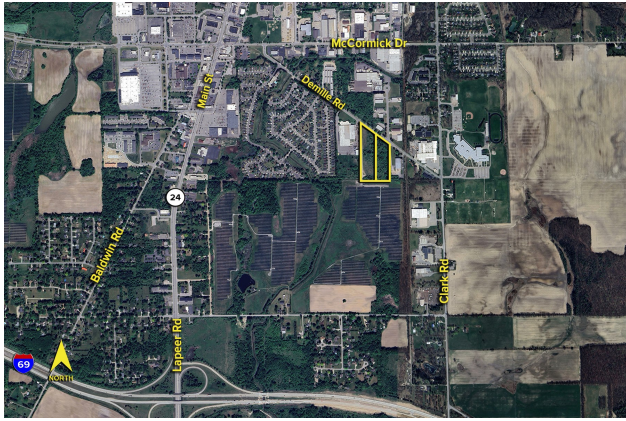




LAND For Sale

Location: 331 Demille Road
Side of Street: South
City: Lapeer, MI
Cross Streets: S. Saginaw Street / Clark Road
County: Lapeer

Acreage: 5.31 - 12.16

Improvements: N/A

Zoning: L.I.

Dimensions: Irregular

UTILITIES

Sanitary Sewer: Yes

Gas: Yes

Storm Sewer: Yes

Outside Storage: No

Water: Yes

Rail Siding: No

ADJACENT LAND

North: Industrial

East: Industrial

South: Solar Farm

West: Industrial

PRICING INFORMATION

Asking Price: \$550,000.00 - \$1,000,000.00

Per Acre:

Parcel #: L20-96-400-040-30

Per SqFt :

Assessor Number: N/A

Terms: See Comments.

Taxes:

TRAFFIC INFORMATION

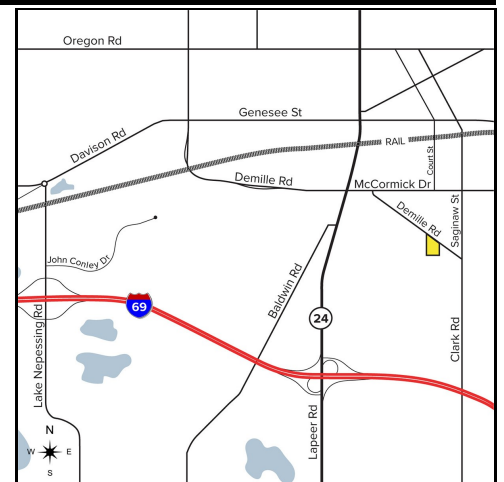
Yr: 2023 Count: 7,141 Clark St. S. of Demille Rd.
Yr: 2023 Count: 6,895 S. Saginaw St. N. of Demille Rd.
Yr: 2023 Count: 1,907 Demille Rd. W. of S. Saginaw Rd.
Yr: 2023 Count: 6,848 Peppermill Rd. E. of S. Saginaw Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	2,949	\$59,645
3 Mile Radius	16,082	\$54,962
5 Mile Radius	23,224	\$60,883

Comments: Two parcels - 5.378 acres (B1) and 6.778 acres (B2) may be combined to total 12.156 acres. All utilities. Parcel B1 has a long-term ground lease on a small portion at the SE corner for \$18,000/year with 4% annual increases.

*\$550,000 for each parcel or \$1,000,000 for both.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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

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.