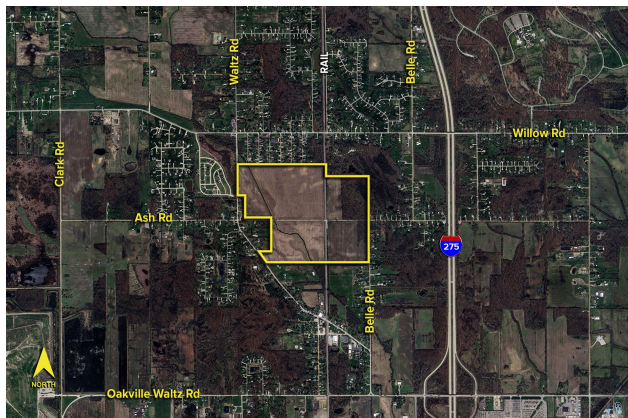




LAND For Sale

Location: Waltz Road
Side of Street: East
City: New Boston, MI
Cross Streets: Willow Road
County: Wayne

Acreage: 218.00

Zoning: AG/R-1

Improvements: N/A

Dimensions:

UTILITIES

Sanitary Sewer: No

Storm Sewer: No

Water: Yes

Gas: Yes

Outside Storage: No

Rail Siding: No

ADJACENT LAND

North: Residential

South: Residential

East: Residential

West: Residential

PRICING INFORMATION

Asking Price: \$2,500,000.00

Per Acre: \$11,467.89

Per SqFt : \$0.26

Terms: Cash

Parcel #: 75-115-99-004-701

Assessor Number: N/A

Taxes: \$9,002.68 (2024)

TRAFFIC INFORMATION

Yr: 2024 Count: 4,417 Waltz Rd. N. Willow Rd.
Yr: 2024 Count: 3,082 Waltz Rd. S. Willow Rd.
Yr: 2024 Count: 3,956 Willow Rd. E. of Waltz Rd.
Yr: 2024 Count: 3,760 Willow Rd. W. of Waltz Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	2,082	\$131,562
3 Mile Radius	6,959	\$111,973
5 Mile Radius	23,462	\$90,928

Comments: Working sod farm until 2018. Municipal water to a portion of property. Much of irrigation equipment still on site. Close access to I-275. Ready for re-use or redevelopment.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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

Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com

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