



## LAND For Sale

**Location:** Indoplex Circle  
**Side of Street:** Northwest  
**City:** Farmington/F. Hills, MI  
**Cross Streets:** Grand River Avenue  
**County:** Oakland

|                 |            |                      |           |
|-----------------|------------|----------------------|-----------|
| <b>Acreage:</b> | 1.63       | <b>Improvements:</b> | N/A       |
| <b>Zoning:</b>  | Light Ind. | <b>Dimensions:</b>   | Irregular |

### UTILITIES

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

### ADJACENT LAND

|               |             |              |             |
|---------------|-------------|--------------|-------------|
| <b>North:</b> | Residential | <b>East:</b> | Residential |
| <b>South:</b> | Industrial  | <b>West:</b> | Industrial  |

### PRICING INFORMATION

|                      |              |                         |                   |
|----------------------|--------------|-------------------------|-------------------|
| <b>Asking Price:</b> | \$355,000.00 | <b>Parcel #:</b>        | 23-213-26-006     |
| <b>Per Acre:</b>     | \$217,791.41 | <b>Assessor Number:</b> | N/A               |
| <b>Per SqFt :</b>    | \$5.00       | <b>Taxes:</b>           | \$6,008.38 (2024) |
| <b>Terms:</b>        | Cash         |                         |                   |

### TRAFFIC INFORMATION

|                 |                      |                                      |
|-----------------|----------------------|--------------------------------------|
| <b>Yr:</b> 2025 | <b>Count:</b> 11,850 | Drake Rd. N. of Grand River Ave.     |
| <b>Yr:</b> 2025 | <b>Count:</b> 22,841 | Grand River Ave. W. of Drake Rd.     |
| <b>Yr:</b> 2025 | <b>Count:</b> 22,786 | Grand River Ave. E. of Drake Rd.     |
| <b>Yr:</b> 2025 | <b>Count:</b> 1,859  | Indoplex Cir. N. of Grand River Ave. |

### DEMOGRAPHICS

|                      | Population | Median HH Income |
|----------------------|------------|------------------|
| <b>1 Mile Radius</b> | 13,428     | \$105,399        |
| <b>3 Mile Radius</b> | 75,448     | \$104,205        |
| <b>5 Mile Radius</b> | 201,073    | \$104,185        |

**Comments:** One of the last remaining light industrial parcels in Farmington Hills. Adjacent to a 34,415 sq. ft. building that is also for sale.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Gary Sallen, (248) 948-0105, gsallen@signatureassociates.com  
 Paul Hoge, (248) 948-0103, paulhoge@signatureassociates.com

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