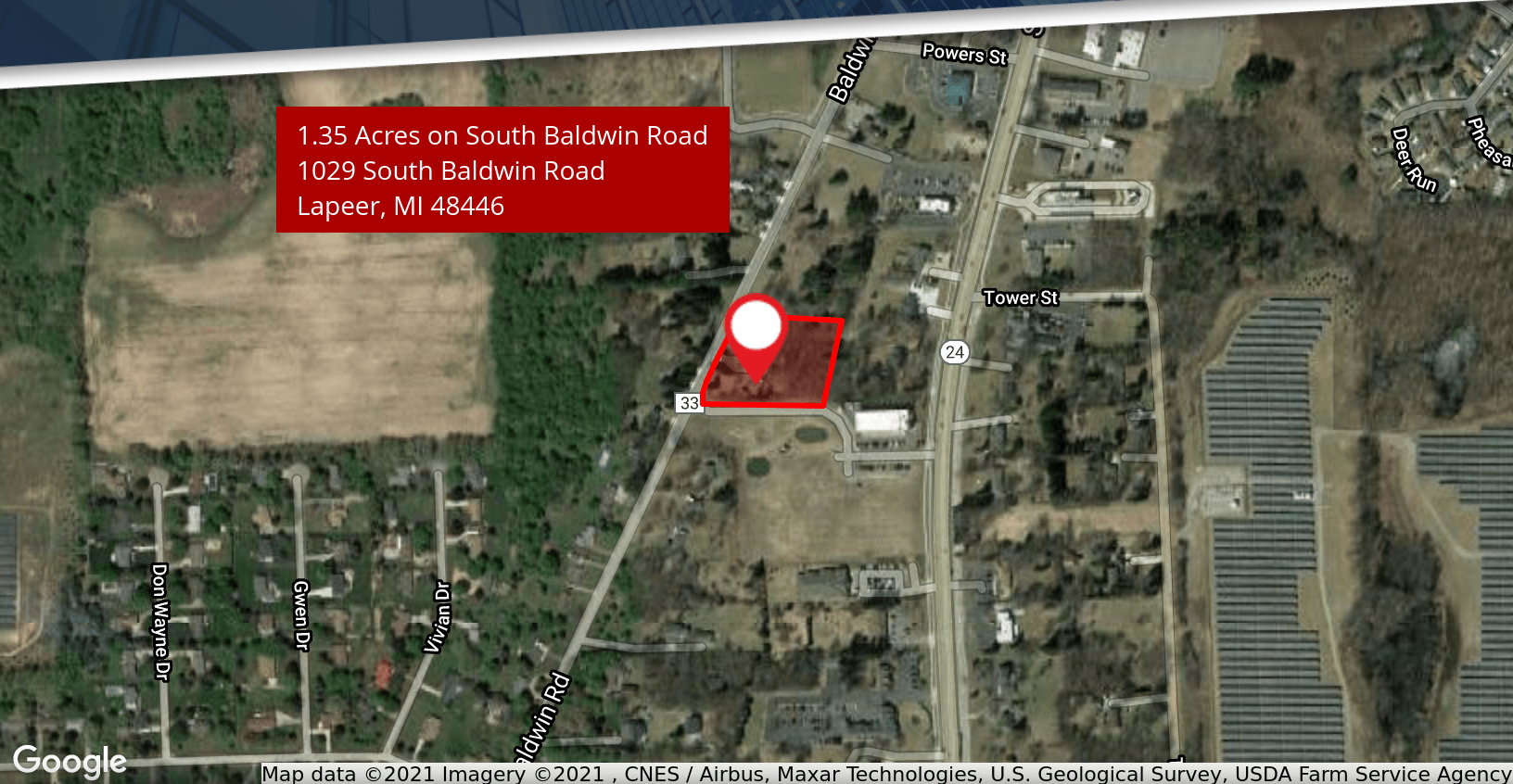


# FOR SALE

## 1.35 ACRES ON SOUTH BALDWIN ROAD



1.35 Acres on South Baldwin Road  
1029 South Baldwin Road  
Lapeer, MI 48446



### 1029 SOUTH BALDWIN ROAD LAPEER, MI 48446

#### PROPERTY HIGHLIGHTS:

- 1.35 acres master planned B-1 located in the city of Lapeer
- Currently zoned residential, there is a house on site renting for \$800 per month
- Location is one lot off of Lapeer Rd. and right next to busy Belle Tire which has a curb cut on Baldwin
- Two (2) lots from Taco Bell which also has a curb cut on Baldwin
- City water and sewer at the road
- Asking price of \$329,000.00

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#### FOR MORE INFORMATION PLEASE CONTACT:



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**eCODE 364**



# 1.35 ACRES ON SOUTH BALDWIN ROAD

## LOCATION OVERVIEW



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### TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
Baldwin Rd & Alice Dr SW	5,715
South Lapeer Road & S Main St N	20,164
S Lapeer Rd & Orchard Dr S	20,026
S Main St & National City Way S	16,409

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	2,156	24,401	61,466
Total Households	906	9,355	23,344
Average HH Income	\$52,104	\$58,301	\$66,434