

EST. 1978

THOMAS DUKE
COMMERCIAL REAL ESTATE

15+/- ACRES SPENCER ROAD

Brighton, MI 48116



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SZERLAG

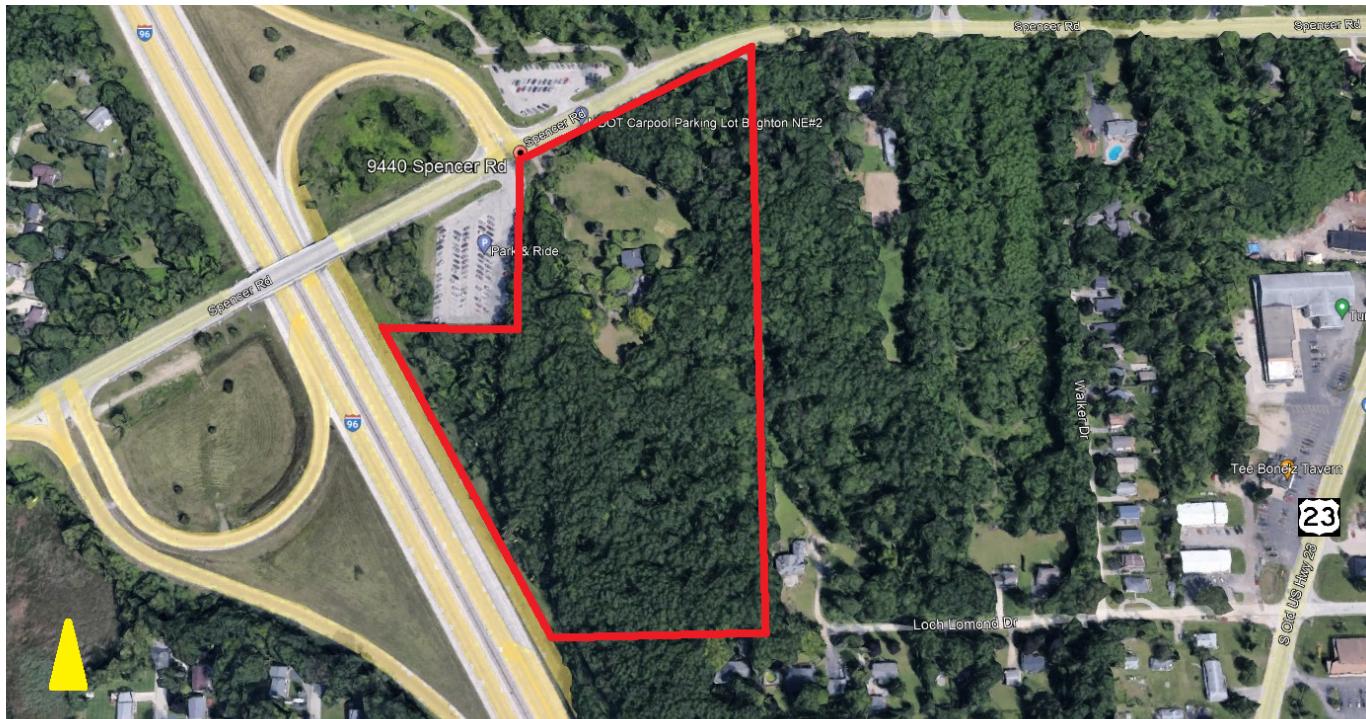
Senior Partner

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JOHN PORTH

Vice President

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OFFERING SUMMARY: 15+/- Acres Spencer Road | Brighton, MI 48116**PROPERTY OVERVIEW**

Residential Vacant Land. Outstanding development opportunity with utilities nearby.

OFFERING SUMMARY

Sale Price:	\$2,950,000.00
Lot Size:	15 Acres
Price / Acre:	\$196,666.00
Zoning:	R-3 Residential Single Family District

PROPERTY HIGHLIGHTS

- Easy Freeway Access
- Close to Downtown Brighton
- I-96 Frontage
- Brighton Area Schools



BUILDING/PROPERTY INFORMATION: 15+/- Acres Spencer Road | Brighton, MI 48116

BUILDING INFORMATION

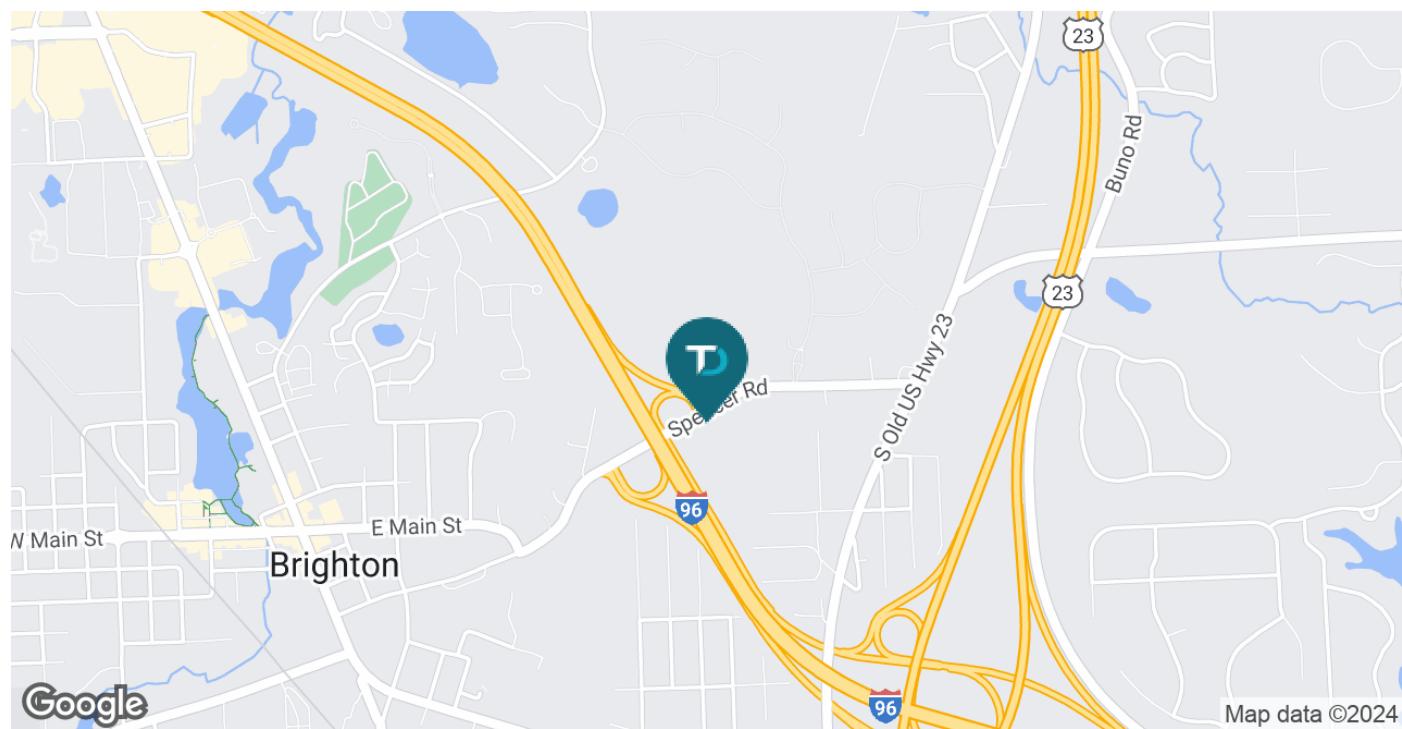
SALE PRICE:	\$2,950,000.00
Price/AC:	\$196,666.00
Utilities:	Well & Septic (Water & Sewer nearby)
2023 Summer Taxes (Combined):	\$5,017.16
2023 Winter Taxes (Combined):	\$1,598.15

PROPERTY INFORMATION

Lot Size:	15+/- Acres
Zoning	R-3 Residential Single Family District
2022 Traffic Count:	Spencer Road = 16,687 I-96 = 92,741
School District:	Brighton Area Schools
Legal Description:	Available upon request.
APN:	4712-29-300-010 & 4712-29-300-011

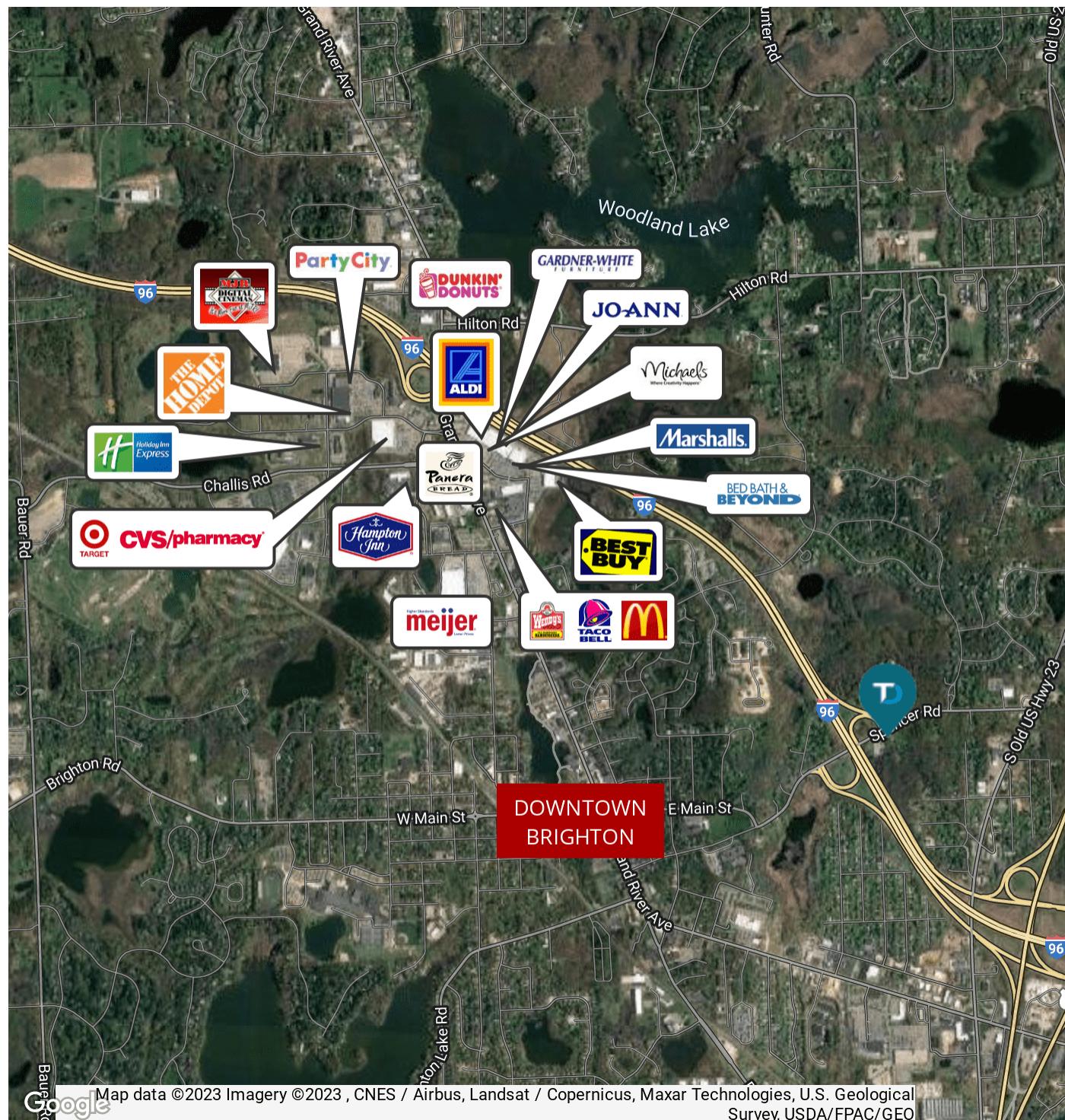
LOCATION INFORMATION

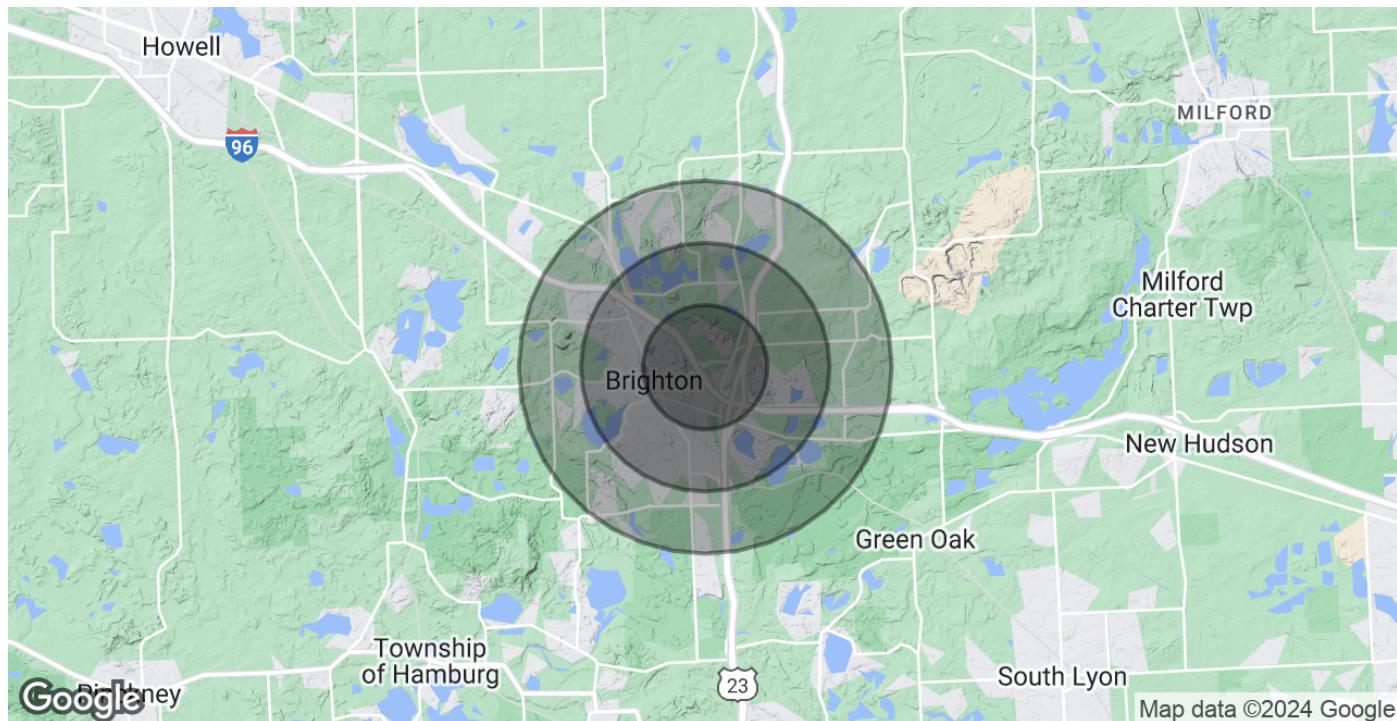
Located at the Southeast corner of I-96 and Spencer Road.



AERIAL MAP: 15+/- Acres Spencer Road | Brighton, MI 48116

RETAILER MAP: 15+- Acres Spencer Road | Brighton, MI 48116



DEMOGRAPHICS MAP & REPORT: 15+/- Acres Spencer Road | Brighton, MI 48116**POPULATION**

	1 MILE	2 MILES	3 MILES
Total Population	4,103	15,573	26,538
Average Age	42.7	43.3	43.7
Average Age (Male)	35.2	39.0	40.9
Average Age (Female)	48.7	47.3	46.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,990	6,848	11,062
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$91,414	\$102,116	\$113,757
Average House Value	\$227,498	\$252,182	\$279,085

* Demographic data derived from 2020 ACS - US Census