

LAND PROPERTY // FOR SALE

1.15-ACRE | LIGHT INDUSTRIAL PARCEL

ERB DRIVE

MACOMB TWP, MI 48042



- 1.15 Acres - Zoned Light Industrial
- Build up to 15,000 SF
- High Visibility Location at 21 Mile Rd
- Close to I-94



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Corporate & Investment Real Estate

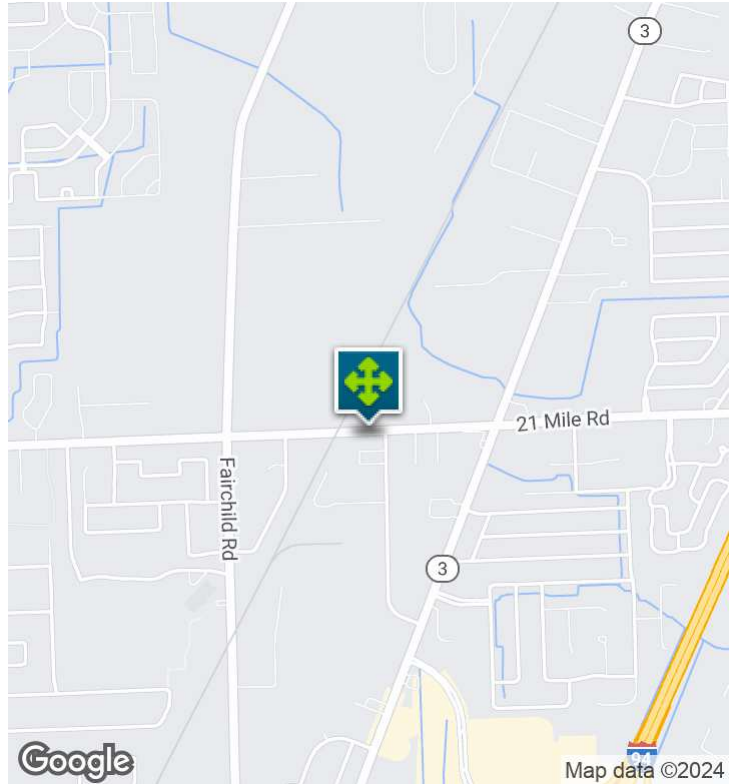
26555 Evergreen Road, Suite 1500
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ERB DRIVE , MACOMB TWP, MI 48042 // FOR SALE

EXECUTIVE SUMMARY



Sale Price	\$250,000
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OFFERING SUMMARY

Lot Size:	1.15 Acres
Price / Acre:	\$217,391
Zoning:	Lt Industrial
Market:	Detroit
Traffic Count:	40,500

PROPERTY OVERVIEW

For Sale: 1.15-acre industrial parcel. This opportunity can support an industrial building from 10,000 - 15,000 SF. Property Dimensions are 295' x 173'. All city utilities of gas, water, and sewer are available. Lot to be split with 46705 Erb Dr.

LOCATION OVERVIEW

This parcel is located on the west side of Erb Drive, just south of 21 Mile Rd in Chesterfield Township. This is a high-visibility location just west of Gratiot Avenue and 0.25 miles from I-94. 40,500 vehicles per day on Gratiot and 21 Mile.

PROPERTY HIGHLIGHTS

- 1.15 Acres - Zoned Light Industrial
- Build up to 15,000 SF
- High Visibility Location at 21 Mile Rd
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PROPERTY DETAILS

Sale Price	\$250,000
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LOCATION INFORMATION

Street Address	Erb Drive
City, State, Zip	Macomb Twp, MI 48042
County	Macomb
Market	Detroit
Cross-Streets	Erb Drive and 21 Mile Rd
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94
Nearest Airport	Detroit City Airport

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Zoning	Lt Industrial
Lot Size	1.15 Acres
APN #	20-08-36-227-004
Lot Frontage	295 ft
Lot Depth	173 ft
Corner Property	Yes
Traffic Count	40500
Traffic Count Street	21 Mile Rd
Traffic Count Frontage	295
Waterfront	No
Power	Yes
Rail Access	No

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Gas / Propane	Yes
Water	Yes
Sewer	Yes



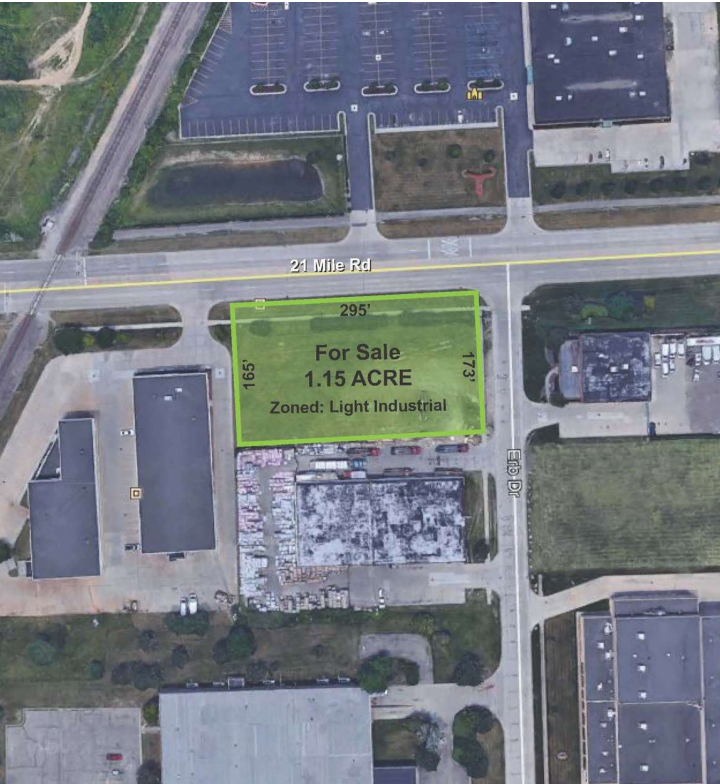
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John T. Arthurs PRINCIPAL
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CITY INFORMATION



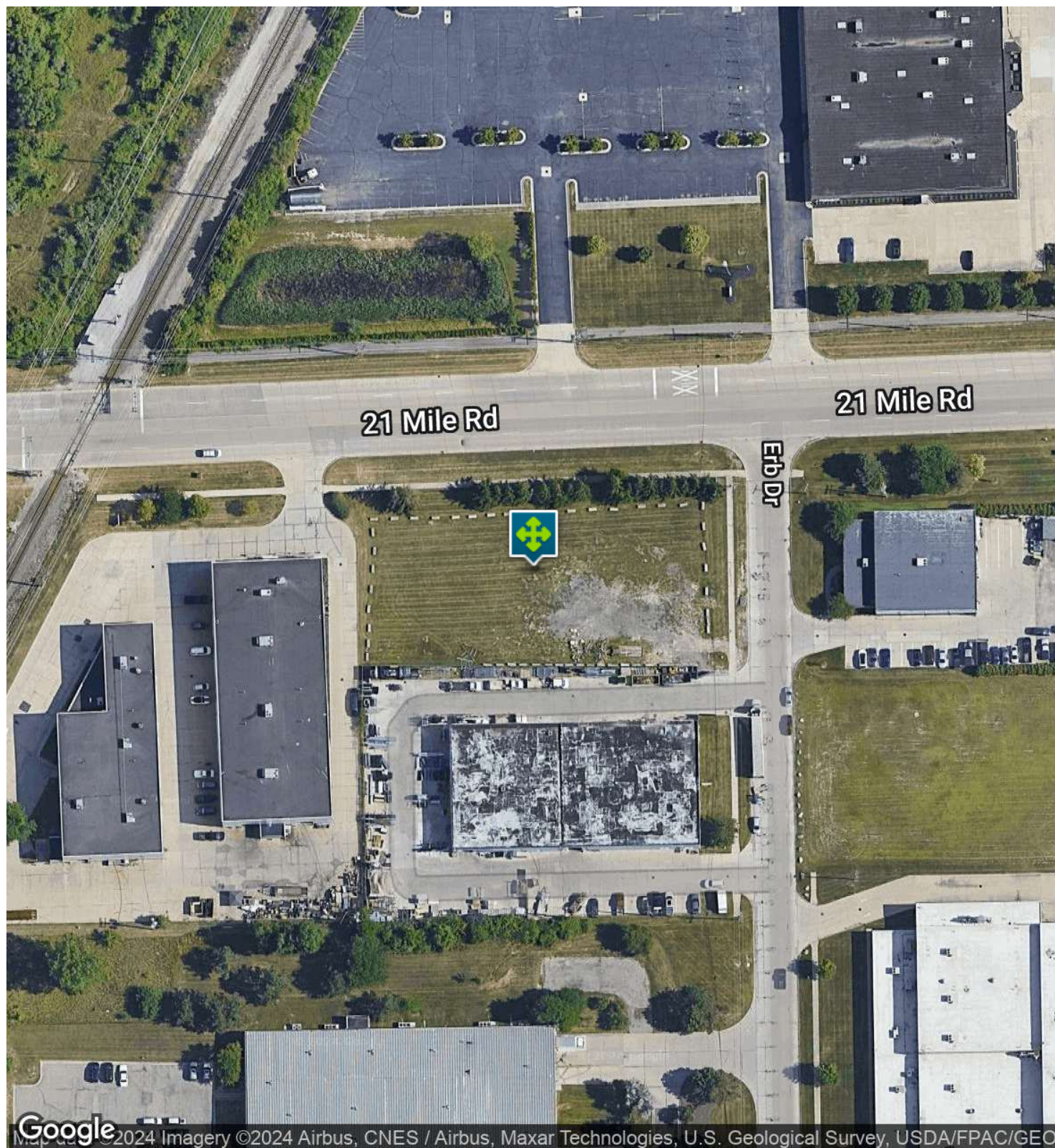
LOCATION DESCRIPTION

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LOCATION DETAILS

Market	Detroit
County	Macomb
Cross Streets	Erb Drive and 21 Mile Rd
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94
Nearest Airport	Detroit City Airport

ERB DRIVE , MACOMB TWP, MI 48042 // FOR SALE
AERIAL MAP

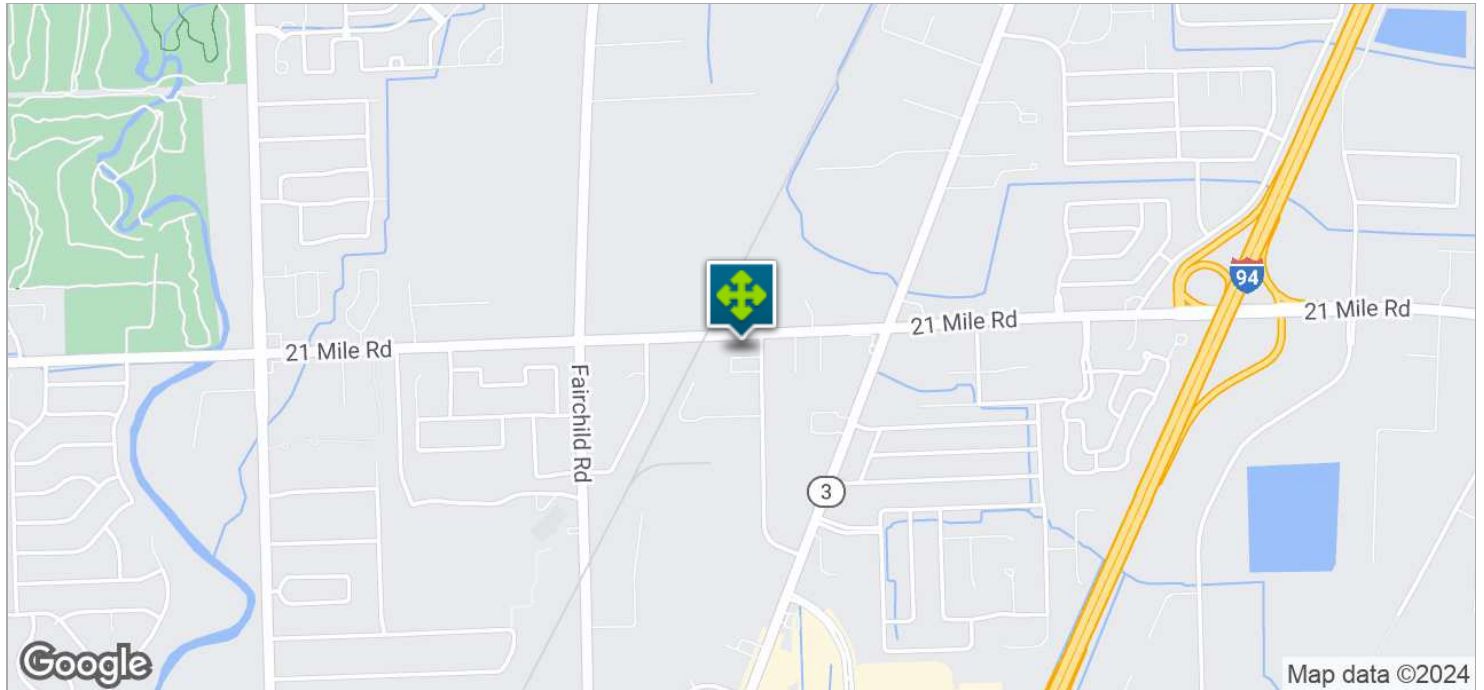


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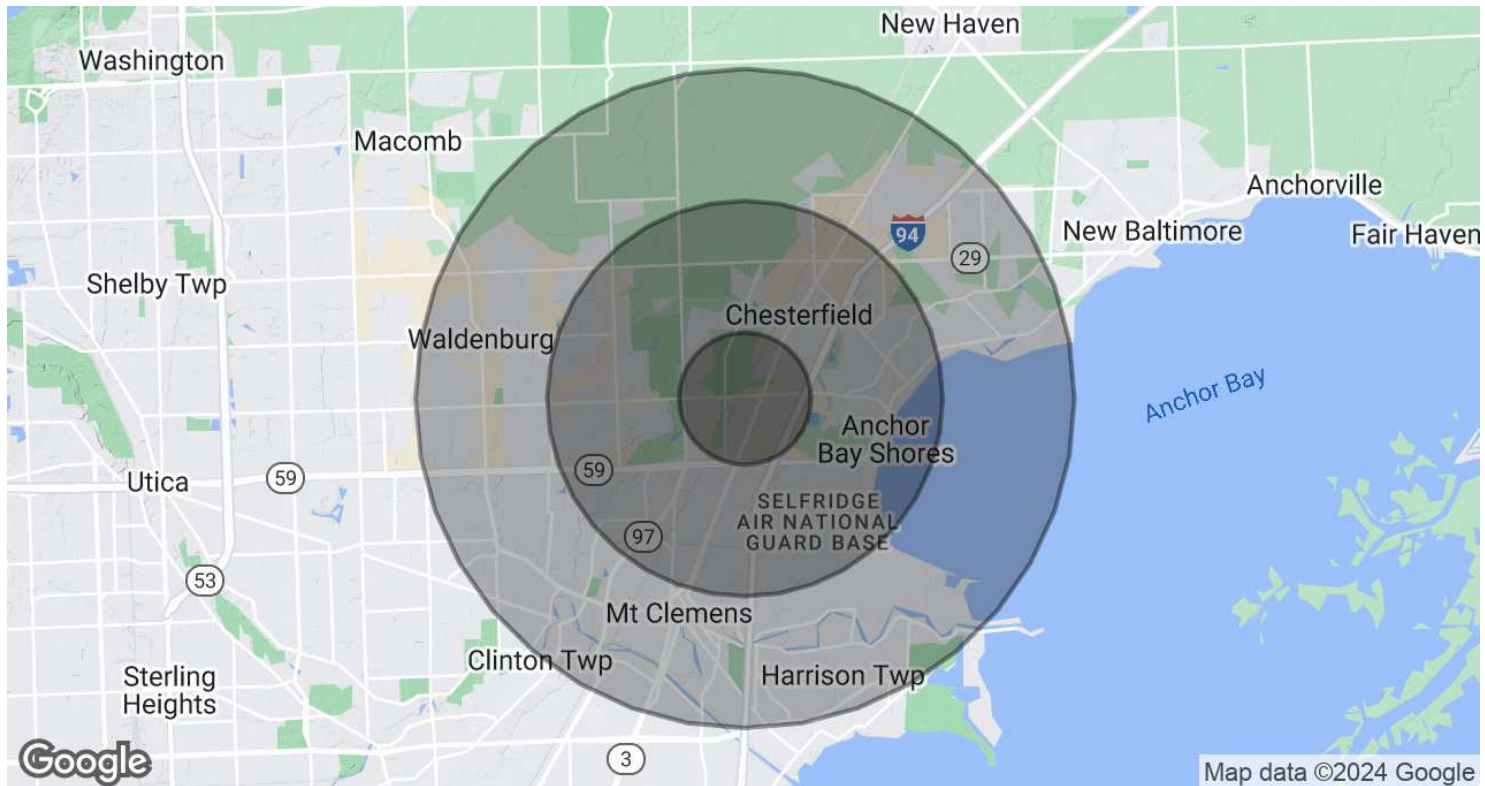
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LOCATION MAPS



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1.15 ACRE
Zoned: Light Industrial

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,013	41,403	126,646
Average Age	36.8	37.2	37.5
Average Age (Male)	35.6	36.4	36.7
Average Age (Female)	38.0	37.9	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,777	15,857	48,604
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$81,782	\$68,468	\$70,367
Average House Value	\$213,948	\$174,712	\$175,518

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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