

2.54 ACRES CITATION DRIVE FOR SALE

10511 CITATION DRIVE, BRIGHTON, MI 48116



CITATION DR

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 2.54 Acres Citation Drive | Brighton, MI 48116



OFFERING SUMMARY

Sale Price: Price Reduced!
Was: \$225,000.00
NOW: \$179,000.00

Price / Acre: \$70,472.44

Lot Size: 2.54 Acres

Location Description: Located on the north side of Citation Drive, north off of Grand River

APN: 12-33-300-025

Zoning: B-3

Utilities: Well; Sewer is 460' away

Surrounding Businesses: Brighton Business Park

PROPERTY HIGHLIGHTS

- Located in Brighton Business Park
- Freeway visibility
- Township taxes

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	877	18,788	61,169
Total Population:	2,323	49,013	163,258
Average HH Income:	\$102,851	\$89,457	\$87,097

PROPERTY DETAILS: 2.54 Acres Citation Drive | Brighton, MI 48116

PROPERTY NAME: 2.54 Acres Citation Drive

PROPERTY ADDRESS: Citation Drive
Brighton, MI 48116

APN: 12-33-300-025

ZONING: B-3

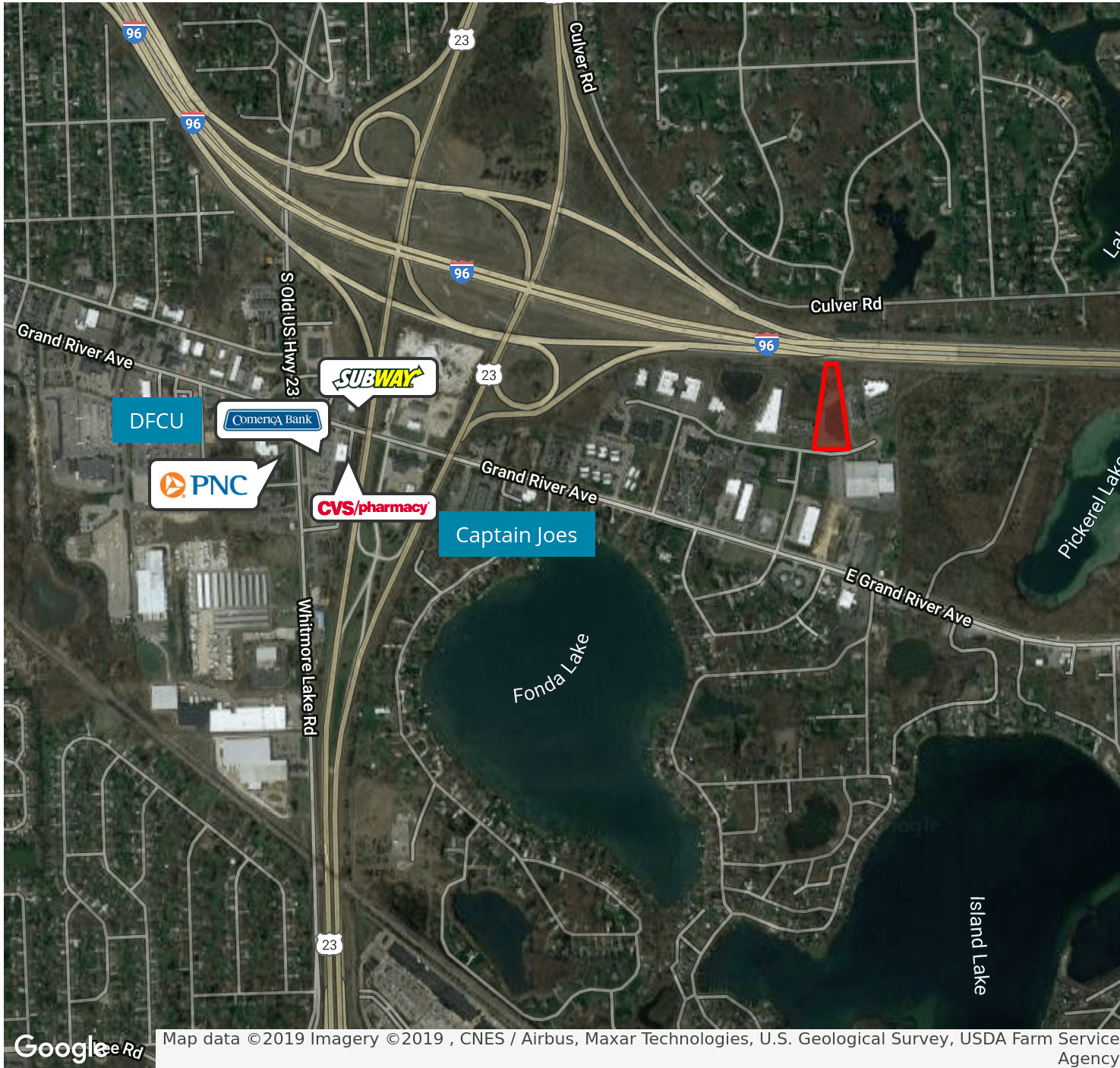
2021 TAXES: \$5,105.50

SURROUNDING BUSINESSES: Brighton Business Park

LAND LEGAL DESCRIPTION: PART OF THE S 1/2 OF SEC 33, T2N R6E, BRIGHTON TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN: COMM AT THE W 1/4 CNR OF SEC 33, TH ALG THE E-W 1/4 LN S89°32'01"E 2004.34 FT; TH S00°24'56"W 525.77 FT; TH N84°41'00"W 470 FT TO THE POB: TH S09°18'24"E 640.20 FT; TH ALG THE CNTRLN OF AN 80 FT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES (EASEMENT 'A') ALG AN ARC TO THE SW, SAID ARC HAVING A LENGTH OF 208.22 FT, RADIUS OF 500 FT, DELTA ANGLE OF 23°51'39" AND A LONG CHORD BEARING AND DIST OF S88°59'56" W 206.72 FT; TH CONT N79°04'14"W 78.07 FT; THE N10°55'46"E 637.45 FT; TH S84°41'00"E 59.23 FT TO THE POB. CONT 2.54 ACRES M/L SPLIT/COMB. ON 8/02/99 PARENT PARCELS 12-33-300-001-00, 12-33-300-002-00, 12-33-300-004-00 & 12-33-300-013-00 INTO CHILD PARCELS 12-33-300-019-00, 12-33-300-020-00, 12-33-300-021-00, 12-33-300-022-00, 12-33-300-023-00, 12-33-300-024-00, 12-33-300-025-00, 12-33-300-026-00 & 12-33-300-027-00 LD# 99/281

UTILITIES DESCRIPTION: Well; Sewer is 460' away

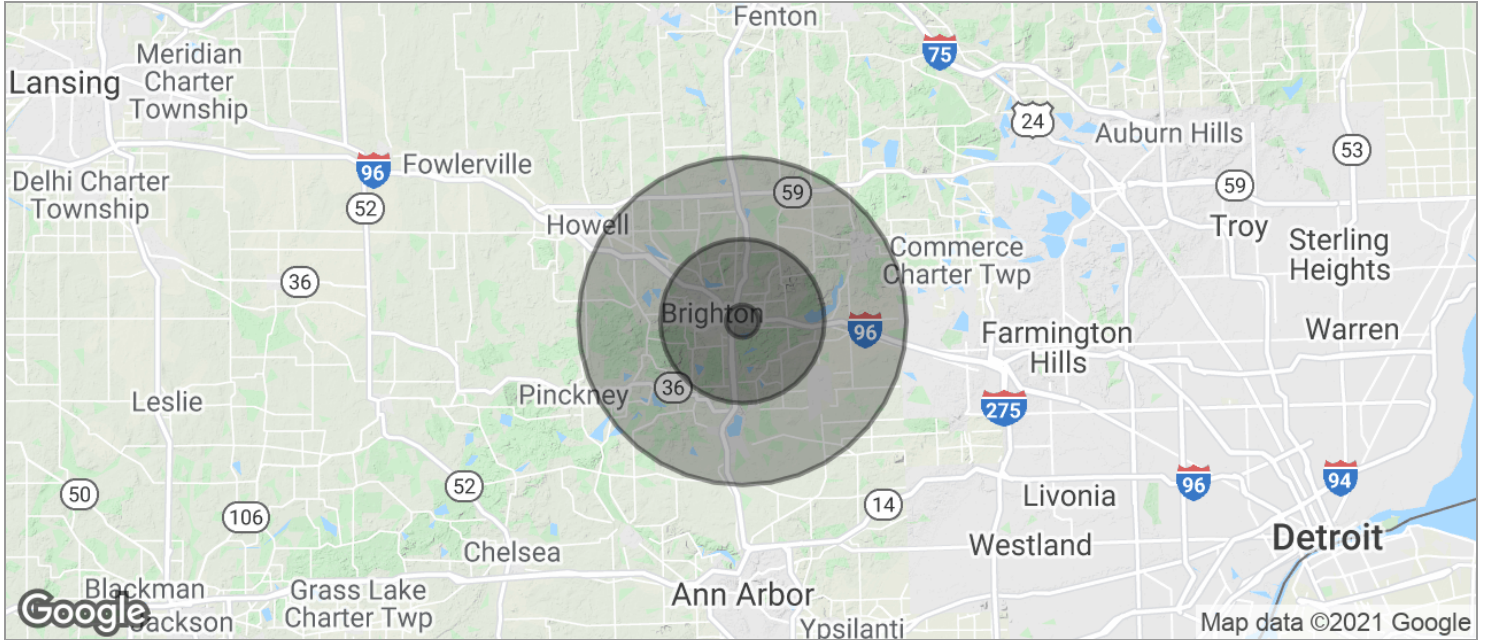
RETAILER MAP: 2.54 Acres Citation Drive | Brighton, MI 48116



LOCATION MAPS: 2.54 Acres Citation Drive | Brighton, MI 48116



DEMOGRAPHICS MAP: 2.54 Acres Citation Drive | Brighton, MI 48116



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,323	49,013	163,258
MEDIAN AGE	44.4	42.4	39.9
MEDIAN AGE (MALE)	44.9	42.3	39.3
MEDIAN AGE (FEMALE)	43.9	42.3	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	877	18,788	61,169
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$102,851	\$89,457	\$87,097
AVERAGE HOUSE VALUE	\$256,799	\$259,784	\$260,885

* Demographic data derived from 2010 US Census