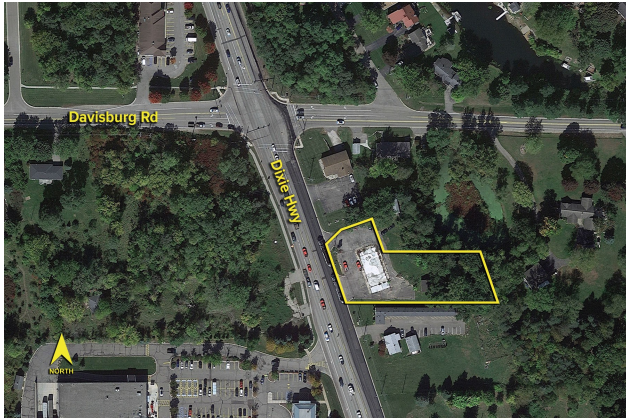




LAND For Sale

Location: 9768 & 9770 Dixie Highway
Side of Street: East
City: Clarkston, MI
Cross Streets: Davisburg Road
County: Oakland

Acreage: 1.09

Zoning: C-1

Improvements: N/A

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Storm Sewer: No

Water: No

Gas: No

Outside Storage: No

Rail Siding: No

ADJACENT LAND

North: Office

South: Retail

East: Residential

West: Retail

PRICING INFORMATION

Asking Price: \$350,000.00

Per Acre:

Per SqFt :

Terms: Cash

Parcel #: 07-14-176-024

Assessor Number: N/A

Taxes: \$3,520.48 (2023/2024)

TRAFFIC INFORMATION

Yr: 2024 Count: 6,059 Davisburg Rd. E. of Dixie Hwy.

Yr: 2024 Count: 10,454 Davisburg Rd. W. of Dixie Hwy.

Yr: 2024 Count: 24,901 Dixie Hwy. S. of Davisburg Rd.

Yr: 2024 Count: 18,541 Dixie Hwy. N. of Davisburg Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	2,850	\$141,712
3 Mile Radius	15,670	\$124,385
5 Mile Radius	36,846	\$119,050

Comments: This prime 1.00 acre land development site is located across a busy Kroger surrounded by national and local retailers. Excellent visibility with high traffic counts on Dixie Highway and easy I-75 access. Property is in a growing area with strong commercial and residential development. Zoned C-1, ideal for fast food, financial institutions, automotive services, or retail.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Anatola Sesi, (248) 359-0629, asesi@signatureassociates.com

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

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