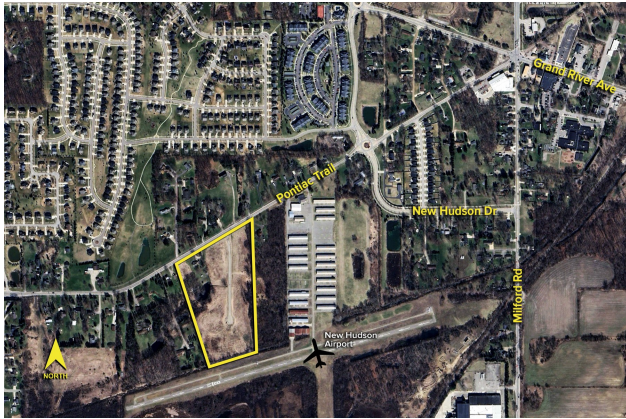




LAND For Sale

Location: 58821 Pontiac Trail
Side of Street: South
City: Lyon Twp., MI
Cross Streets: Milford Road
County: Oakland

Acreage: 17.00
Zoning: R-0.3

Improvements: N/A
Dimensions: Irregular

UTILITIES

Sanitary Sewer: Yes
Storm Sewer: Yes
Water: Yes

Gas: Yes
Outside Storage: No
Rail Siding: No

ADJACENT LAND

North: Residential
South: Airport

East: Residential
West: Residential

PRICING INFORMATION

Asking Price: \$1,200,000.00
Per Acre: \$70,588.24
Per SqFt : \$1.62
Terms:

Parcel #: 21-09-100-035 & 36
Assessor Number: N/A
Taxes: \$11,284.01 (2024)

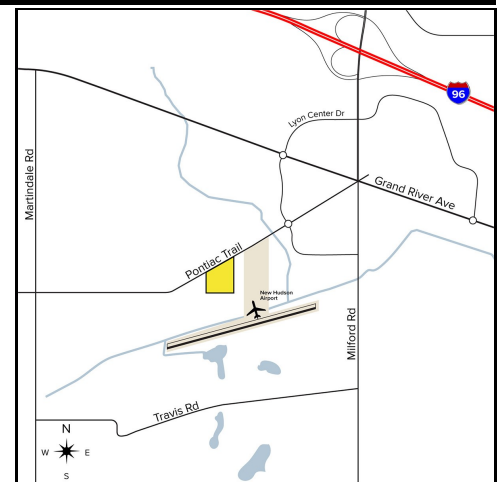
TRAFFIC INFORMATION

Yr: 2025 Count: 19,359 Milford Rd. N. of Grand River Ave.
Yr: 2025 Count: 15,902 Milford Rd. S. of Grand River Ave.
Yr: 2025 Count: 14,235 Pontiac Trl. W. of Martindale Rd.
Yr: 2025 Count: 14,616 Pontiac Trl. E. of Martindale Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	6,605	\$109,153
3 Mile Radius	22,192	\$1,192,209
5 Mile Radius	55,208	\$126,401

Comments: Outstanding residential development with road in place. Utilities at Pontiac Trail. Located in the heart of New Hudson/Lyon Twp. Rapidly growing area.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Rick Birdsall, (248) 799-3145, rbirdsall@signatureassociates.com

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