



48197 WEST ROAD FOR SALE

WIXOM, MI 48393

EXCLUSIVELY LISTED BY:

MARK SCHAFER

Vice President

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 48197 West Road | Wixom, MI 48393



OFFERING SUMMARY

Sale Price:	\$699,000.00
Price / Acre:	\$89,790.42
Lot Size:	7.79 Acres
Location Description:	South side of West Rd, west of Beck Rd
APN:	22-08-200-003
Zoning:	M1 - Light Industrial
Utilities:	Gas, Electric, Water, Sewer
Surrounding Businesses:	Glass and Mirror Craft, Diskraft, Car-O-Liner, Kord Industrial, Fiberclass, BLM Group

PROPERTY HIGHLIGHTS

- Redevelopment opportunity for industry
- Existing structure could be used for office
- Access to I-96 via Beck or Wixom Rd interchanges
- Water feature bisects the site
- Depth of site would allow for outside storage with Special Use Approval.
- Right turn in, right turn out to I-96 via Beck Rd or Wixom Rd interchanges

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	1,733	40,507	155,075
Total Population:	2,911	99,939	396,606
Average HH Income:	\$37,007	\$91,361	\$100,720

PROPERTY DETAILS: 48197 West Road | Wixom, MI 48393

PROPERTY ADDRESS:	48197 West Rd Wixom, MI 48393
LOCATION MARKET:	South side of West Rd, west of Beck Rd.
APN:	22-08-200-003
LEGAL DESCRIPTION:	T1N, R8E, SEC 8 PART OF NE 1/4 BEG AT PT DIST E 505.50 FT FROM N 1/4 COR, TH E 189.40 FT, TH S 00-23-00 E 1697.24 FT, TH W 210.25 FT, TH N 00-19-20 E 1695.50 FT TO BEG 7.79 A
ZONING:	M1 - Light Industrial
TAXES:	2026 Summer = \$7279.58 2025 Winter = \$459.48 Capped Value: \$175,240.00 SEV & Assessed Value: \$219,880.00
SURROUNDING BUSINESSES:	Glass and Mirror Craft, Diskraft, Car-O-Liner, Kord Industrial, Fiberclass, BLM Group
UTILITIES DESCRIPTION:	Gas, Electric, Water, Sewer
TRAFFIC COUNT & STREETS:	West Rd = 7,268 (2 Way- CoStar 2015)
SIZE:	Land: 7.79 Acres Frontage: 189.40' on West Rd Ranch Home: 1,476 SF
SALE PRICE:	\$699,000.00 Cash Or land contract with minimum down payment of \$200,000.00

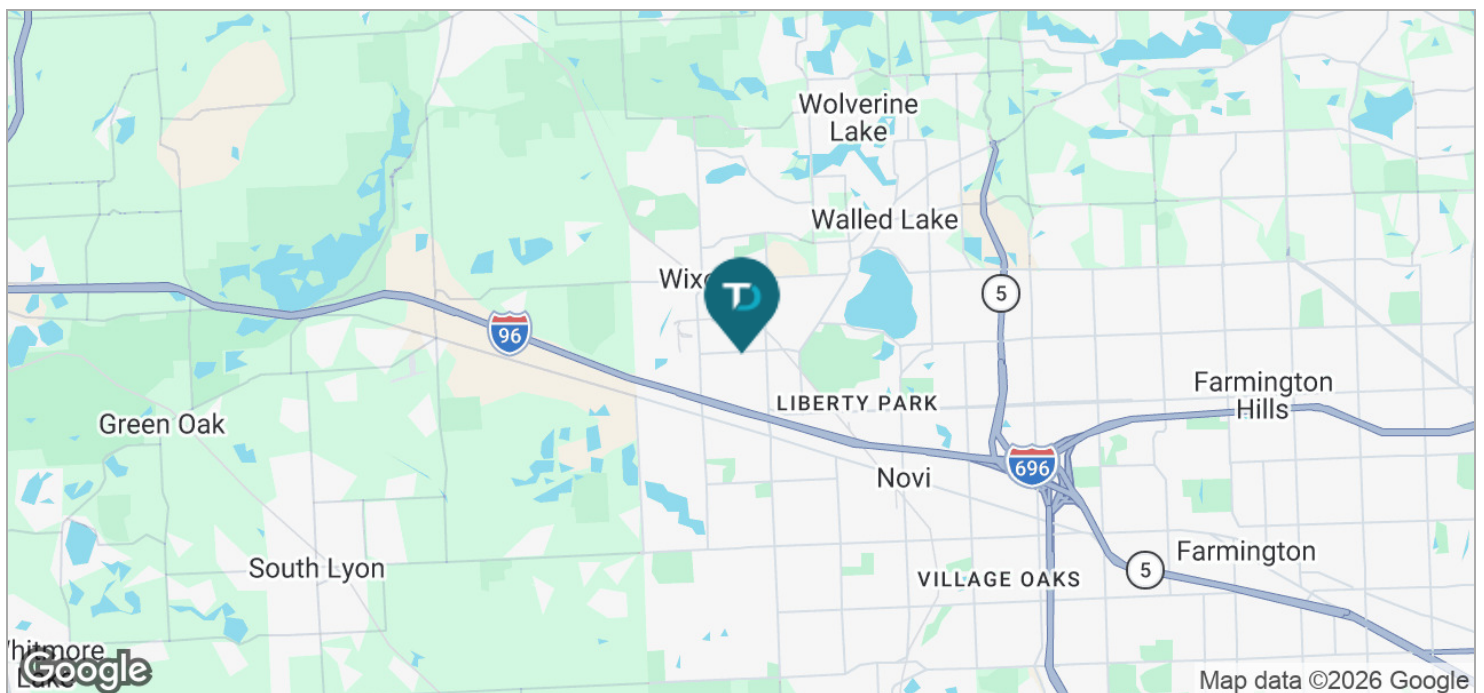
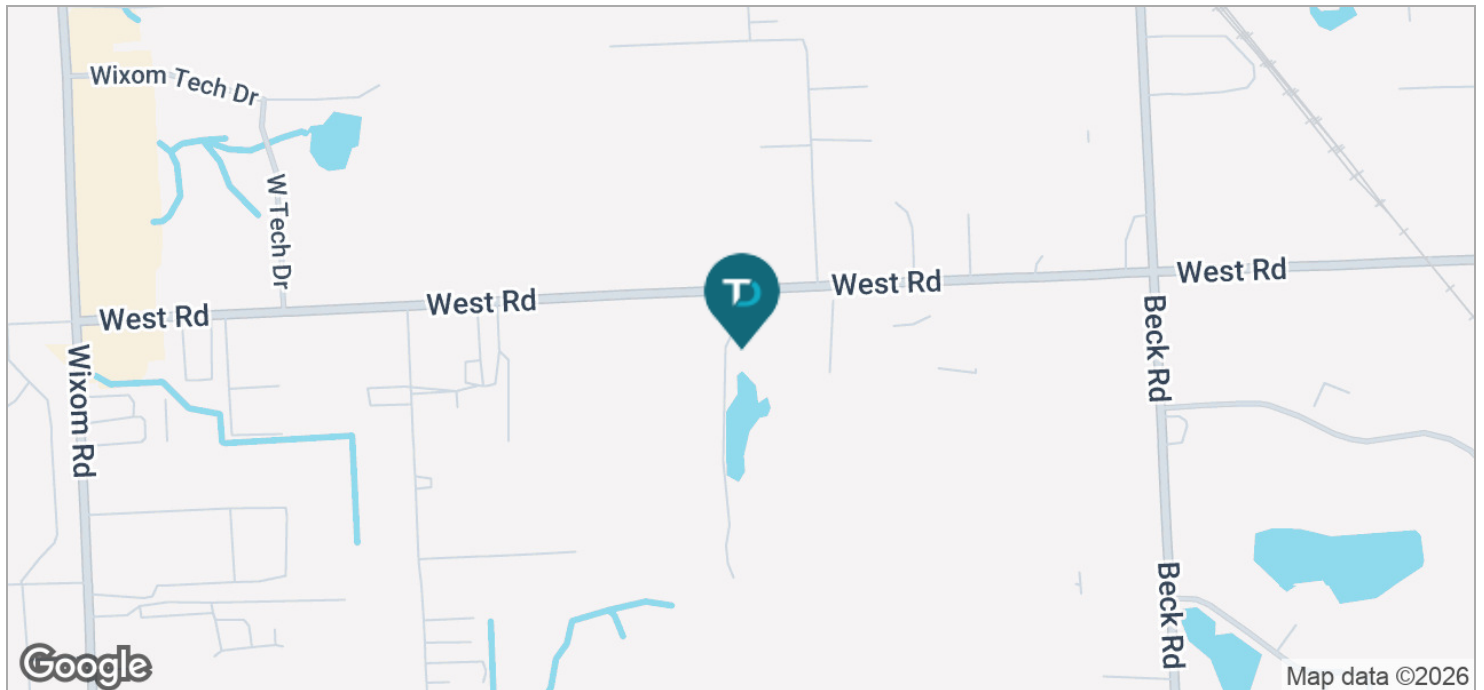
ADDITIONAL PHOTOS: 48197 West Road | Wixom, MI 48393



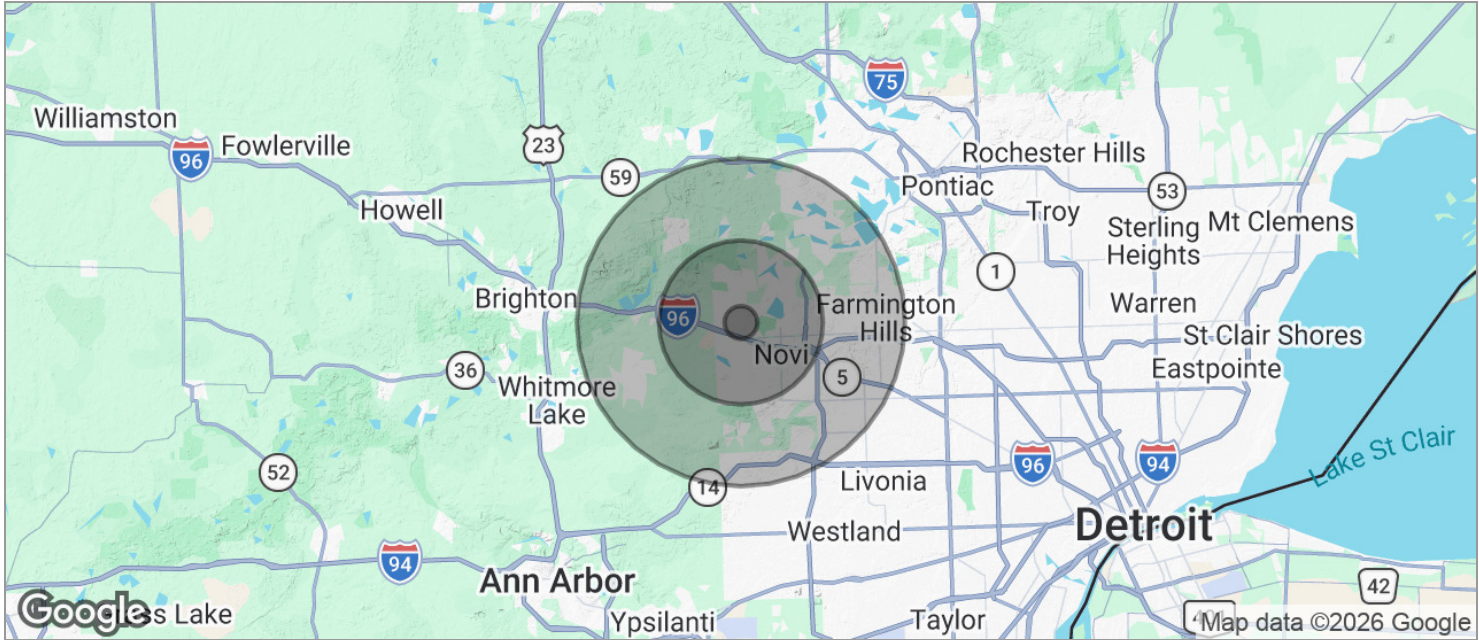
AERIAL MAP: 48197 West Road | Wixom, MI 48393



LOCATION MAPS: 48197 West Road | Wixom, MI 48393



DEMOGRAPHICS MAP: 48197 West Road | Wixom, MI 48393



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,911	99,939	396,606
MEDIAN AGE	27.1	37.6	40.1
MEDIAN AGE (MALE)	28.5	37.0	39.0
MEDIAN AGE (FEMALE)	26.3	38.1	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,733	40,507	155,075
# OF PERSONS PER HH	1.7	2.5	2.6
AVERAGE HH INCOME	\$37,007	\$91,361	\$100,720
AVERAGE HOUSE VALUE	\$297,559	\$237,575	\$294,769

* Demographic data derived from 2020 ACS - US Census