>	308,534	\$74,117

### Comments:

Frontage on Garfield Road. Possible land assembly to total 1.12 acres.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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