

## 15+/- ACRES SPENCER ROAD

Brighton, MI 48116



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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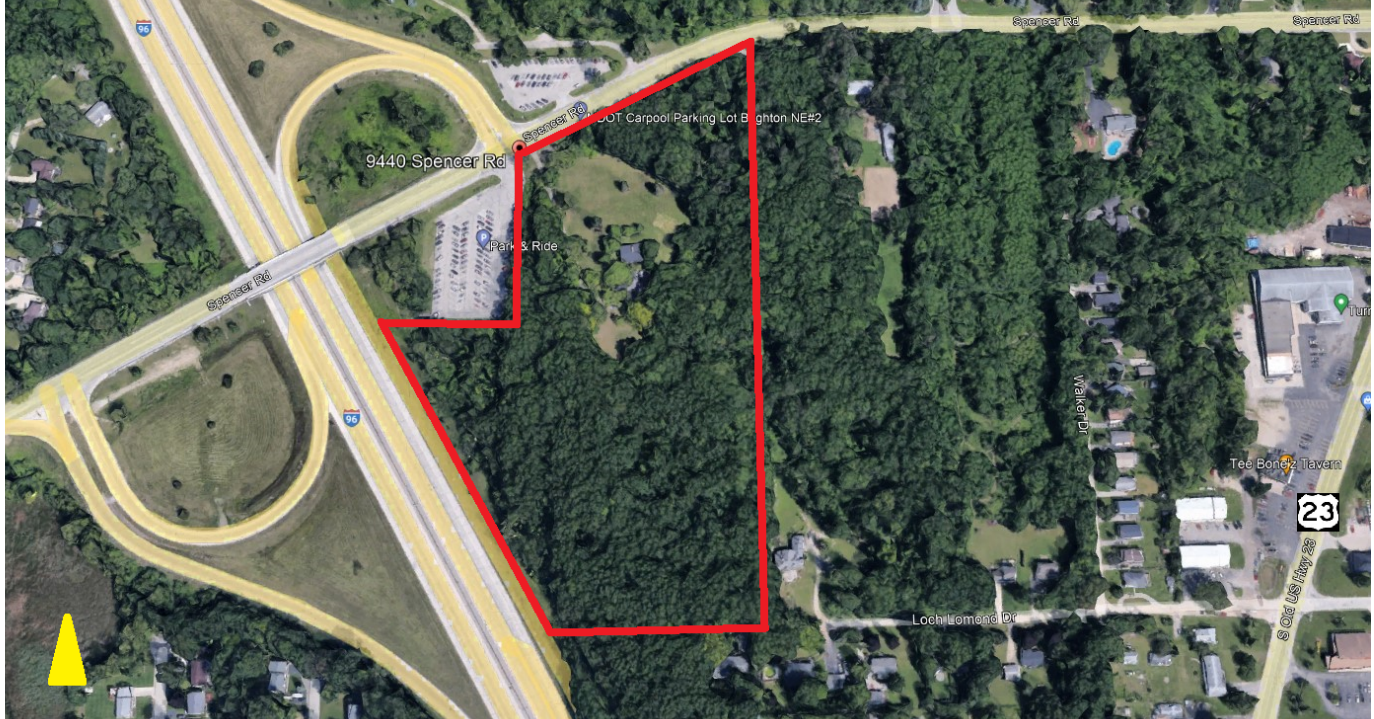
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## OFFERING SUMMARY: 15+/- Acres Spencer Road | Brighton, MI 48116



### 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

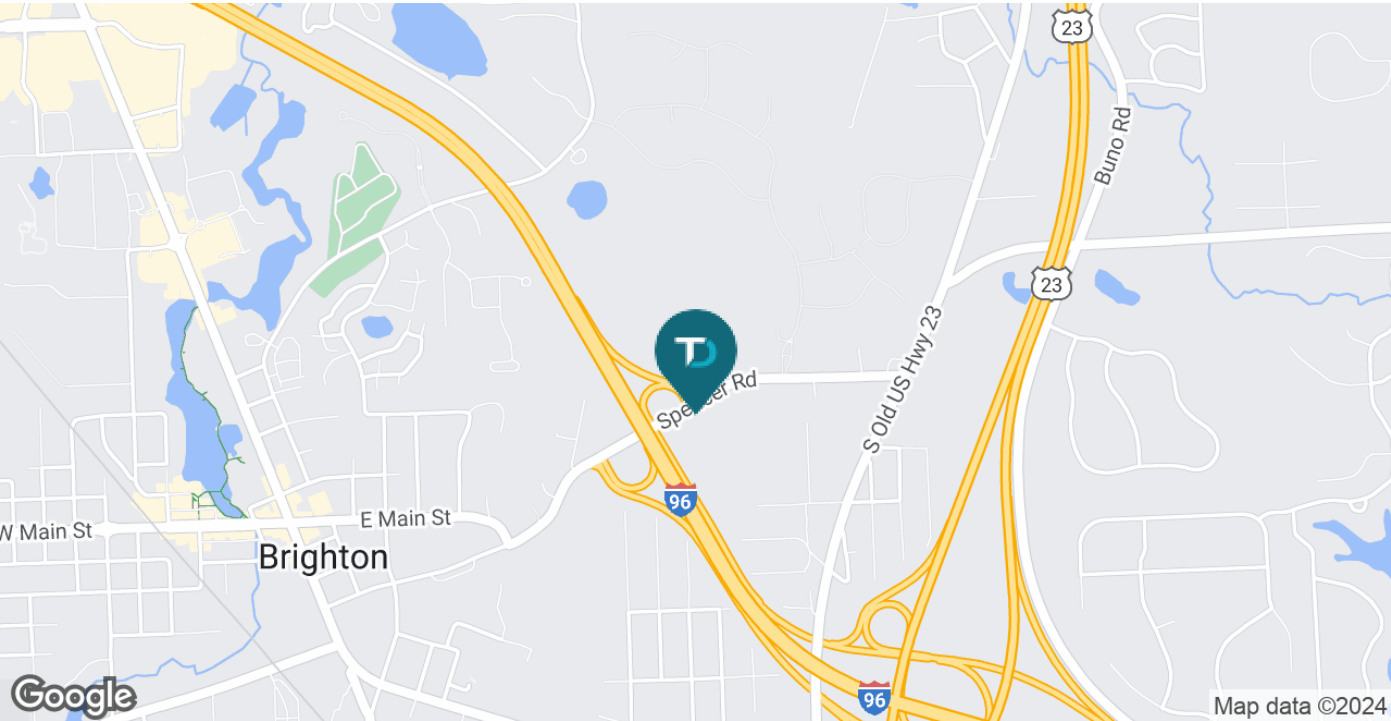
- Easy Freeway Access
- Close to Downtown Brighton
- I-96 Frontage
- Brighton Area Schools

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

BUILDING INFORMATION		PROPERTY INFORMATION	
SALE PRICE:	\$2,950,000.00	Lot Size:	15+/- Acres
Price/AC:	\$196,666.00	Zoning	R-3 Residential Single Family District
Utilities:	Well & Septic (Water & Sewer nearby)	2022 Traffic Count:	Spencer Road = 16,687 I-96 = 92,741
2023 Summer Taxes (Combined):	\$5,017.16	School District:	Brighton Area Schools
2023 Winter Taxes (Combined):	\$1,598.15	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.



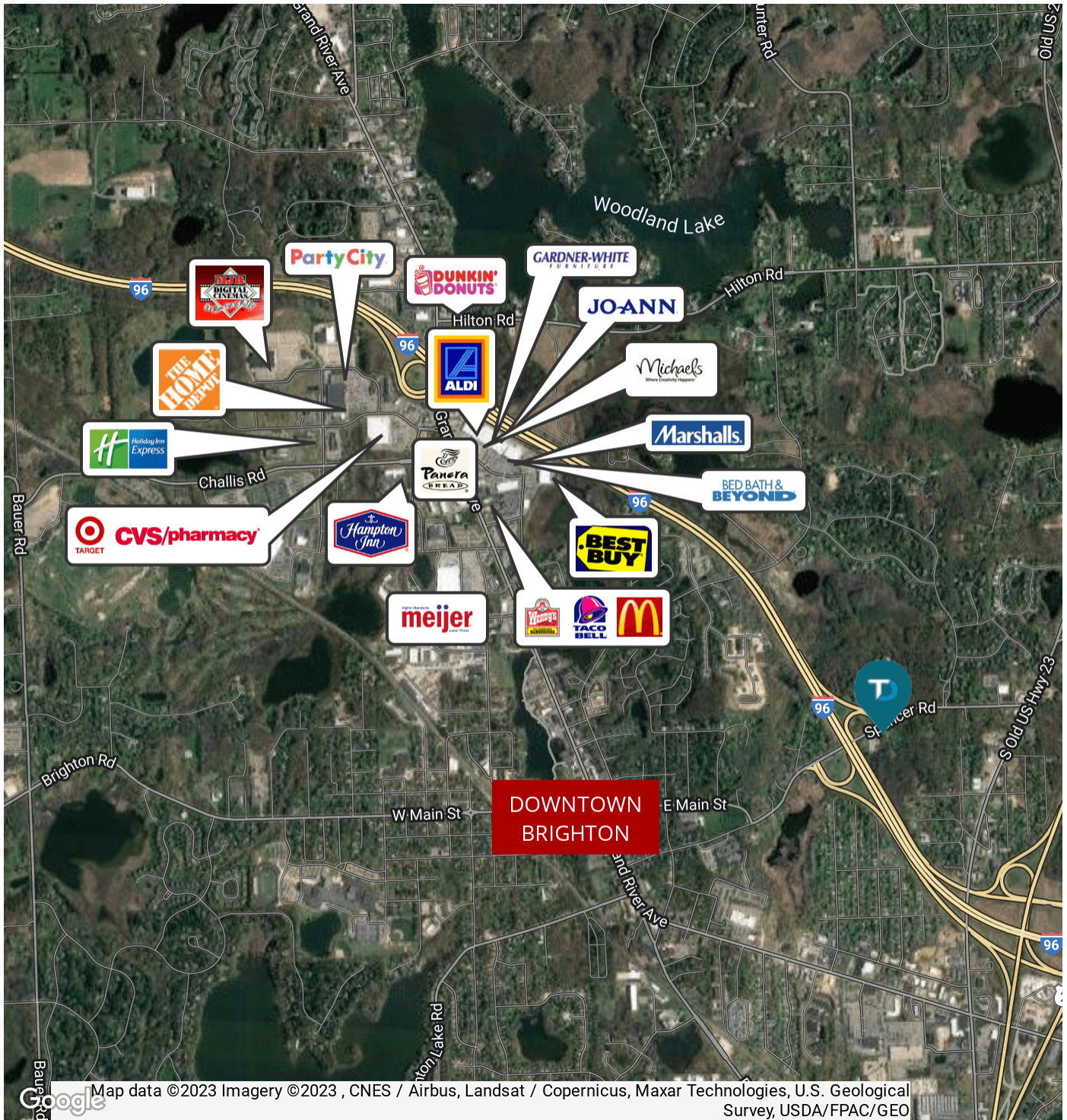


**AERIAL MAP:** 15+/- Acres Spencer Road | Brighton, MI 48116





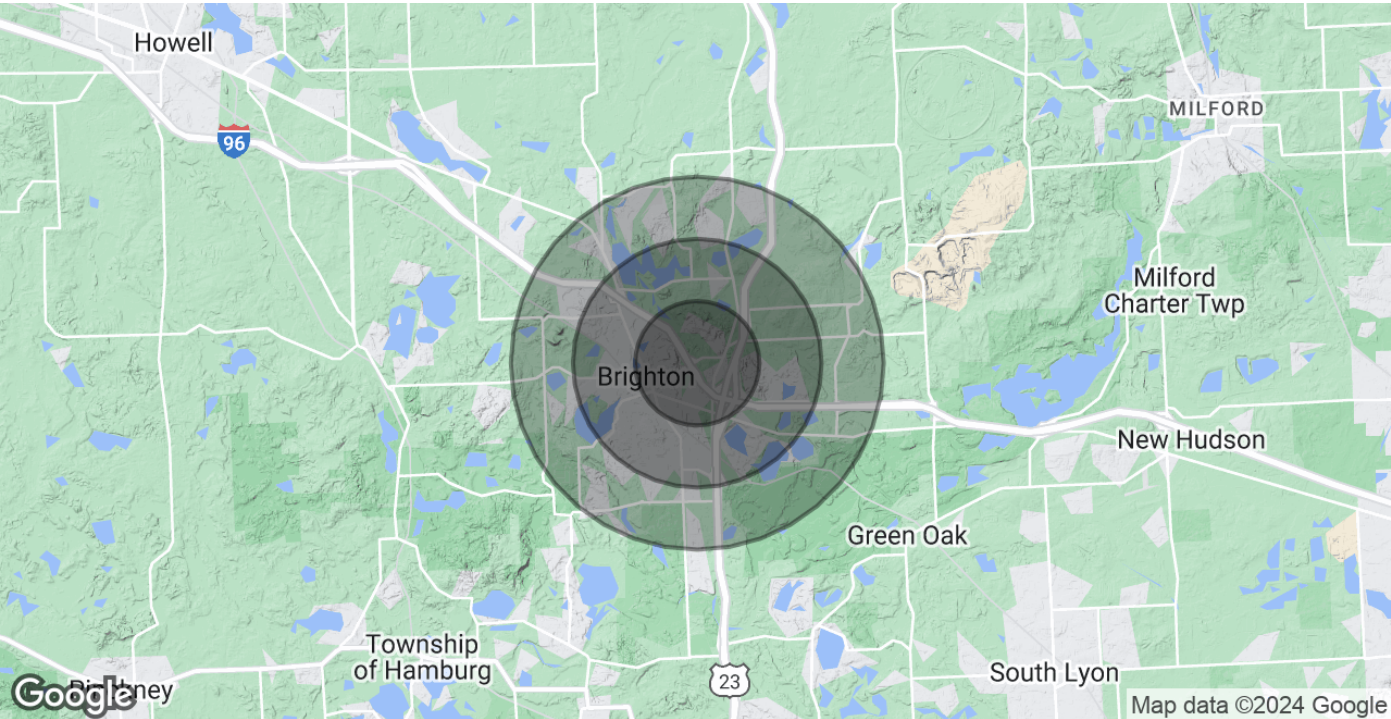
**RETAILER MAP: 15+/- Acres Spencer Road | Brighton, MI 48116**





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