

EXCLUSIVELY LISTED BY:

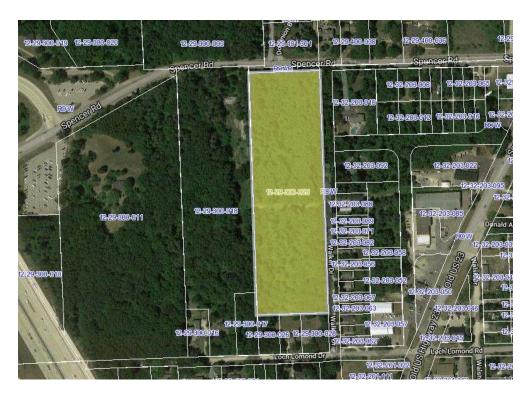
JOHN PORTH

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EXECUTIVE SUMMARY: 8.26 Acres Spencer Road | Brighton, MI



OFFERING SUMMARY

Sale Price: \$910,000.00

Lot Size: 8.26 Acres

APN: 12-29-300-025

Zoning: R-3

Price / AC: \$110,169.00

Utilities: Municipal Water

Sewer is at Old US23

Location Description: South side of Spencer

Road, just east of I-96

interchange.

PROPERTY HIGHLIGHTS

- Just east of I96/Main Street interchange.
- Brighton Township taxes.
- Master Plan current under review.
- · Sewer nearby.

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	1,158	18,787	61,544
Total Population:	2,896	48,767	164,169
Average HH Income:	\$86,572	\$88,217	\$86,848



PROPERTY DETAILS: 8.26 Acres Spencer Road | Brighton, MI

SALE PRICE

\$910,000.00

LOCATION INFORMATION

Street Address Spencer Road, just east of I96
City, State, Zip Brighton, MI
County/Township Livingston County

PROPERTY DETAILS

Property Type Land
Traffic Count Spencer Road = 17,944

Old US23 = 15,733

I-96 = 96,800

Zoning R-3 Lot Size 8.26 Acres APN# 12-29-300-025

Legal Description SEC. 29 T2N-R6E; DESCRIBED AS

FOLLOWS: BEG AT THE S 1/4 COR OF SEC 29; TH N 01*55'00" E 183.00 FTTO THE P.O.B.; TH N 87*45'00" W 326.00 FT; TH N 01*55'00" E 1103.21 FT TO THE S'LY R.O.W. LINE OF SPENCER RD; TH S 88*05'00" E ALG SAID LINE 326.00 FT; TH S 01*55'00" W 1105.11 FT TO THE P.O.B., CONT 8.45 AC M/L. SPLIT FROM 29-300-013, 10/96 LD# 94-146

2018 Taxes Summer = \$992.38

Winter = \$366.37

UTILITIES & AMENITIES

Utilities Description Municipal Water

Sewer is at Old US23

RETAILER MAP: 8.26 Acres Spencer Road | Brighton, MI



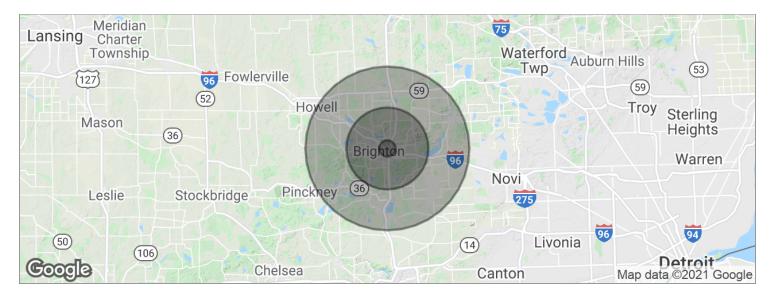
LOCATION MAPS: 8.26 Acres Spencer Road | Brighton, MI







DEMOGRAPHICS MAP: 8.26 Acres Spencer Road | Brighton, MI



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,896	48,767	164,169
Median age	41.3	42.3	39.9
Median age (male)	42.3	42.3	39.3
Median age (Female)	41.0	42.1	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 1,158	5 MILES 18,787	10 MILES 61,544
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Total households	1,158	18,787	61,544

^{*} Demographic data derived from 2010 US Census