

SIGNATURE ASSOCIATES
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LAND For Sale

Location: Lapeer Road
Side of Street: West
City: Orion Twp., MI
Cross Streets: North of Silverbell
County: Oakland

Acreage:	33.24	**Improvements:**	N/A
Zoning:	OP-2, Flexible	**Dimensions:**	Irregular

UTILITIES

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

ADJACENT LAND

North:	B-1	**East:**	B-1
South:	Industrial	**West:**	Industrial

PRICING INFORMATION

Asking Price:	$2,300,000.00		
Per Acre:	$69,193.74	**Parcel #:**	09-26-300-008
Per SqFt :	$1.59	**Assessor Number:**	N/A
Terms:	Possible Land Contract	**Taxes:**	$29,422.17 (2022)

TRAFFIC INFORMATION

Yr:	2022	**Count:**	40,565	Lapeer Rd. N. of Silverbell Rd.
Yr:	2022	**Count:**	38,464	Lapeer Rd. S. of Silver bell Rd.
Yr:	2022	**Count:**	13,621	Silverbell Rd. E. of Lapeer Rd.
Yr:	2022	**Count:**	8,369	Silverbell Rd. W. of Lapeer Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	3,905	$117,828
3 Mile Radius	32,057	$117,003
5 Mile Radius	109,533	$99,040

Comments:
Nice natural wetland setting allowing for 17 +/- net usable acres in a corridor that is gaining density, residential development and new retail construction. Zoned OP-2, allows for industrial: medical, retail, research & development, office and senior housing. Special land use allows for light industrial uses such as injection mold, machining, light assembly and mini storage. Site is just north of Silverbell Road on the west side of Lapeer Road, just north of Cobasys. 15" Sewer and 16" water mains at site. Perfect for medical campus with Lapeer Road fronting retail or light industrial/R&D developments. Minutes to GM Orion, CTC and all tiered suppliers in Auburn Hills and new Amazon Fulfillment Center in Pontiac. Self storage is allowed in the zoning.



Broker: **SIGNATURE** ASSOCIATES

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