

LAND FOR SALE/LAND LEASE

3.25 Acre Development Site in Wixom

2120 N WIXOM RD
WIXOM, MI 48393

PRICE REDUCED!

3.25
ACRES

Loon Lake

Located at the Commerce Twp/Wixom border
Strong demographics
Ideal for residential or mixed-use development
Surrounded by new neighborhood
developments



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Sale Price:	\$699,000
Lease Rate	\$7,000 p/month
Lot Size:	3.25 Acres
Zoning:	RA-1
Market:	Detroit
Submarket:	Central I-96 Corridor
2021 Property Taxes:	\$4,661

PROPERTY OVERVIEW

Perfect opportunity for residential or mixed-use development. Previously approved site for 26,000 SF office/bank development at the corner of N Wixom Rd and Loon Lake Rd. Land Lease Available

LOCATION OVERVIEW

Located at a busy corner of the Commerce Twp / Wixom border.

PROPERTY HIGHLIGHTS

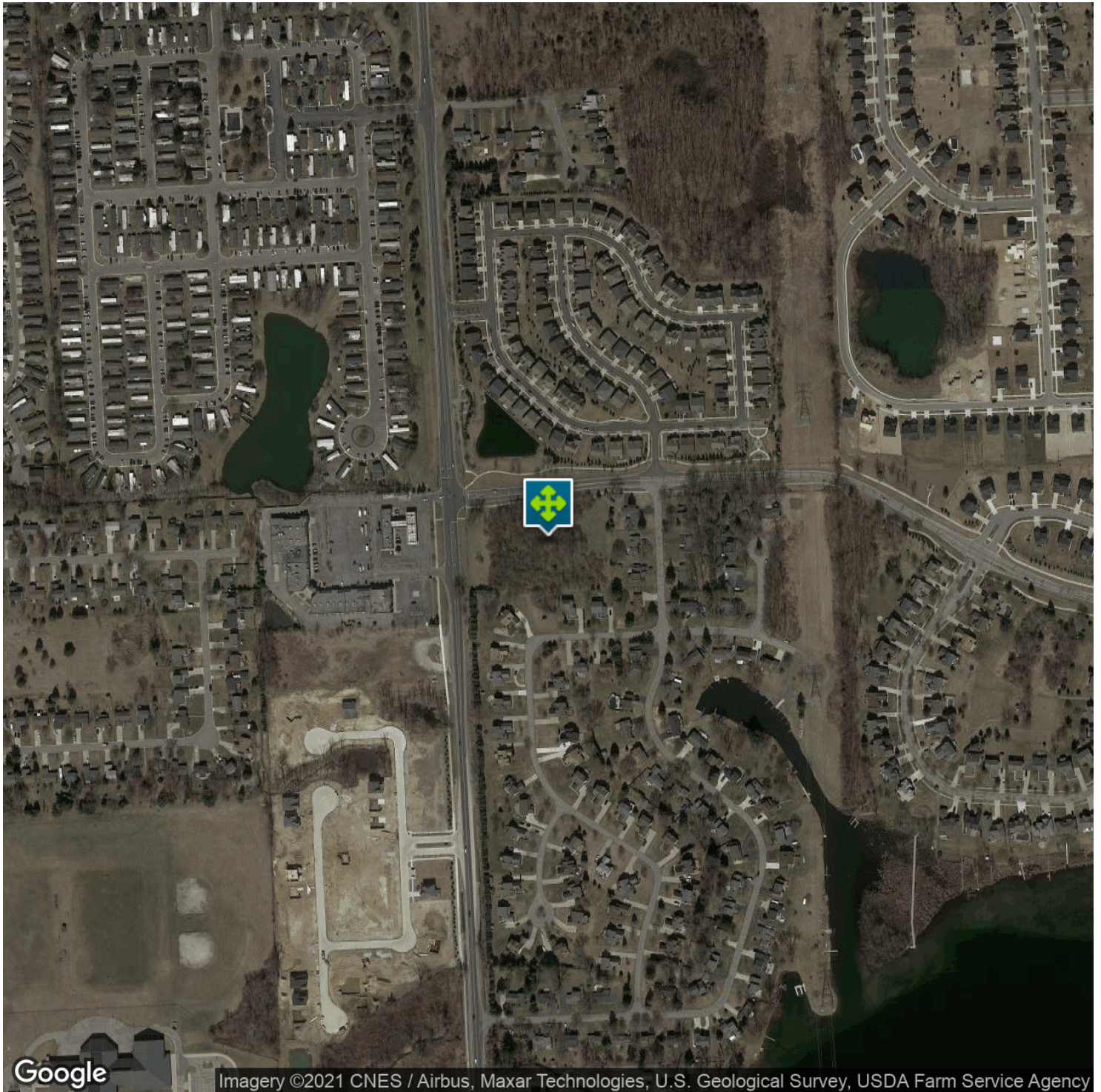
- Located at the Commerce Twp/Wixom border
- Strong demographics
- Perfect opportunity for a residential or mixed-use development
- Consent judgment approved for office/bank user
- Surrounded by new neighbourhood developments

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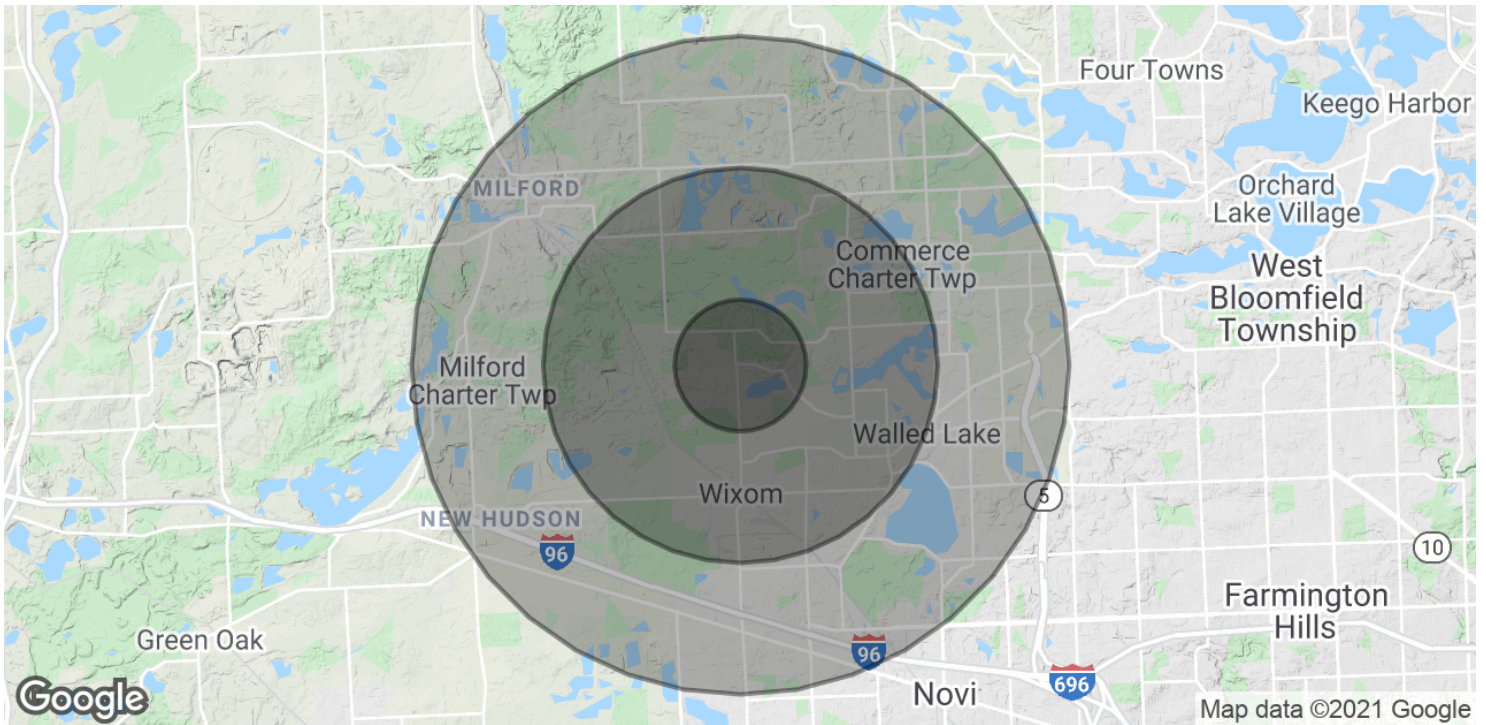


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,486	35,288	91,154
Median age	35.7	35.7	37.4
Median age (Male)	34.6	35.7	36.8
Median age (Female)	36.4	35.7	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,187	13,793	36,683
# of persons per HH	3.0	2.6	2.5
Average HH income	\$83,478	\$83,721	\$83,394
Average house value	\$314,126	\$261,548	\$243,550

* Demographic data derived from 2010 US Census

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