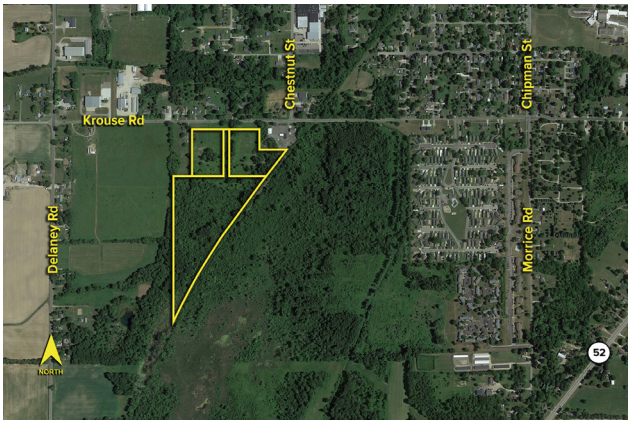

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: Krouse Road
Side of Street: South
Lot Number: 002
City: Owosso, MI
Cross Streets: Delaney Rd.
County: Shiawassee

Acreage:	30.31	**Improvements:**	N/A
Zoning:	Industrial	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:	Residential	**East:**	Residential
South:	Vacant Land	**West:**	Residential

PRICING INFORMATION

Asking Price:	$606,200.00		
Per Acre:	$20,000.00	**Parcel #:**	05054900000200
Per SqFt :	$0.46	**Assessor Number:**	N/A
Terms:		**Taxes:**	

TRAFFIC INFORMATION

Yr:	2022	**Count:**	1,690	Krouse Rd. E. of Delaney Rd.
Yr:	2022	**Count:**	1,874	Delaney Rd. N. of Krouse Rd.
Yr:	2022	**Count:**	4,894	Delaney Rd. S. of Krouse Rd.
Yr:		**Count:**		

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	2,470	$44,073
3 Mile Radius	18,209	$50,766
5 Mile Radius	27,284	$55,963

Comments: 30.31 acres zoned for marijuana grow and light industrial uses. Seller has plans completed for two 5 acres lots that can be purchased separately.



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.