



FOR SALE

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LISTED BY:

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FOR SALE

Grand River & Clessie Court Land

Clessie Court Lyon Township, MI 48165



Parcel #1 - \$1,480,000.00 (5.92 Acres)
Parcel #2 - \$1,000,000.00 (4+/- Acres)

DESCRIPTION

(2) Light Industrial Parcels for development.

PROPERTY HIGHLIGHTS

- Zoned I-1 Light Industrial.
- (2) Vacant Parcels with visibility from I-96 and Grand River.
- Located in one of the fastest growing communities in the State of Michigan.
- 4 Acres with Grand River frontage.
- 5.92 Acres with I-96 frontage.

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PROPERTY INFORMATION

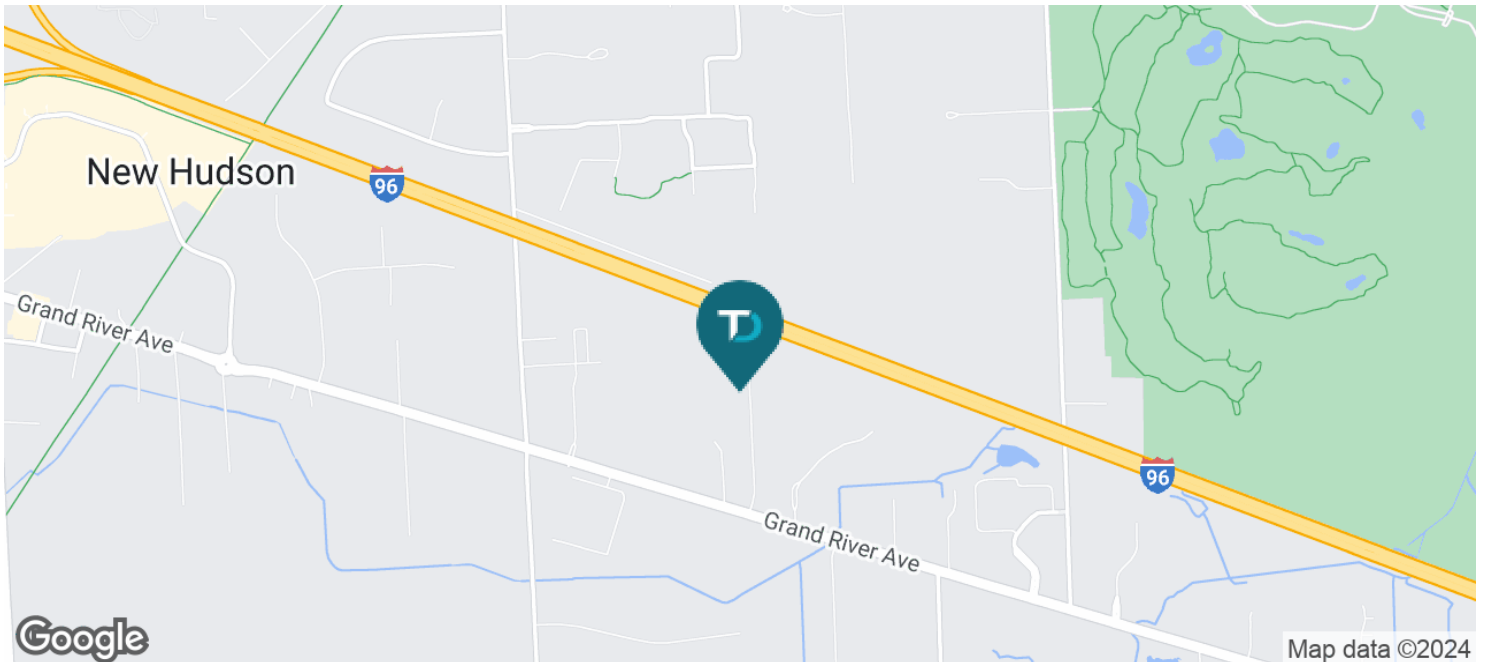
SALE PRICE:	Parcel 1 - \$1,480,000.00 (\$250,000.00/Ac.) 5.92 Acres
	Parcel 2 - \$1,000,000.00 (\$250,000.00/Ac.) 4.00+/- Acres
Utilities:	Municipal Water & Sanitary Sewer
APN:	A part of 21-02-376-021

PROPERTY INFORMATION

Property Type:	Vacant Land
Property Subtype:	Industrial
Zoning	I-1 Light Industrial
2023 Traffic Count:	Grand River = 11,778 I-96 = 100,167
Property Taxes:	Part of a larger parcel. Contact Listing Agent for details.

LOCATION INFORMATION

Located on the west side of Clessie Court, north off of Grand River, east of Milford Road.



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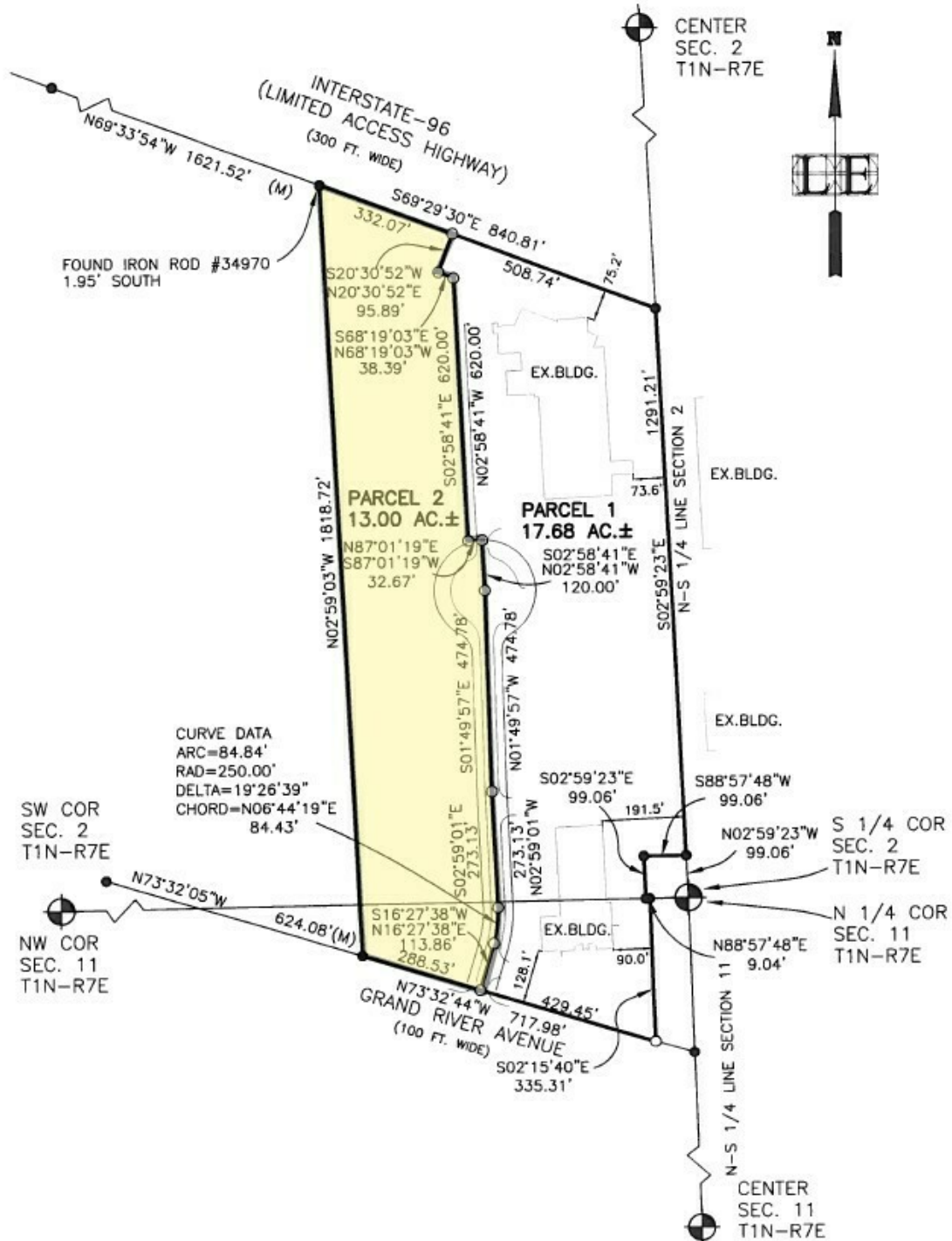
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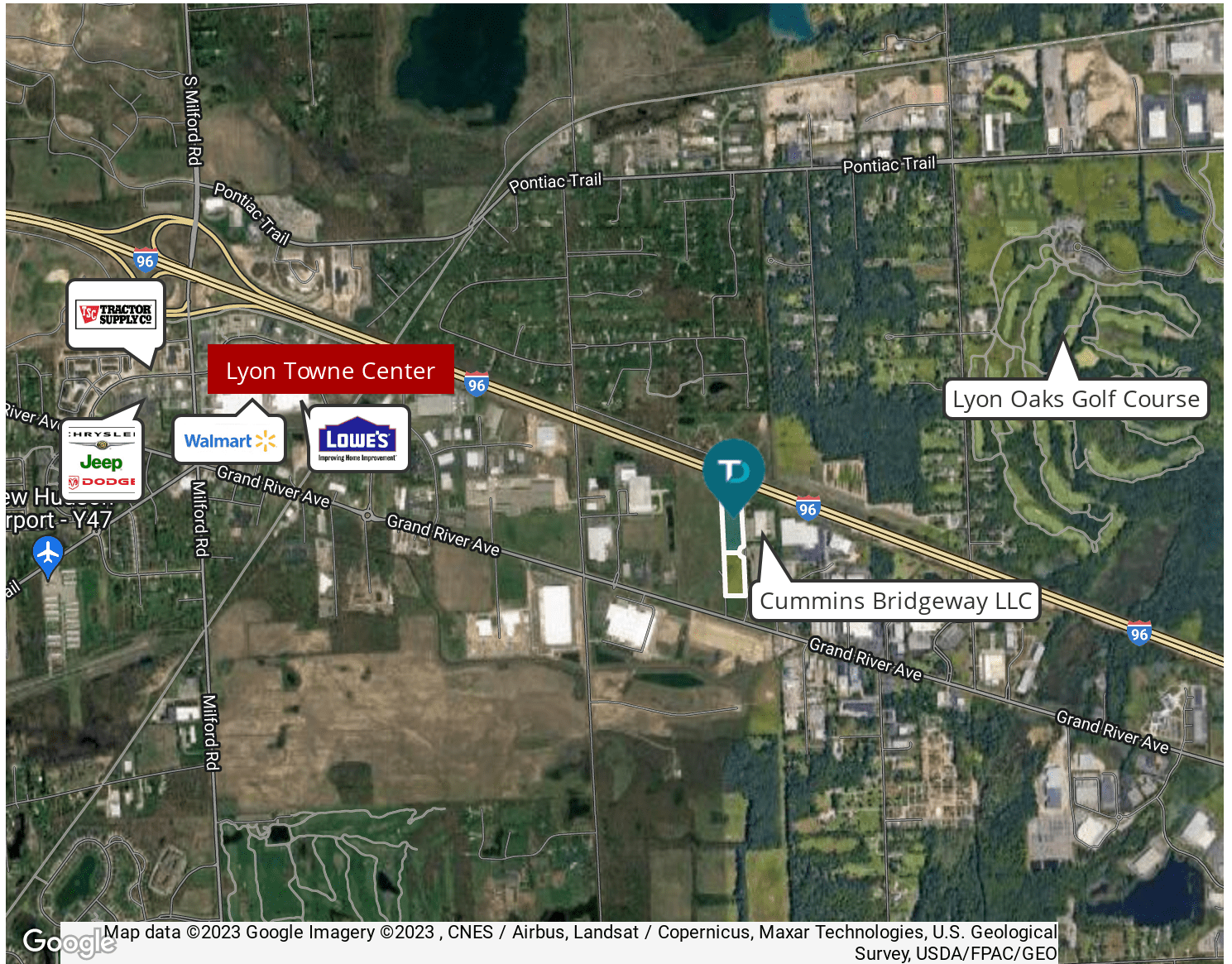
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DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
Total population	517	15,905	74,226
Median age	41.3	38.4	39.2
Total households	198	6,093	30,382
Average HH income	\$152,855	\$112,578	\$109,612
Average house value	\$388,952	\$281,029	\$258,780

