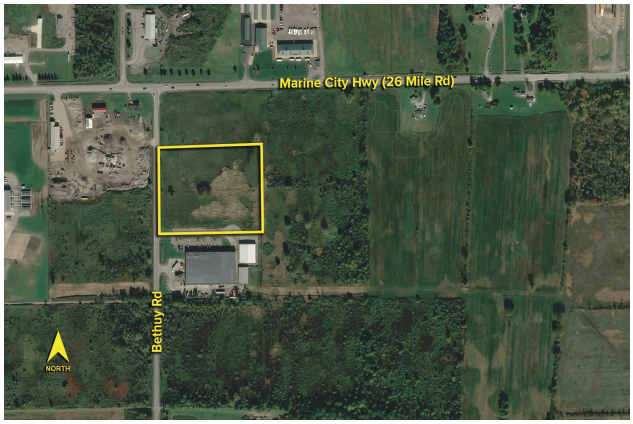

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: Bethuy Road
Side of Street: East
City: Ira Twp., MI
Cross Streets: Marine City Hwy.
County: Saint Clair

Acreage:	8.28	**Improvements:**	N/A
Zoning:	I-2	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:		**East:**	
South:		**West:**	

PRICING INFORMATION

Asking Price:	$1,200,000.00		
Per Acre:	$144,927.54	**Parcel #:**	23-005-1001-001
Per SqFt :	$3.33	**Assessor Number:**	N/A
Terms:		**Taxes:**	$5,379.94 (2024/25)

TRAFFIC INFORMATION

Yr:	2025	**Count:**	13,216	Marine City Hwy. W. of Bethuy Rd.
Yr:	2025	**Count:**	9,791	Marine City Hwy. E. of Bethuy Rd.
Yr:	2025	**Count:**	1,576	Bethuy Rd. S. of Marine City Hwy.
Yr:		**Count:**		

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	138	$100,220
3 Mile Radius	14,867	$100,059
5 Mile Radius	41,490	$113,121

Comments:



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com

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