

## 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:** \$250,000.00  
**Per Acre:**      **Parcel #:** 07-14-176-024  
**Per SqFt :**      **Assessor Number:** N/A  
**Terms:** Cash      **Taxes:** \$3,520.48 (2023/2024)

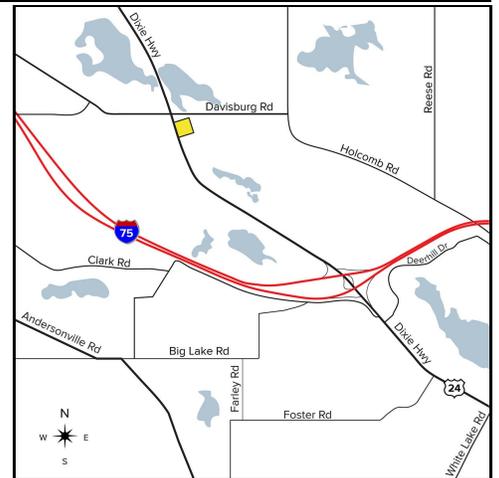
### TRAFFIC INFORMATION

**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
<b>1 Mile Radius</b>	2,850	\$141,712
<b>3 Mile Radius</b>	15,670	\$124,385
<b>5 Mile Radius</b>	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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