

SIGNATURE ASSOCIATES
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LAND For Sale

Location: Lapeer Road
Side of Street: Northwest
Lot Number: Parcels 1 & 2
City: Auburn Hills, MI
Cross Streets: Harmon Rd.
County: Oakland

Acreage:	20.22	**Improvements:**	N/A
Zoning:	B2, I-2	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:	Retail	**East:**	
South:	T & R	**West:**	Landfill

PRICING INFORMATION

Asking Price:	$5,013,060.00		
Per Acre:	$247,925.82	**Parcel #:**	14-02-100-019
Per SqFt :	$5.69	**Assessor Number:**	N/A
Terms:		**Taxes:**	$34,396.52 (2024)

TRAFFIC INFORMATION

Yr:	2024	**Count:**	59,878	Lapeer Rd. N. of Harmon Rd.
Yr:	2024	**Count:**	60,996	Lapeer Rd. S. of Harmon Rd.
Yr:	2024	**Count:**	2,925	Harmon Rd. W. Lapeer Rd.
Yr:		**Count:**		

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	1,292	$70,185
3 Mile Radius	43,430	$101,559
5 Mile Radius	130,341	$96,946

Comments:
Well located with main road exposure and Lapeer Road frontage. Property can also be split into multiple parcels - 2-14.72 acres on Lapeer Road and 5.50 acres on Harmon Road. 1 or 2+ acre lots on Lapeer Road.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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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.