



LAND For Sale

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

Acreage: 1.09 **Improvements:** N/A
Zoning: C-1 **Dimensions:**

UTILITIES

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

ADJACENT LAND

North: Office **East:** Residential
South: Retail **West:** Retail

PRICING INFORMATION

Asking Price: \$200,000.00
Per Acre: **Parcel #:** 07-14-176-024
Per SqFt : **Assessor Number:** N/A
Terms: Cash **Taxes:** \$3,520.48 (2023/2024)

TRAFFIC INFORMATION

Yr: 2025 Count: 6,059 Davisburg Rd. E. of Dixie Hwy.
Yr: 2025 Count: 10,454 Davisburg Rd. W. of Dixie Hwy.
Yr: 2025 Count: 24,901 Dixie Hwy. S. of Davisburg Rd.
Yr: 2025 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):

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