

LAND PROPERTY // FOR SALE

UP TO 26 ACRES FOR RESIDENTIAL DEVELOPMENT

57125 PONTIAC TRL

NEW HUDSON, MI 48165



- Utilities are already in place
- 17 acres with the option to purchase an additional adjacent 9 acres
- Proposed site plan available
- 3 lots per acre | Possibly for Single or Mutli-Family
- Zones R-0.3
- Endless opportunities for design & layout



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

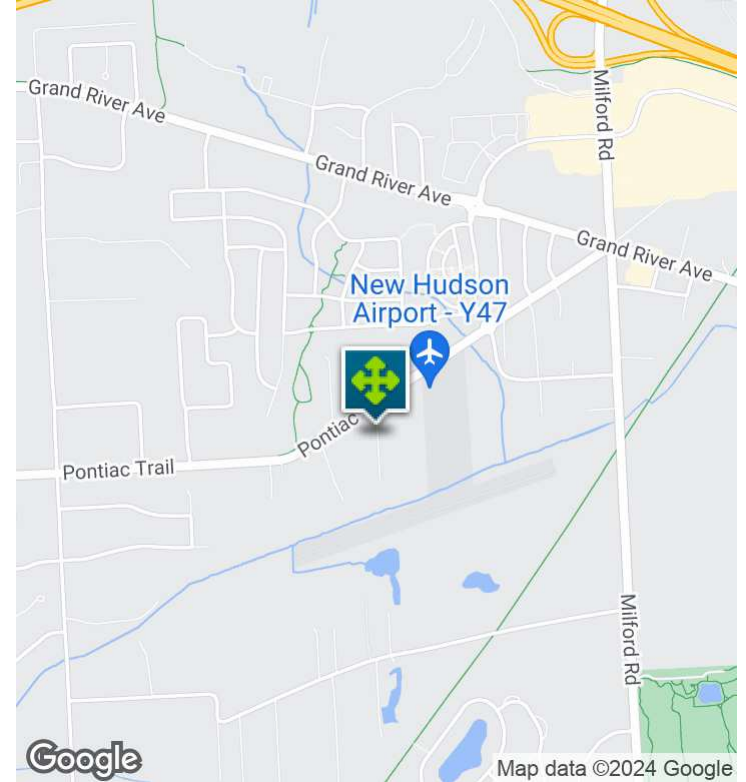
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57125 PONTIAC TRL, NEW HUDSON, MI 48165 // FOR SALE

EXECUTIVE SUMMARY

17.04 Acres

4.46 Acres



Sale Price	\$1,450,000
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OFFERING SUMMARY

Lot Size:	26 Acres
Zoning:	R-03
Market:	Detroit
Submarket:	Central I-96 Corridor
Traffic Count:	6,064

PROPERTY OVERVIEW

Ready for development. Located just outside the heart of New Hudson near tons of shopping, restaurants, and new construction. Up and coming area with tons of growth potential. The land has already been cleared and graded. Electric is on-site throughout the property and all other utilities are at road. Water retention is in place with the current site plan but can be moved based on the desired layout.

LOCATION OVERVIEW

Located on the south side of Pontiac Trail, just south of I-96 in New Hudson. This is a developing area close to Kent Lake & Kensington MetroPark - one of the largest parks in Metro Detroit with residential subdivisions, senior living, condominiums, and apartments nearby.

PROPERTY HIGHLIGHTS

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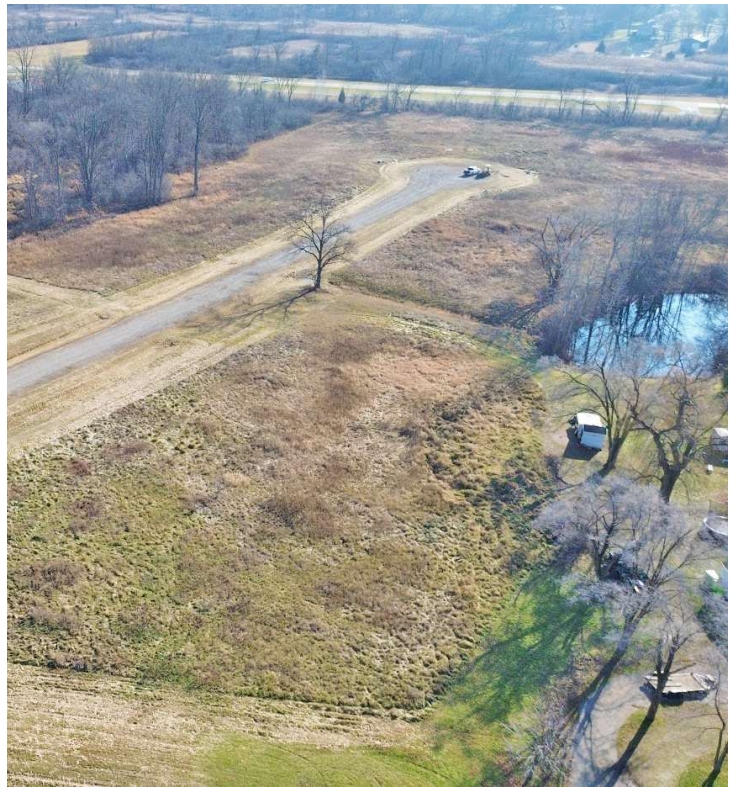
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ADDITIONAL PHOTOS

17.04 Acres

4.46 Acres



 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

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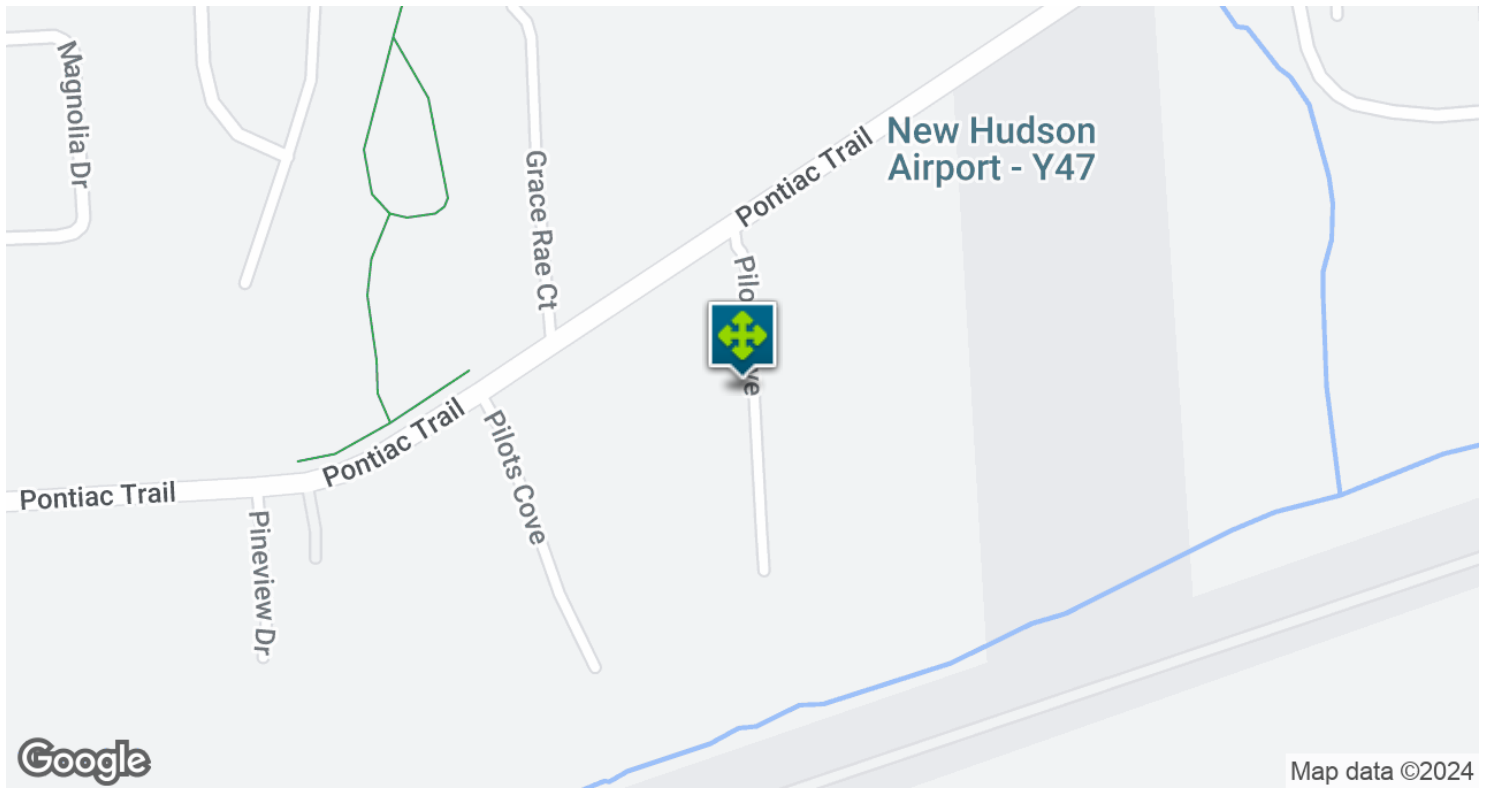
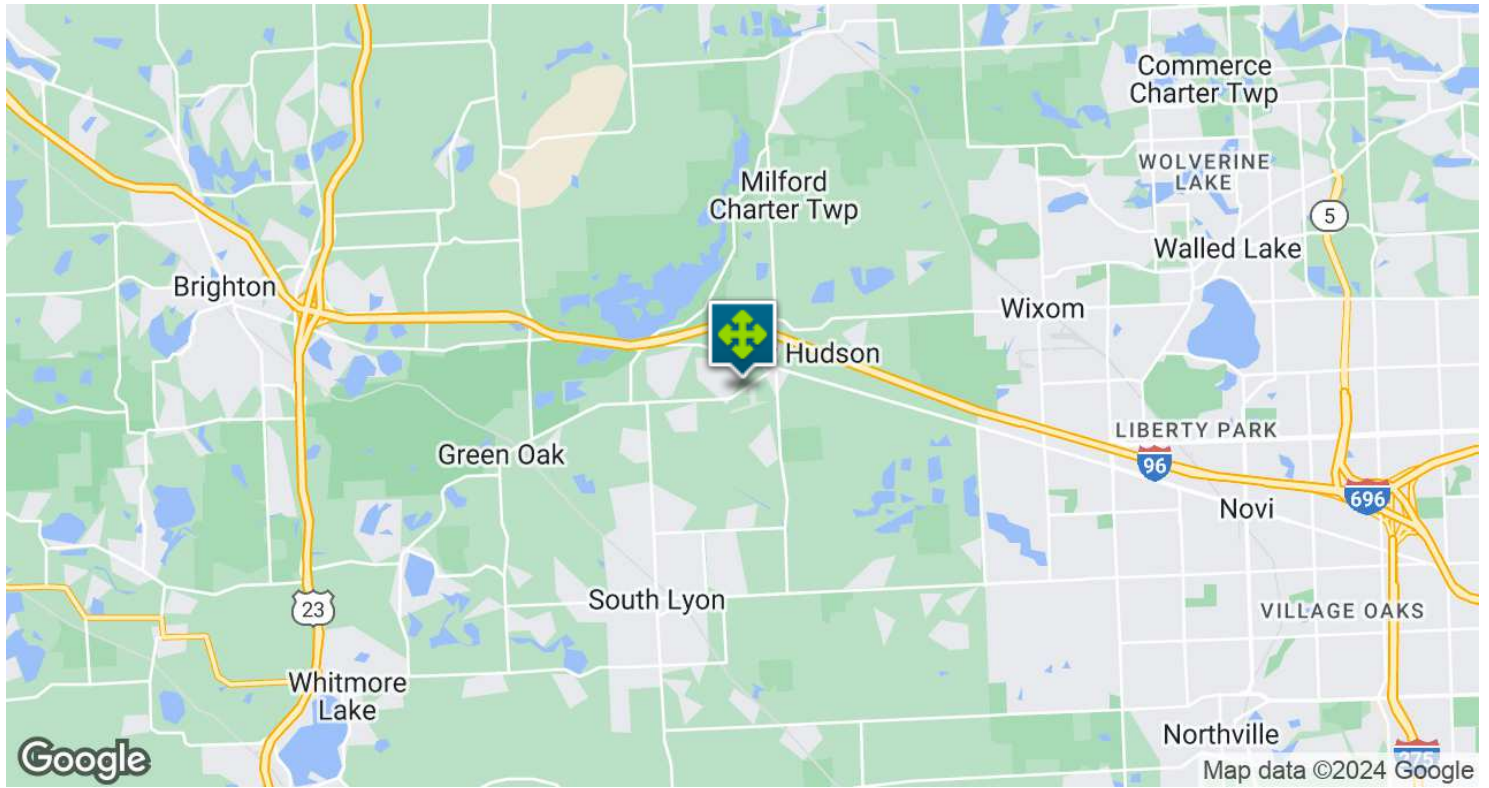
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LOCATION MAP

17.04 Acres

4.46 Acres

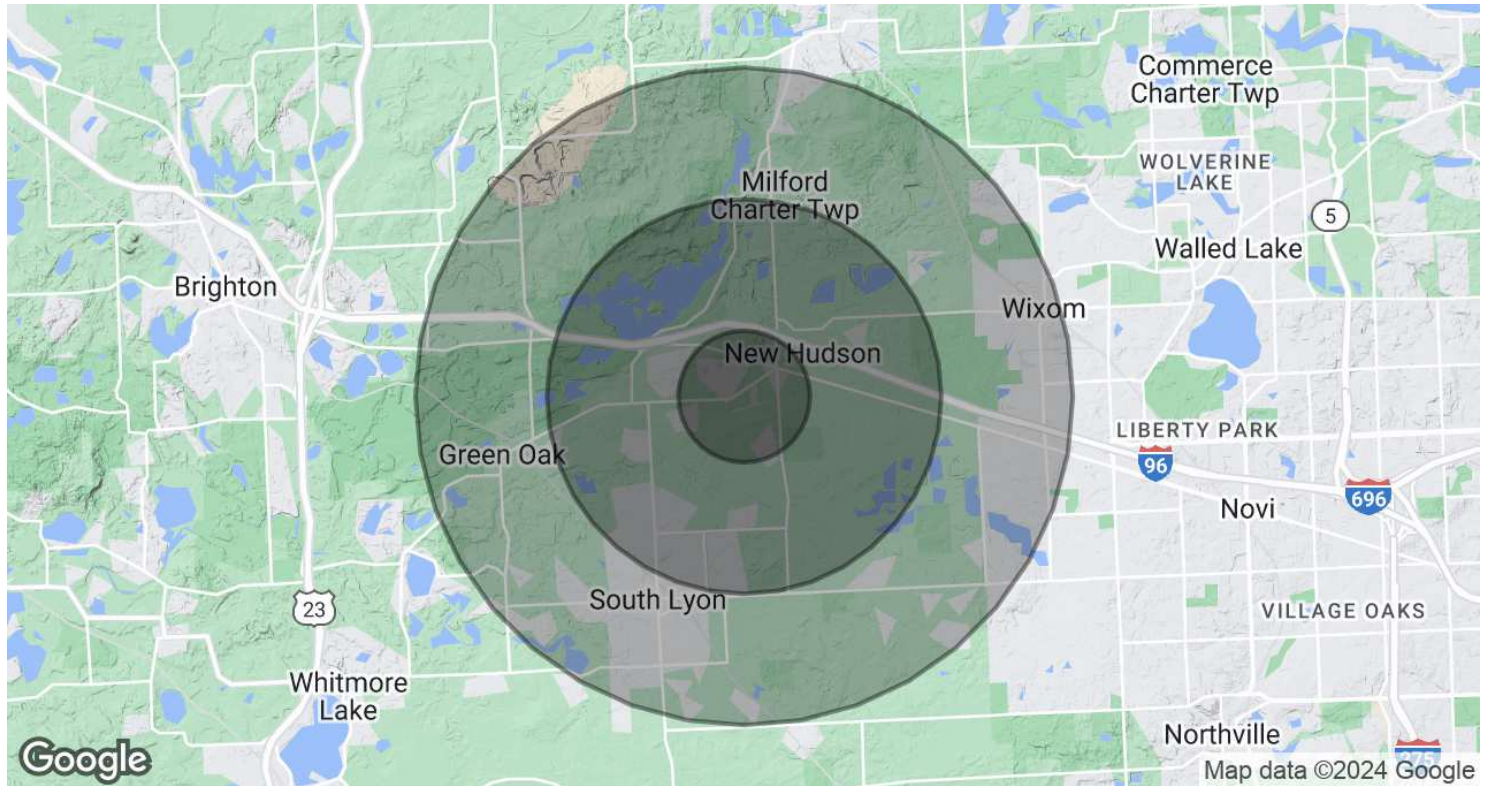


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DEMOGRAPHICS MAP & REPORT

17.04
ACRES

4.46
ACRES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,096	19,689	52,319
Average Age	40.2	40.9	41.1
Average Age (Male)	37.1	39.2	40.4
Average Age (Female)	42.2	41.0	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,224	7,656	20,183
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$101,506	\$116,123	\$119,104
Average House Value	\$318,400	\$281,126	\$296,620

2020 American Community Survey (ACS)



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Acres

4.46
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FOR MORE INFORMATION, PLEASE CONTACT:



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Follow Us!



17.04
Acres

4.61
Acres

4.46
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