



8.26 ACRES SPENCER ROAD FOR SALE

BRIGHTON, MI 48114

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

jkporth@thomasduke.com

MARK SZERLAG

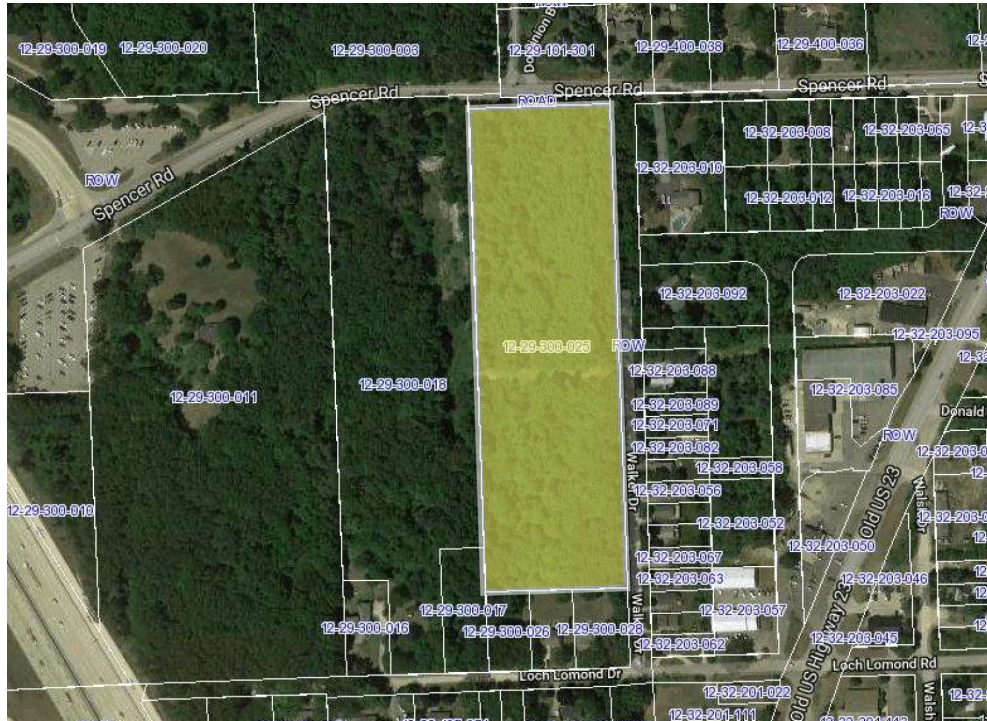
Senior Partner

mszerlag@thomasduke.com

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 8.26 Acres Spencer Road | Brighton, MI



OFFERING SUMMARY

Sale Price:	\$910,000.00
Lot Size:	8.26 Acres
APN:	12-29-300-025
Zoning:	R-3
Price / AC:	\$110,169.00
Utilities:	Municipal Water Sewer is at Old US23

Location Description: South side of Spencer Road, just east of I-96 interchange.

PROPERTY HIGHLIGHTS

- Just east of I96/Main Street interchange.
- Brighton Township taxes.
- Master Plan current under review.
- Sewer nearby.

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	1,158	18,787	61,544
Total Population:	2,896	48,767	164,169
Average HH Income:	\$86,572	\$88,217	\$86,848

PROPERTY DETAILS: 8.26 Acres Spencer Road | Brighton, MI

SALE PRICE

\$910,000.00

LOCATION INFORMATION

Street Address Spencer Road, just east of I96
City, State, Zip Brighton, MI
County/Township Livingston County

LAND

Irrigation Yes
Water Yes
Telephone Yes
Cable Yes
Sewer Yes

PROPERTY DETAILS

Property Type Land
Traffic Count Spencer Road = 17,944
Old US23 = 15,733
I-96 = 96,800
Zoning R-3
Lot Size 8.26 Acres
APN# 12-29-300-025

Legal Description SEC. 29 T2N-R6E; DESCRIBED AS
FOLLOWS: BEG AT THE S 1/4 COR OF
SEC 29; TH N 01°55'00" E 183.00 FT TO
THE P.O.B.; TH N 87°45'00" W 326.00 FT;
TH N 01°55'00" E 1103.21 FT TO THE
S'LY R.O.W. LINE OF SPENCER RD; TH
S 88°05'00" E ALG SAID LINE 326.00 FT;
TH S 01°55'00" W 1105.11 FT TO THE
P.O.B., CONT 8.45 AC M/L. SPLIT FROM
29-300-013, 10/96 LD# 94-146

Taxes 2026 Summer = \$1295.53
2025 Winter = \$267.61

PARKING & TRANSPORTATION

Street Parking Yes

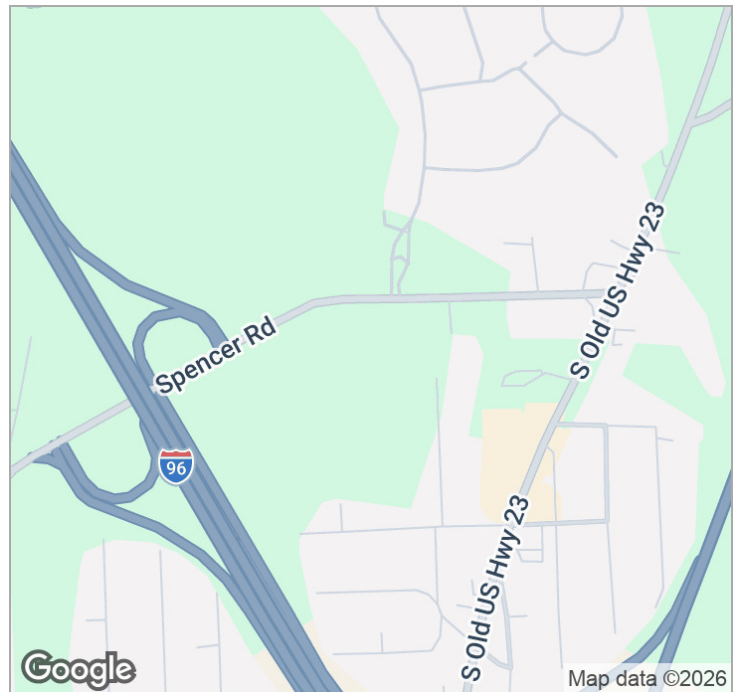
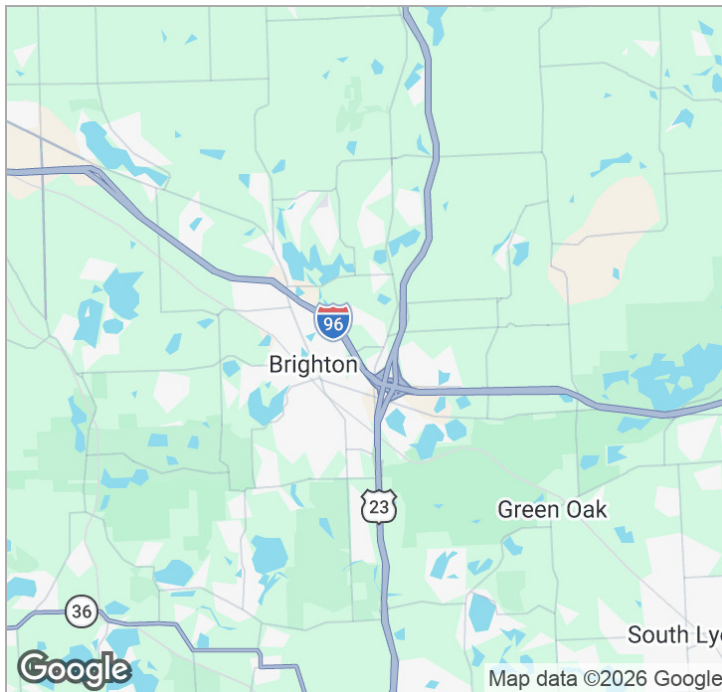
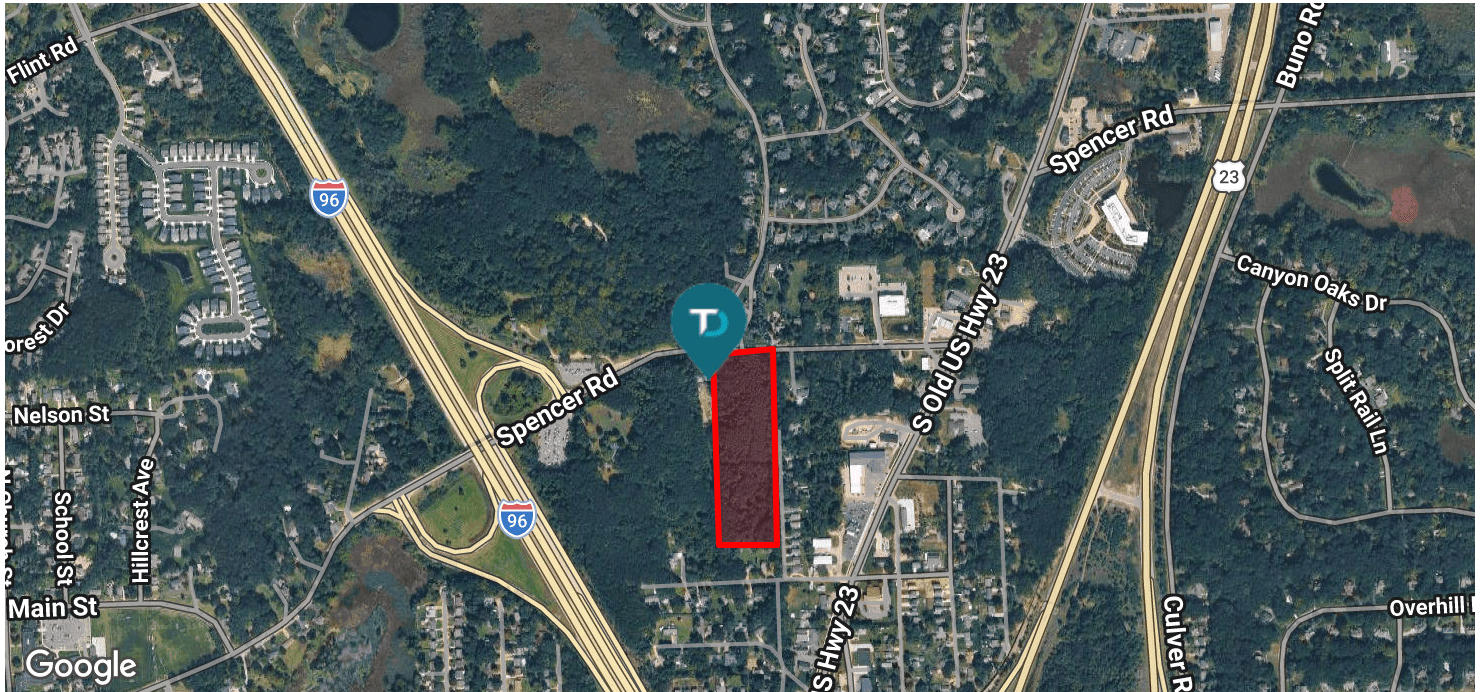
UTILITIES & AMENITIES

Power Yes
Utilities Description Municipal Water
Sewer is at Old US23

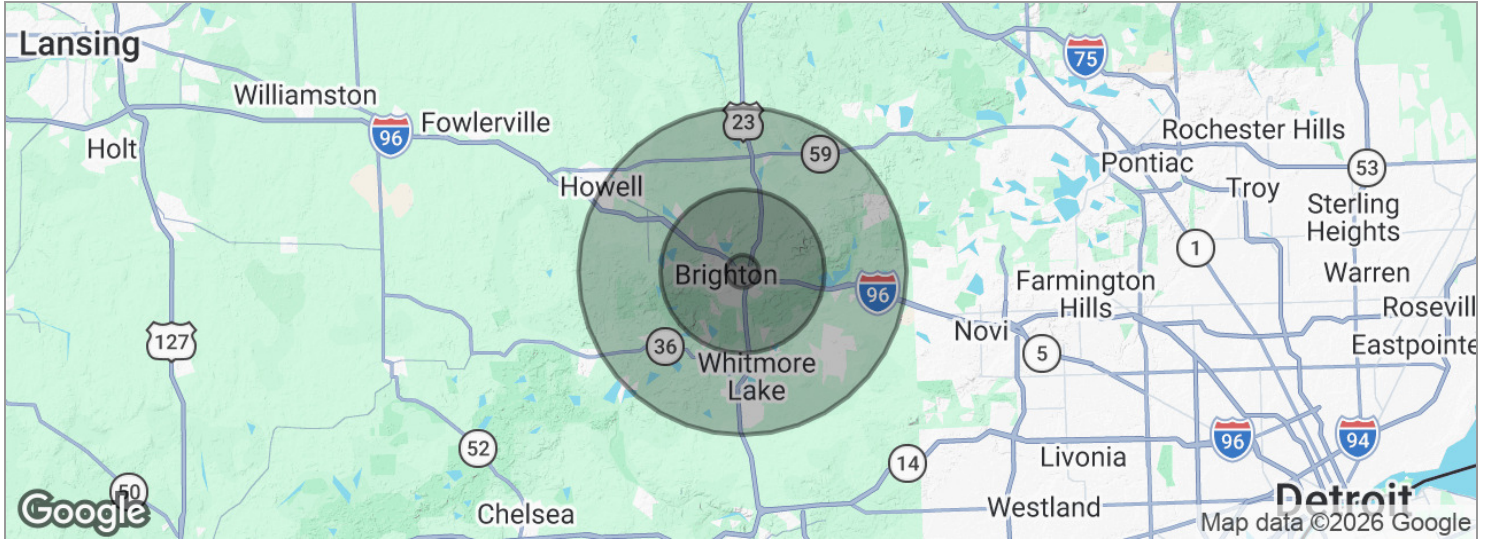
RETAILER MAP: 8.26 Acres Spencer Road | Brighton, MI



LOCATION MAPS: 8.26 Acres Spencer Road | Brighton, MI



DEMOGRAPHICS MAP: 8.26 Acres Spencer Road | Brighton, MI



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,896	48,767	164,169
Median age	41.3	42.3	39.9
Median age (male)	42.3	42.3	39.3
Median age (Female)	41.0	42.1	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,158	18,787	61,544
# of persons per HH	2.5	2.6	2.7
Average HH income	\$86,572	\$88,217	\$86,848
Average house value	\$261,147	\$260,653	\$260,115

* Demographic data derived from 2020 ACS - US Census