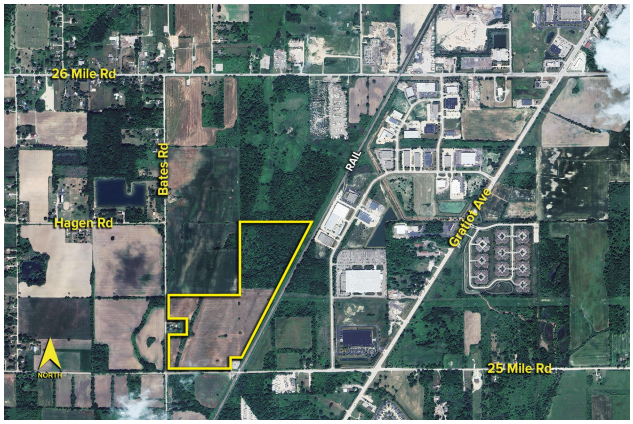


SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: Bates Road
Side of Street: Northeast
City: Chesterfield Twp., MI
Cross Streets: 25 Mile Road
County: Macomb

Acreage:	73.09	**Improvements:**	N/A
Zoning:	A-1, M-2	**Dimensions:**	Irregular

UTILITIES

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

ADJACENT LAND

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

PRICING INFORMATION

Asking Price:	$1,400,000.00		
Per Acre:	$19,154.47	**Parcel #:**	15-09-05-400-009
Per SqFt :	$0.44	**Assessor Number:**	N/A
Terms:		**Taxes:**	$17,552.92 (2024)

TRAFFIC INFORMATION

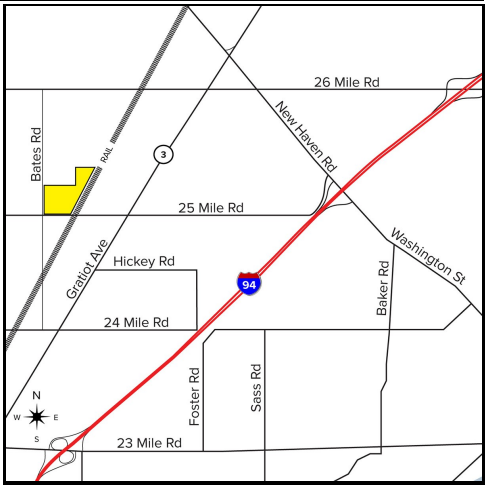
Yr: 2025	**Count:** 449	25 Mile Rd. W. of Gratiot Ave.
Yr: 2025	**Count:** 314	25 Mile Rd. E. of Gratiot Ave.
Yr: 2025	**Count:** 17,012	Gratiot Ave. N. of 25 Mile Rd.
Yr: 2025	**Count:** 15,606	Gratiot Ave. S. of 25 Mile Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	2,151	$114,994
3 Mile Radius	32,266	$84,106
5 Mile Radius	80,640	$91,889

Comments: Approximately 3,200 sq. ft. of rail siding (GTWR), with possible rail access. Water at 25 Mile Road. Sewer approximately 1/2 mile away.

Zoned A-1, M-2 use permitted per Consent Judgement.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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.