

0 N. STONEY CREEK ROAD  
NEWPORT, MI 48162

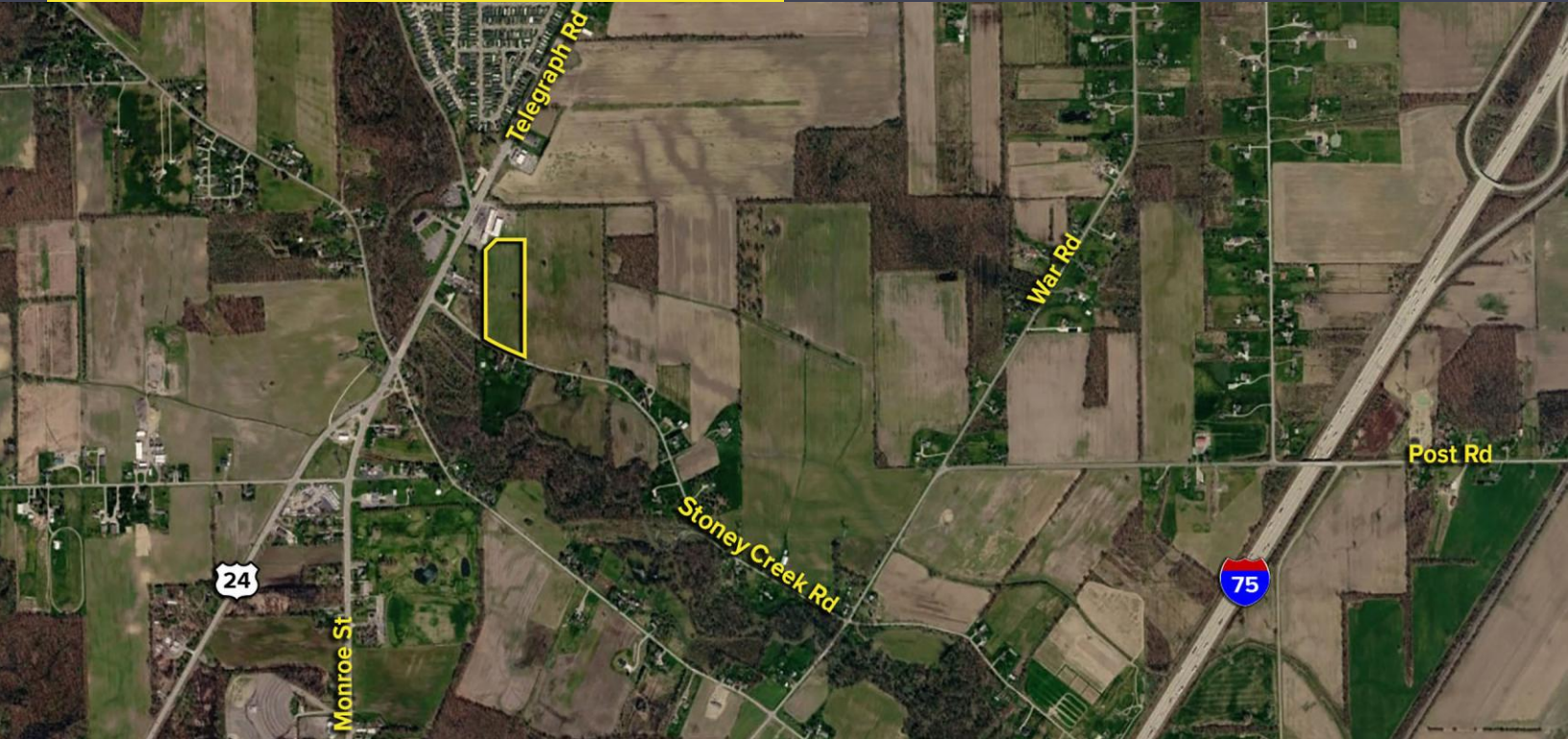
VACANT LAND FOR SALE  
10 Acres Available



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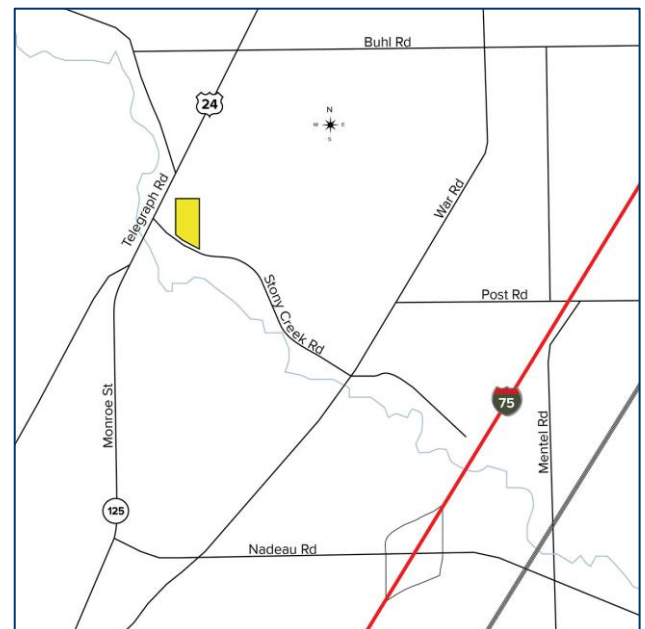
FULL-SERVICE COMMERCIAL REAL ESTATE

**DEVELOPMENT LAND**



## GENERAL INFORMATION

Sale Price:	\$199,000
Acreage:	10 Acres
Dimensions:	350' x 1,200'
Closest Cross Street:	Telegraph Road
County:	Monroe
Zoning:	AG - Agricultural
Easements:	Unknown
Curb Cuts:	1
Topography:	Level
Survey Available:	No



For more information, please contact:

**THOMAS FRITZ, CCIM**  
(734) 625 7100 or (419) 249 7070  
tfritz@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

# 0 N. Stoney Creek Road, Newport, MI 48162

## Vacant Land For Sale

10  
Acres  
AVAILABLE

### PROPERTY DESCRIPTION

Environmental Report: No

Drainage: None

Improvements: None

Restrictions: None

Sign on Property: Yes

#### Adjacent Land

North: Farm

South: Roadway

East: Farm

West: Commercial office

### 2025 REAL ESTATE TAXES

Parcel Number: 07-009-056-00

Total Annual Taxes: \$1,500.00

### UTILITIES

Electric: DTE Electric

Gas: Michigan Gas

Water: City of Newport

Sewer: City of Newport

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,439	\$55,262
3 MILE	13,000	\$73,315
5 MILE	42,963	\$70,497

### TRAFFIC COUNTS (TWO-WAY)

842	North Stoney Creek Road
1,751	War Road
20,416	North Telegraph Road
7,751	North Monroe Street

### Comments:

- Perfectly positioned on N. Stoney Creek Road, the property offers a unique blend of semi-rural peace and immediate access to the bustling North Monroe commercial corridor (US-24).
- The land is characterized by its clean, level topography, which significantly minimizes pre-construction site preparation costs and maximizes the usable footprint for future projects.
- With approximately 10 acres and substantial road frontage, the site is exceptionally versatile. It serves as an ideal canvas for a private, expansive custom estate or as a strategic investment for a residential lot. Preliminary concepts suggest the parcel could support multiple residential lots, making it a high-value prospect for developers looking to capitalize on the area's demand. Currently, the parcel is zoned for AG agricultural and any use other than farmland would require zoning approval.
- Location remains the property's strongest asset, offering swift connectivity to I-75 and M-125 for an easy commute to both Detroit and Toledo. Residents will enjoy close proximity to the recreational offerings of Lake Erie and the conveniences of Frenchtown's retail hubs. Whether you are looking to build a single-family dream home or execute a multi-unit residential project, this parcel represents one of the most flexible and well-located vacant land offerings currently available in Frenchtown Township.

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