



## LAND For Sale

**Location:** Maple Road  
**Side of Street:** East  
**City:** West Bloomfield, MI  
**Cross Streets:** Haggerty Road  
**County:** Oakland

<b>Acreage:</b>	15.42	<b>Improvements:</b>	N/A
<b>Zoning:</b>	R-15	<b>Dimensions:</b>	Irregular

### UTILITIES

<b>Sanitary Sewer:</b>	Yes	<b>Gas:</b>	No
<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>	Residential	<b>West:</b>	Retail/Res.

### PRICING INFORMATION

<b>Asking Price:</b>	\$3,000,000.00	<b>Parcel #:</b>	18-31-102-002
<b>Per Acre:</b>	\$194,552.53	<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>	\$4.47	<b>Taxes:</b>	\$16,263.70 (2024/25)
<b>Terms:</b>	Cash		

### TRAFFIC INFORMATION

<b>Yr:</b> 2025	<b>Count:</b> 30,930	Maple Rd. E. Haggerty Rd.
<b>Yr:</b> 2025	<b>Count:</b> 20,392	Maple Rd. W. Haggerty Rd.
<b>Yr:</b> 2025	<b>Count:</b> 24,122	Haggerty Rd. S. Maple Rd.
<b>Yr:</b> 2025	<b>Count:</b> 25,994	Haggerty Rd. N. Maple Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	6,367	\$111,236
<b>3 Mile Radius</b>	67,291	\$108,258
<b>5 Mile Radius</b>	170,082	\$111,117

**Comments:** Last remaining prime residential site in West Bloomfield! Close to M-5 and many amenities.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

John Boyd, (248) 948-0102, jboyd@signatureassociates.com

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