

**LAND PROPERTY // FOR SALE**

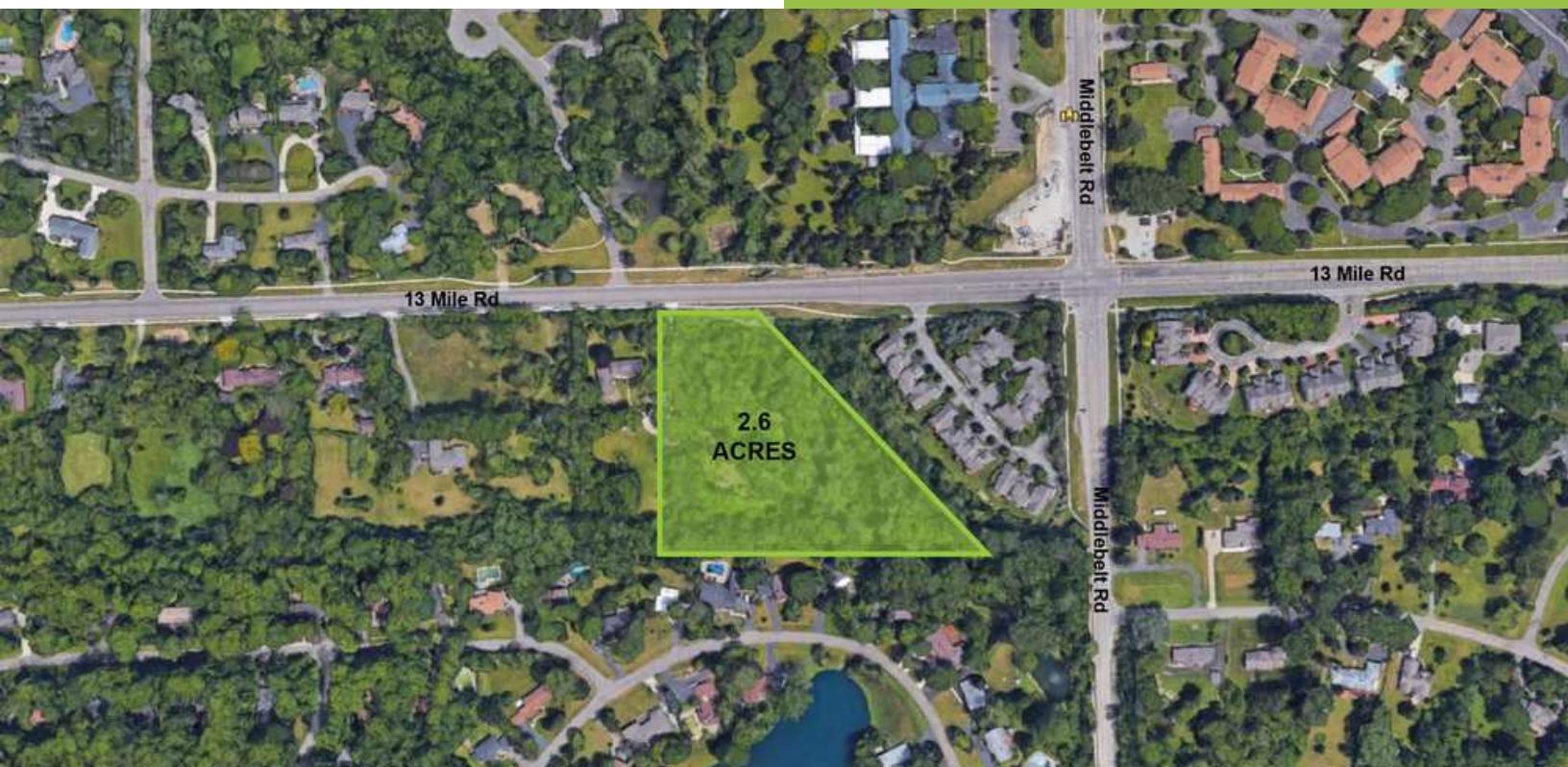
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## 2.6 ACRE DEVELOPMENT PARCEL IN UPSCALE FARMINGTON HILLS NEIGHBORHOOD

13 MILE RD

FARMINGTON HILLS, MI 48334



- Residential land in an upscale area
- Adjacent to Rouge River
- City water and sewer
- First time offered for sale

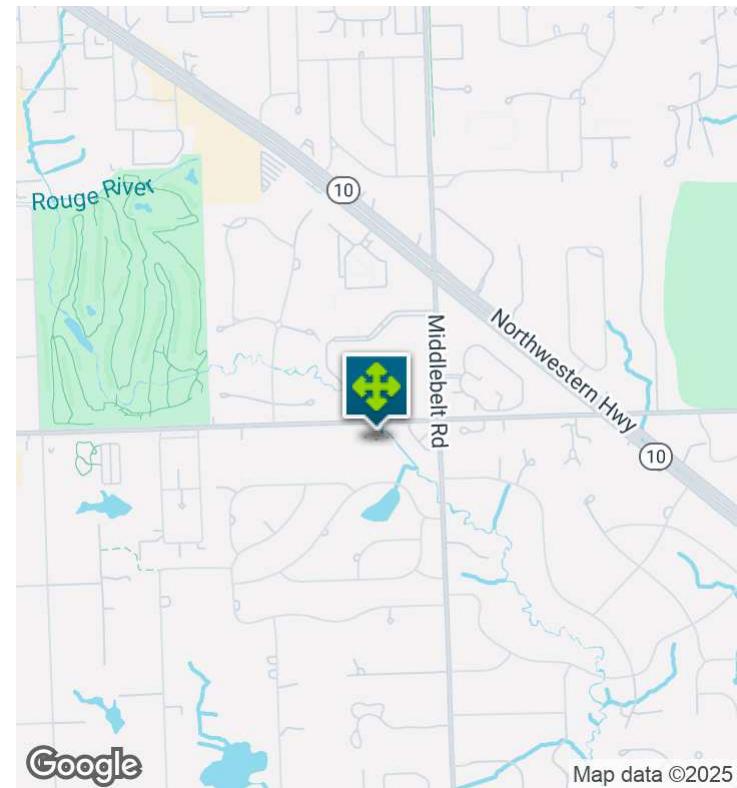
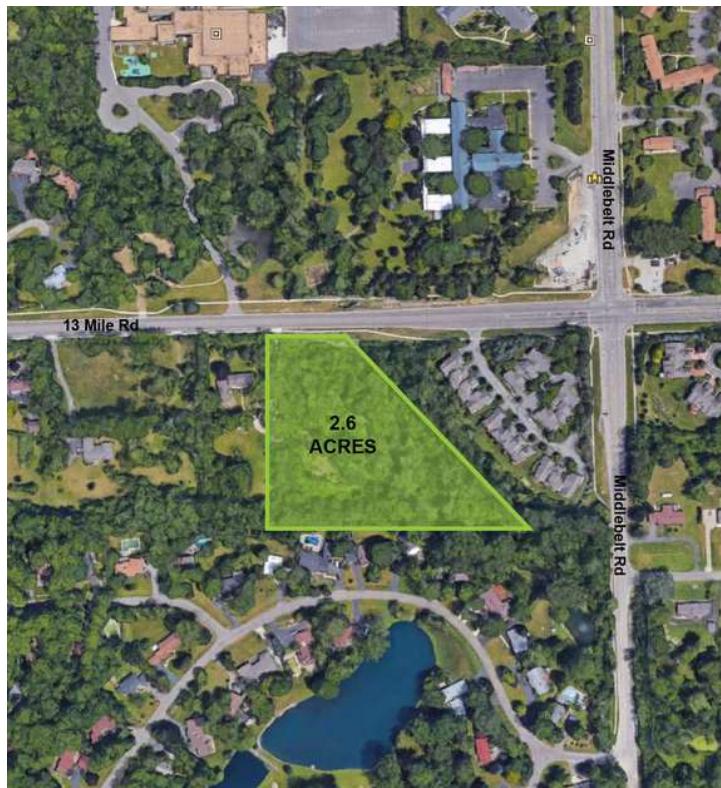


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Corporate & Investment Real Estate

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13 MILE RD, FARMINGTON HILLS, MI 48334 // FOR SALE

## EXECUTIVE SUMMARY



**Sale Price**

**\$350,000**

### OFFERING SUMMARY

#### Available SF:

**Lot Size:** 2.6 Acres

**Price / Acre:** \$134,615

**Zoning:** RA-1

**Market:** Detroit

**Submarket:** Farmington Hills

**Traffic Count:** 17,141

### PROPERTY OVERVIEW

This 2.6-acre parcel was planned for Phase 2 of Cove Creek Condominiums with 14 duplex-style units. The property is offered by the Cove Creek Association without limitation and can be developed in any manner approved by the City. The property is currently common area and will become a new parcel at the sale. The master plan is "Single Family Cluster."

### LOCATION OVERVIEW

This property is located on the south side of 13 Mile Rd, just west of Middlebelt Rd in a desirable residential area in an upscale community. Convenient location close to Northwestern Hwy (M-10), and Orchard Lake Road which is home to many popular restaurants, retail stores, and community amenities.

### PROPERTY HIGHLIGHTS

- Residential land in an upscale area
- Adjacent to Rouge River
- City water and sewer
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## 13 MILE RD, FARMINGTON HILLS, MI 48334 // FOR SALE

## PROPERTY DETAILS

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Sale Price	\$350,000
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## LOCATION INFORMATION

Street Address	13 Mile Rd
City, State, Zip	Farmington Hills, MI 48334
County	Oakland
Market	Detroit
Sub-market	Farmington Hills
Cross-Streets	13 Mile Rd and Middlebelt Rd
Side of the Street	South
Road Type	Paved
Market Type	Medium
Nearest Highway	I-696

## BUILDING INFORMATION

Number of Lots	1
Best Use	Residential

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
Zoning	RA-1
Lot Size	2.6 Acres
APN #	23-11-226-030
Lot Frontage	140 ft
Corner Property	No
Traffic Count	17141
Traffic Count Street	13 Mile Rd & Cove Creek Lane
Topography	Raw Land

## PARKING &amp; TRANSPORTATION

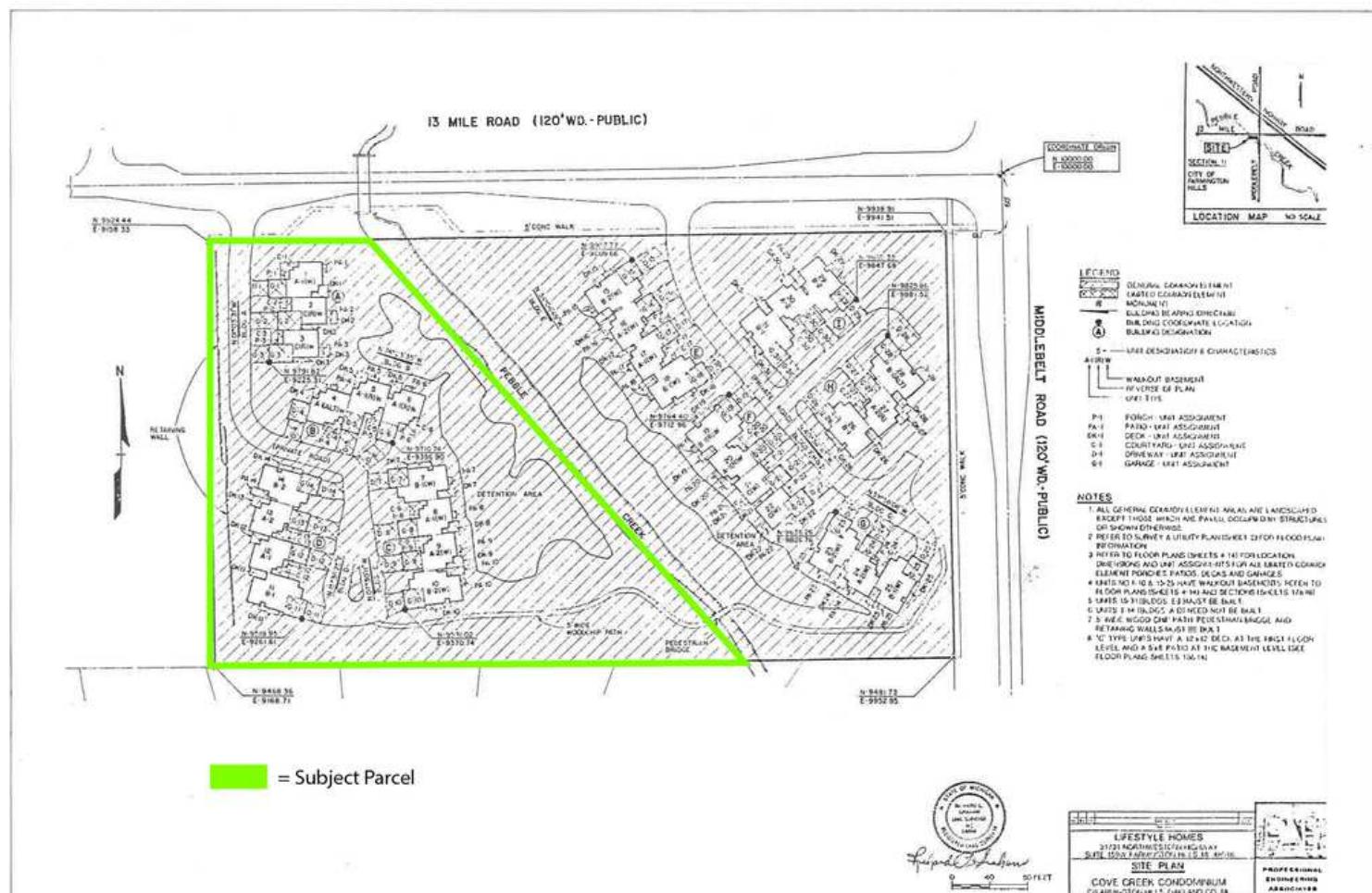
Street Parking	No
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## UTILITIES &amp; AMENITIES

Water	Yes
Sewer	Yes

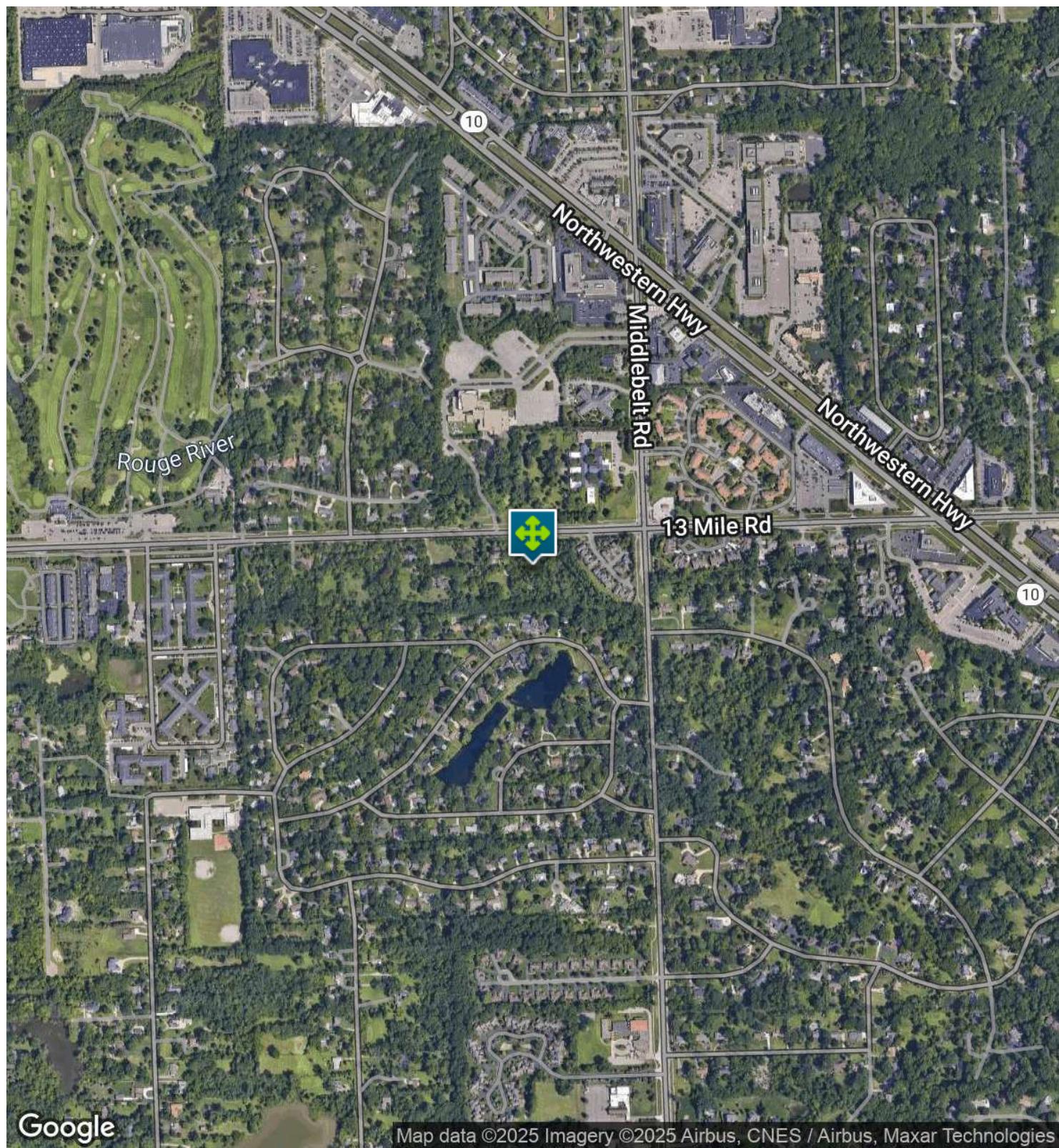
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## ADDITIONAL PHOTOS

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## AERIAL MAP

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Google

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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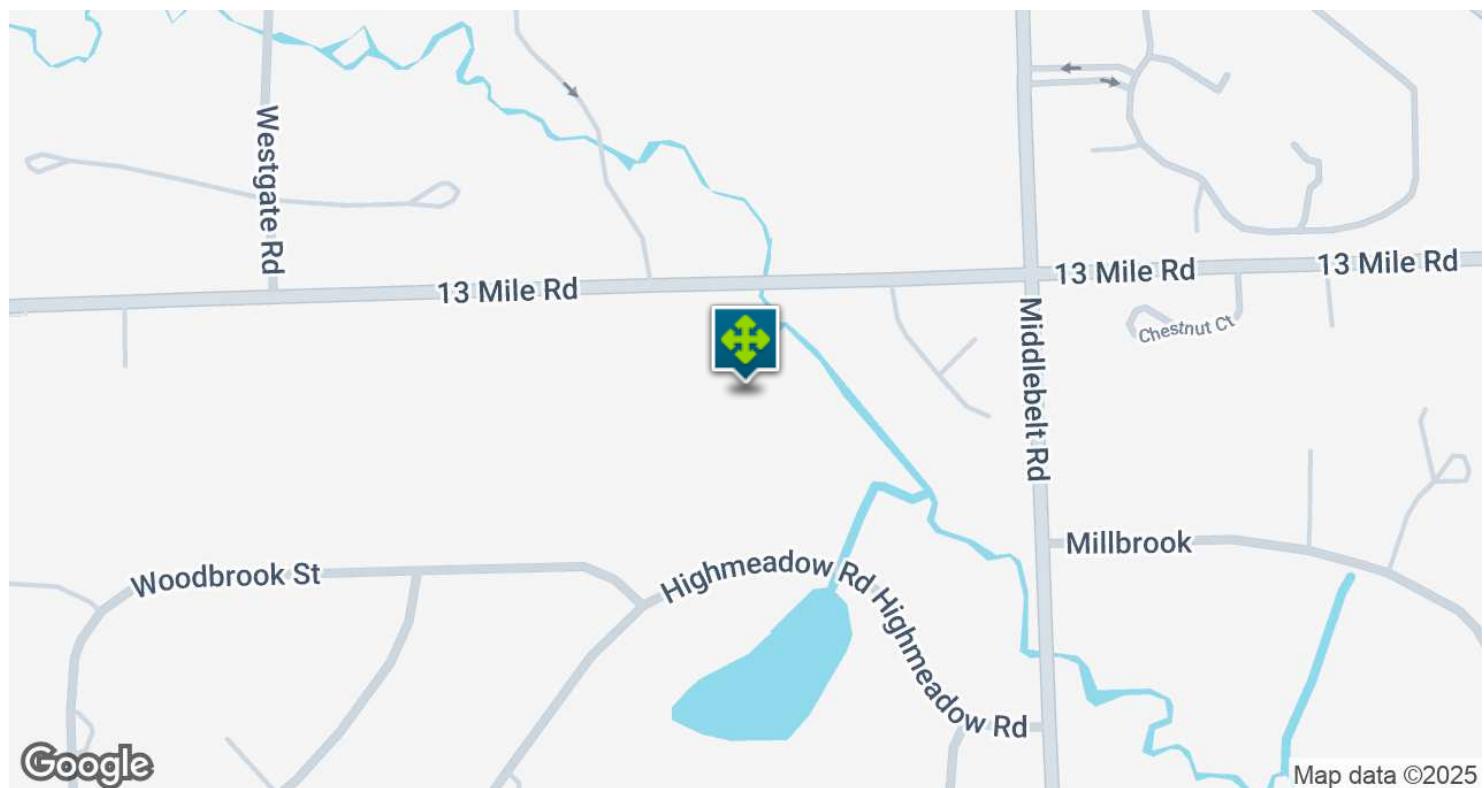
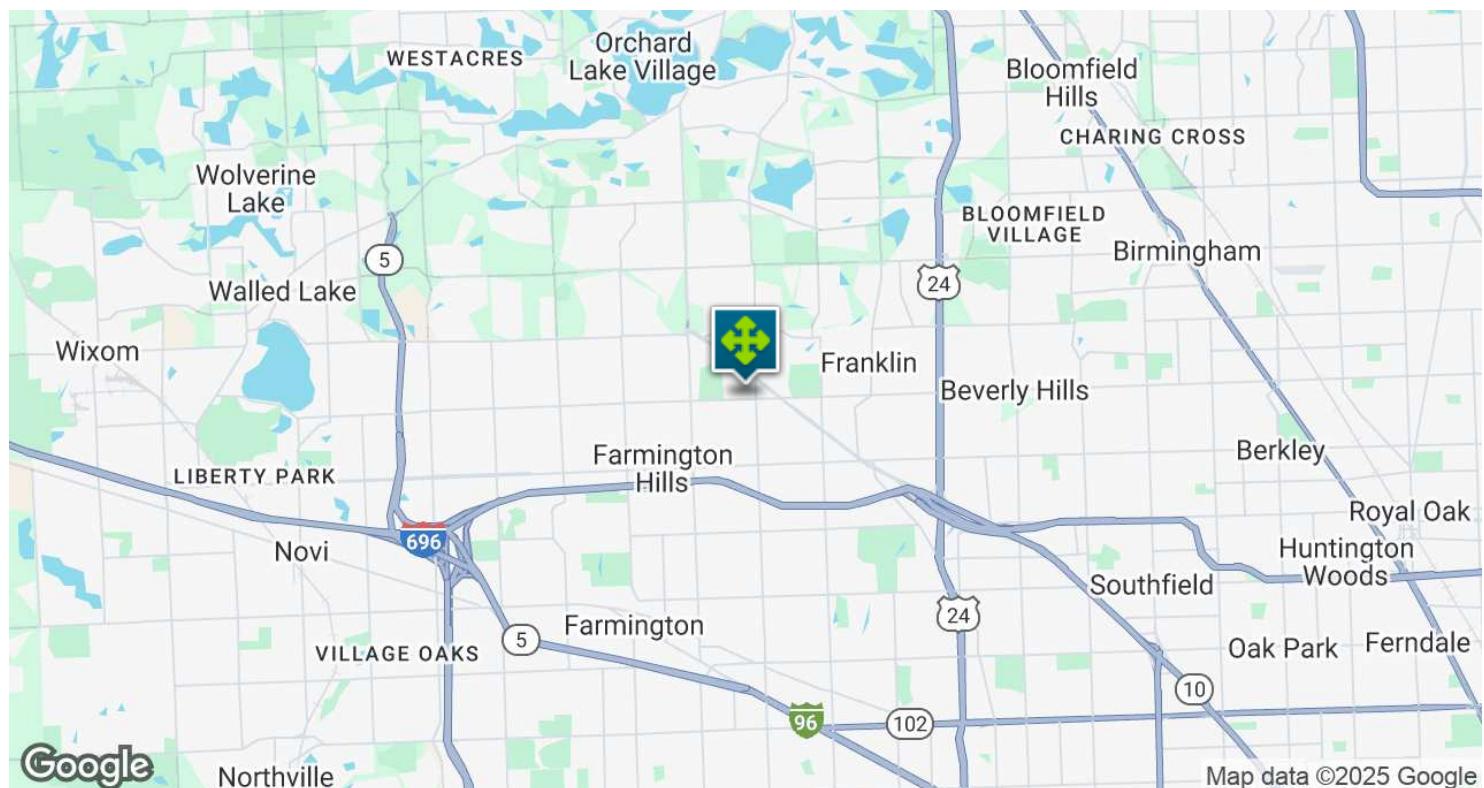
Dan Blugerman, CCIM SENIOR ASSOCIATE

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## LOCATION MAP

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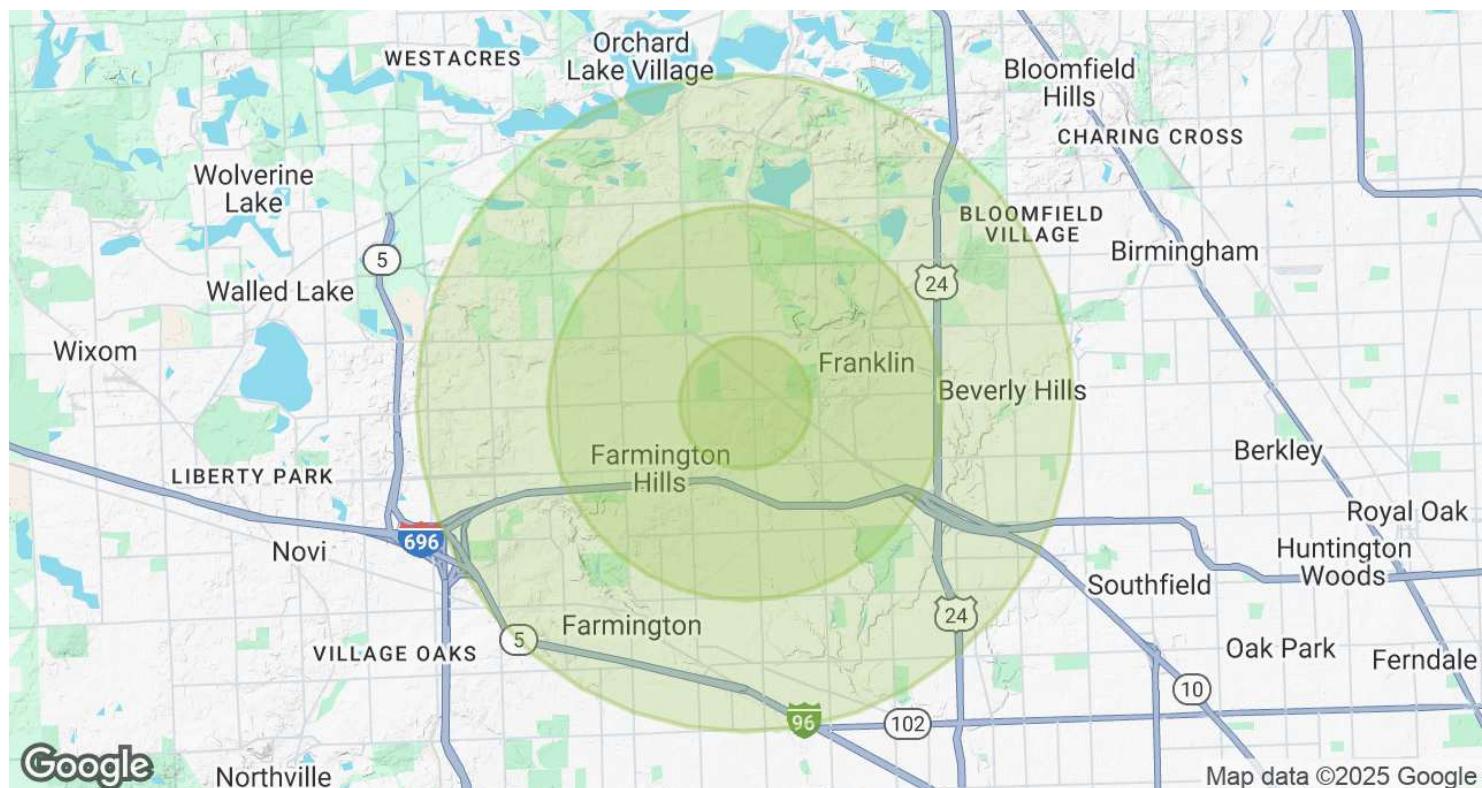
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## DEMOGRAPHICS MAP &amp; REPORT

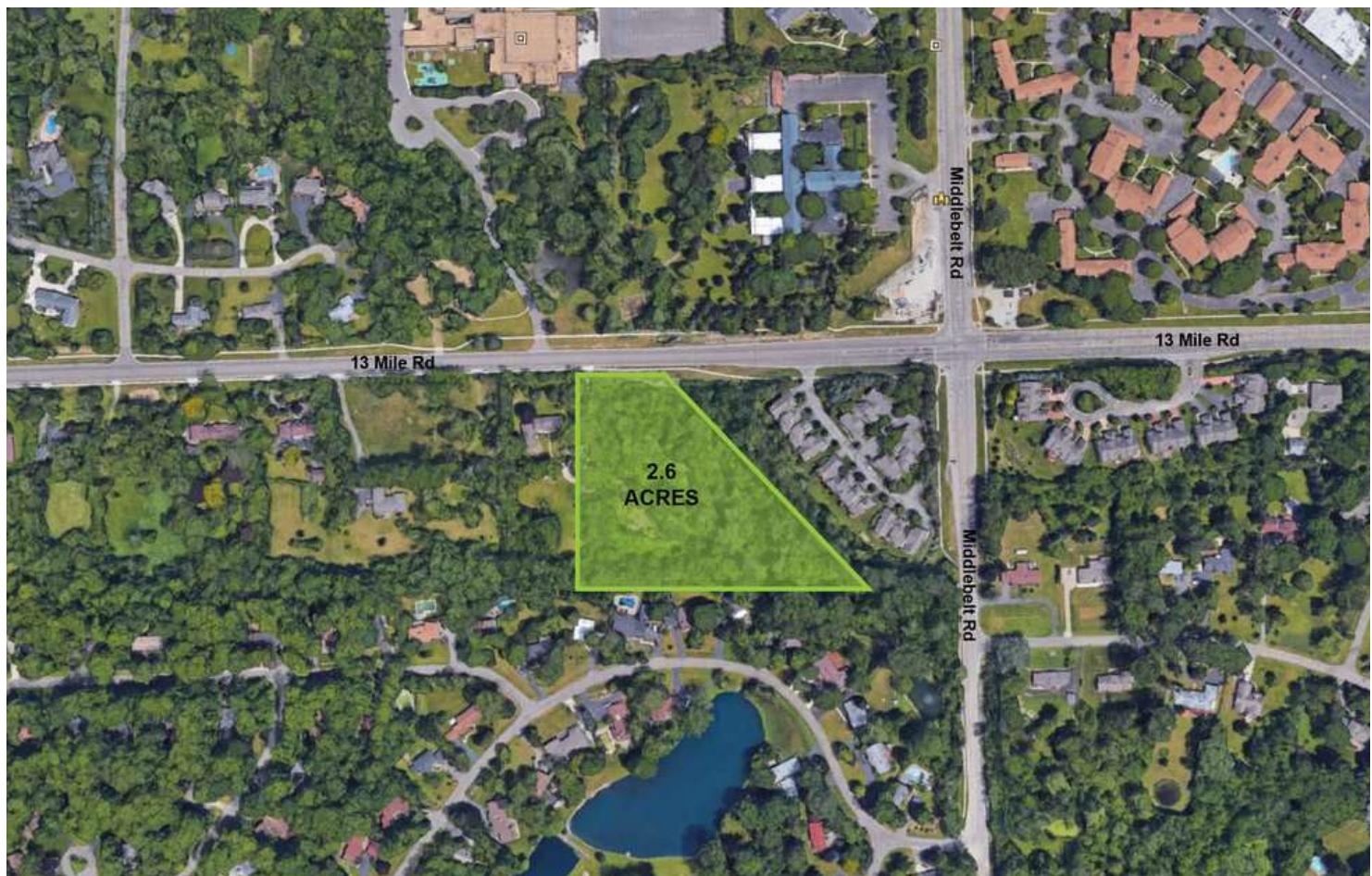


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,380	58,193	170,701
Average Age	43.7	43.9	43.4
Average Age (Male)	45.7	43.2	42.3
Average Age (Female)	41.0	44.4	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,536	23,841	69,132
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$81,580	\$103,153	\$106,155
Average House Value	\$396,002	\$281,046	\$303,880

2020 American Community Survey (ACS)

2.6

**13 MILE RD, FARMINGTON HILLS, MI 48334 // FOR SALE****FOR MORE INFORMATION, PLEASE CONTACT:****Dan Blugerman, CCIM**

SENIOR ASSOCIATE

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Southfield, MI 48076**P:** 248.358.0100**F:** 248.358.5300**[pacommercial.com](http://pacommercial.com)****Follow Us!****P.A. COMMERCIAL**  
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