

EST. **TD** 1978

# THOMAS DUKE

COMMERCIAL REAL ESTATE

## 22 Acres Rosso Hwy

28541 William Rosso Hwy Chesterfield, MI 48047



# FOR SALE

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248.476.3700

LISTED BY:

Dave Tesch

Vice President

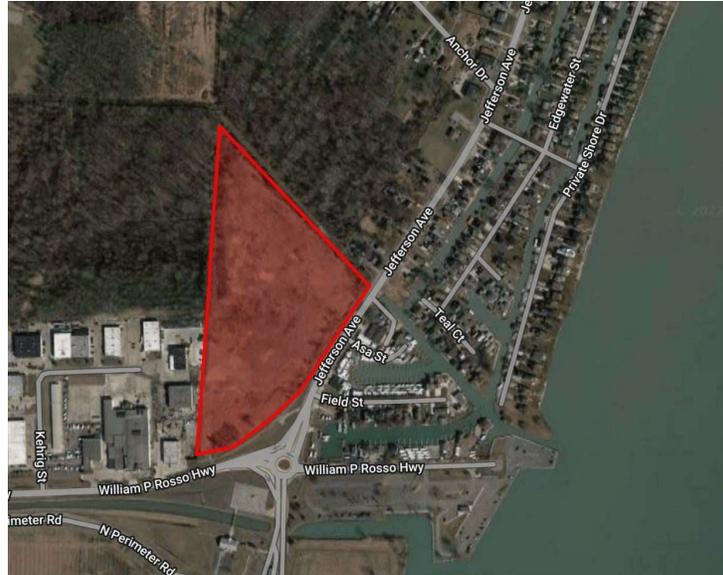
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Sale Price: \$2,900,000.00

### DESCRIPTION

Prominently located across from the entrance to Selfridge Air National Guard base and Selfridge Public Boat Launch, one of Michigan's largest boat launches. This site boasts large boater traffic in the summer months and strong ice fishing traffic in the winter months, making an ideal mixed use retail/self storage development site.

### PROPERTY HIGHLIGHTS

- 22 +/- acres gross; 18 +/- acres net
- Prime mixed use development site currently zoned C-3
- Potential for gas station and self storage/boat storage with proper rezoning
- Highly visible corner across from Lake St. Clair and Selfridge Airbase
- Easy access to nearby I-94 and M-59 expressways



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### LAND INFORMATION

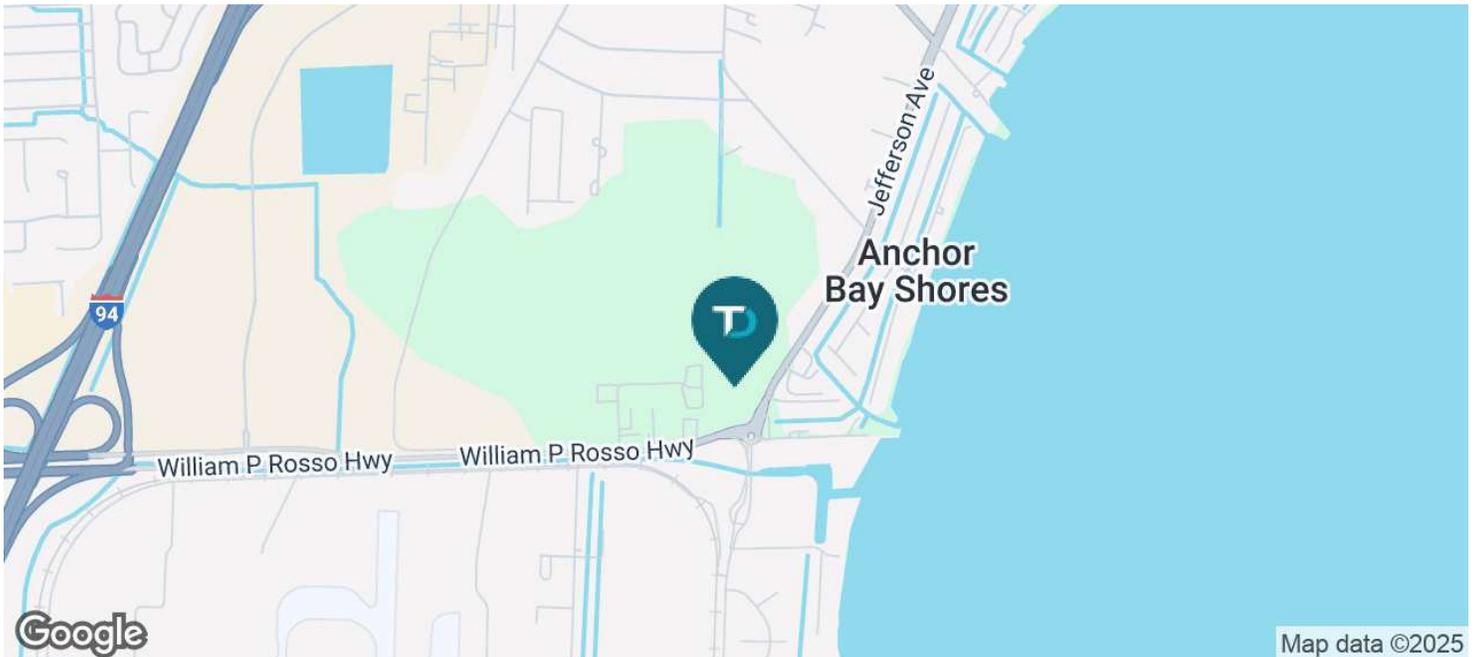
Price/AC:	\$130,044.84
2024 Summer Tax (Total):	\$27,913.75
2024 Winter Tax (Total):	\$7,007.99

### PROPERTY INFORMATION

Lot Size:	22.3 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	C-3
Traffic Count:	12,914 Vehicles/Day Rosso Hwy; 12,052 Vehicles/Day Jefferson Ave (Costar, 2020)
Legal Description:	Available upon request
APN:	15-09-32-451-001; 002; 003; 006

### LOCATION INFORMATION

Located at the corner of William Rosso Hwy and Jefferson Ave in Chesterfield Township, MI.





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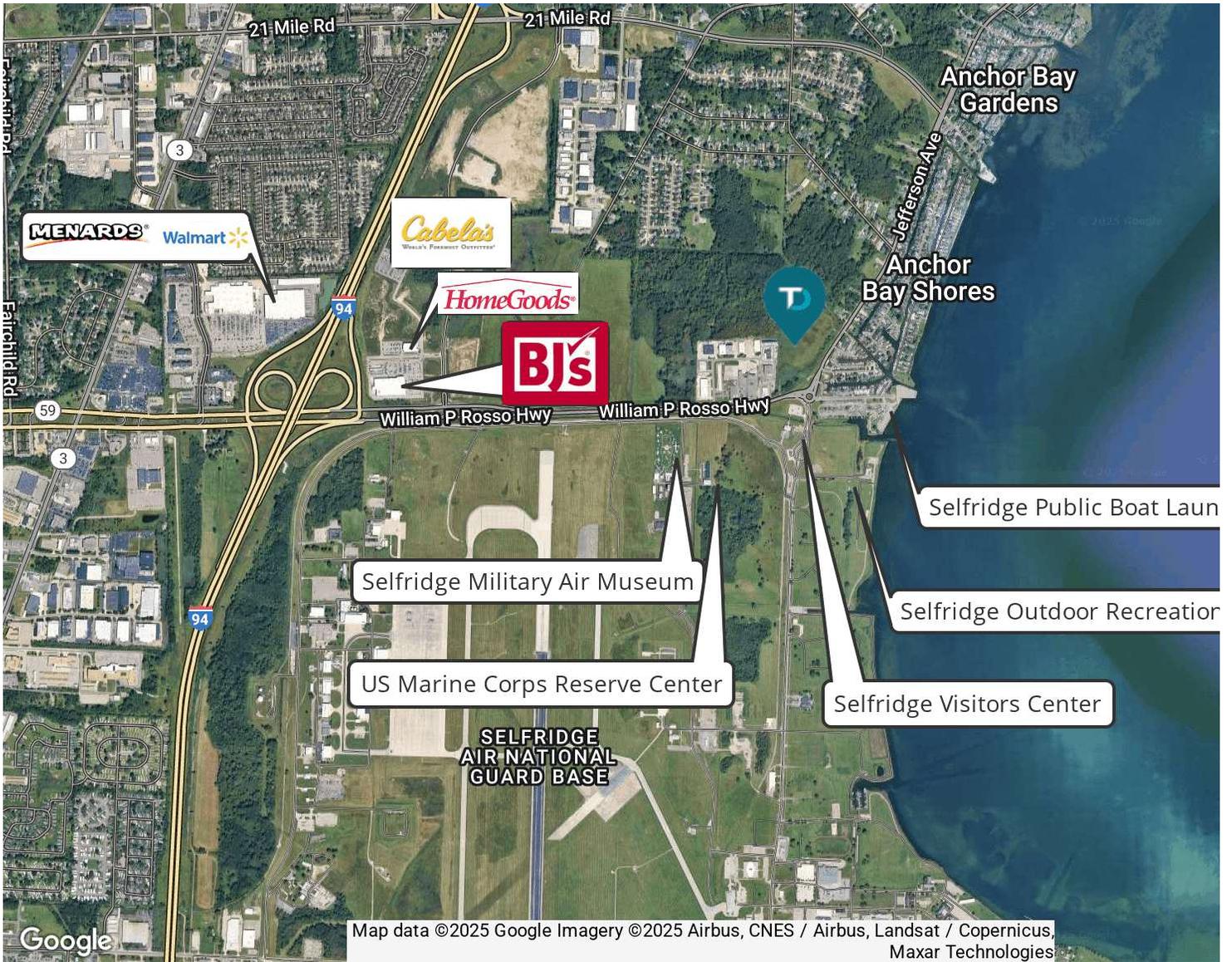
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### DEMOGRAPHIC INFORMATION

	1 MILE	2 MILES	3 MILES
Total population	1,721	9,172	24,086
Median age	42.7	44.3	42.0
Total households	850	3,917	9,883
Average HH income	\$84,289	\$94,354	\$87,451
Average house value	\$544,001	\$380,661	\$367,467

