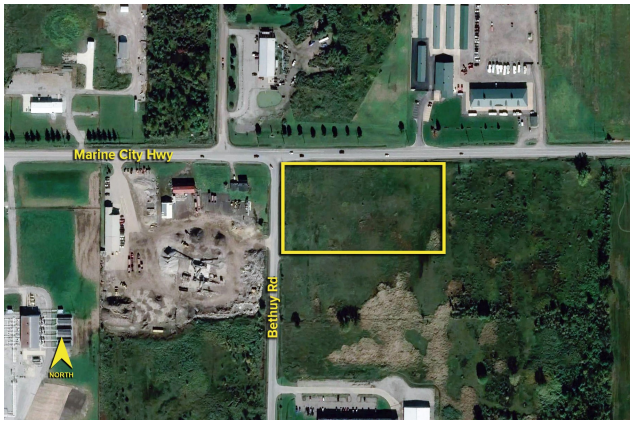

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

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

Acreage:	5.95	**Improvements:**	N/A
Zoning:	I-2	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

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

PRICING INFORMATION

Asking Price:	$1,500,000.00		
Per Acre:	$252,100.84	**Parcel #:**	23-005-1001-010
Per SqFt :	$5.79	**Assessor Number:**	N/A
Terms:		**Taxes:**	$4,573.47 (2024/25)

TRAFFIC INFORMATION

Yr:	2024	**Count:**	17,163	Marine City Hwy. W. of Bethuy Rd.
Yr:	2024	**Count:**	14,726	Marine City Hwy. E. of Bethuy Rd.
Yr:	2024	**Count:**	2,396	Bethuy Rd. S. of Marine City Hwy.
Yr:		**Count:**		

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	107	$132,392
3 Mile Radius	14,587	$95,711
5 Mile Radius	40,694	$90,745

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.