



LAND FOR SALE

Milbocker Rd

executive summary



Milbocker Rd | Gaylord, MI 49735

SALE PRICE:	\$395,000
LOT SIZE:	30.6 ACRES
APN #:	102-700-000-002-03
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

30.6 acre level commercial development parcel. Located on Milbocker Rd in the southwest portion of the City of Gaylord. The new Amazon distribution facility is adjacent to the west and Gaylord Regional Airport is adjacent to the east. Close to I-75 access. Gas, electric and municipal water/sewer available at street. M-1 zoning allows for most commercial uses including cannabis uses. Located in opportunity zone.

PROPERTY HIGHLIGHTS

- 30.6 Acre Level Development Parcel
- Most Commercial Uses Allowed
- Adjacent to New Amazon Facility
- Close to I-75 Access

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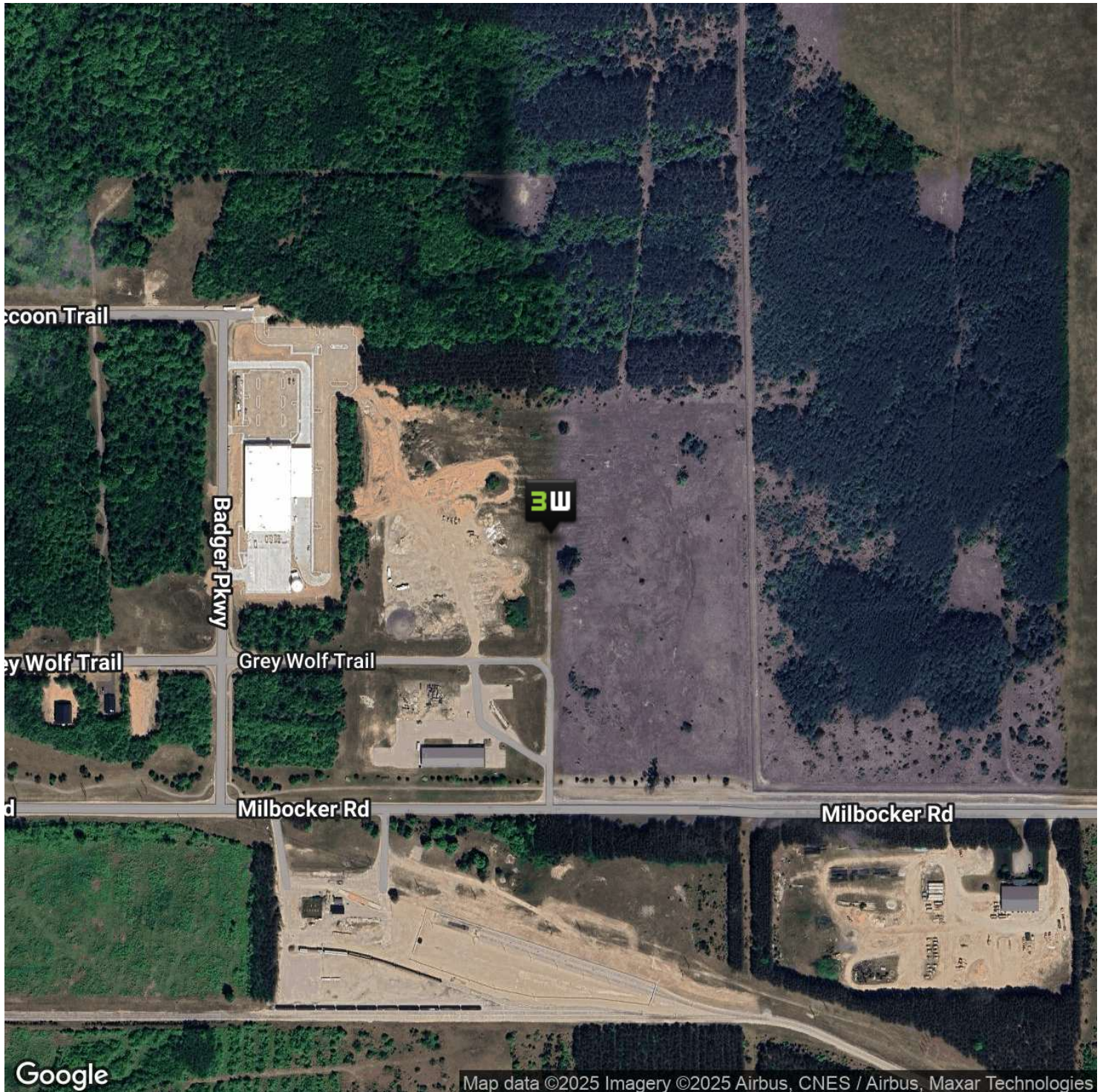


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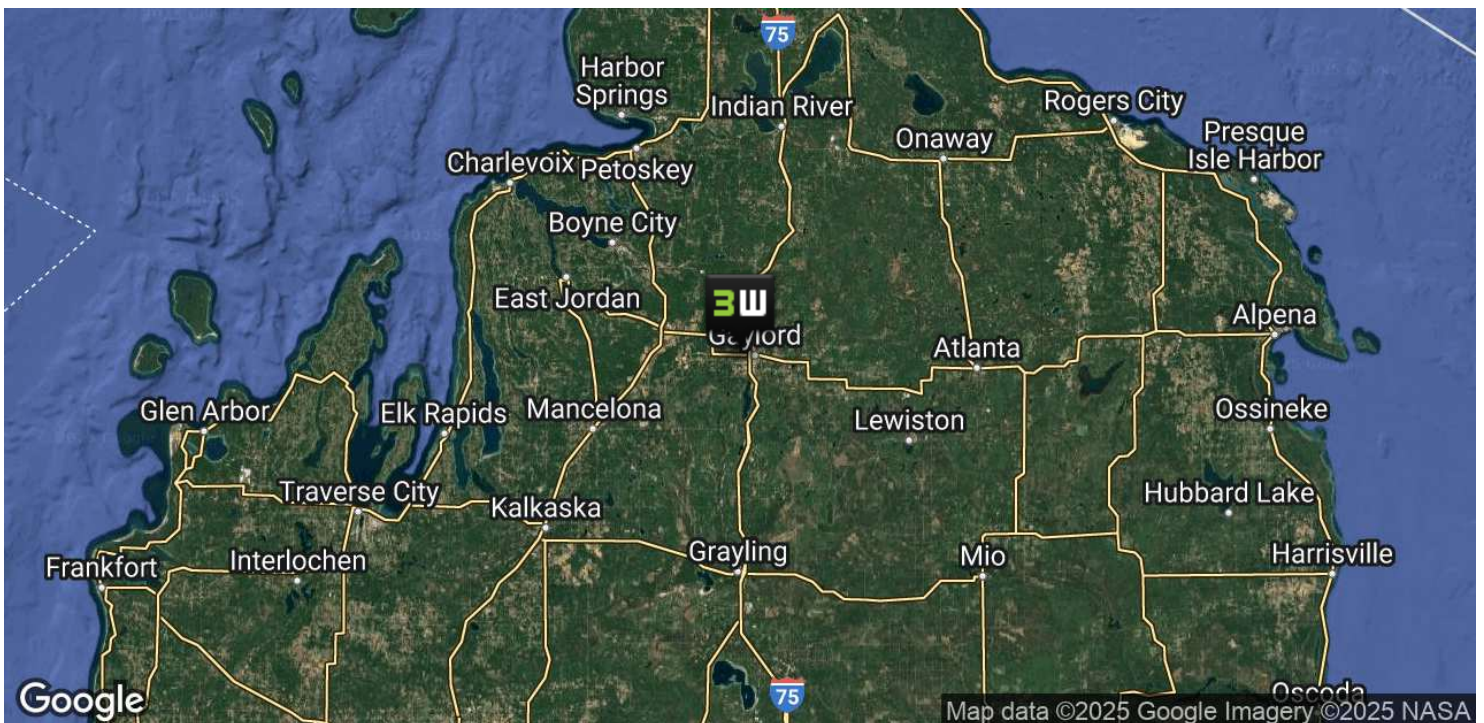
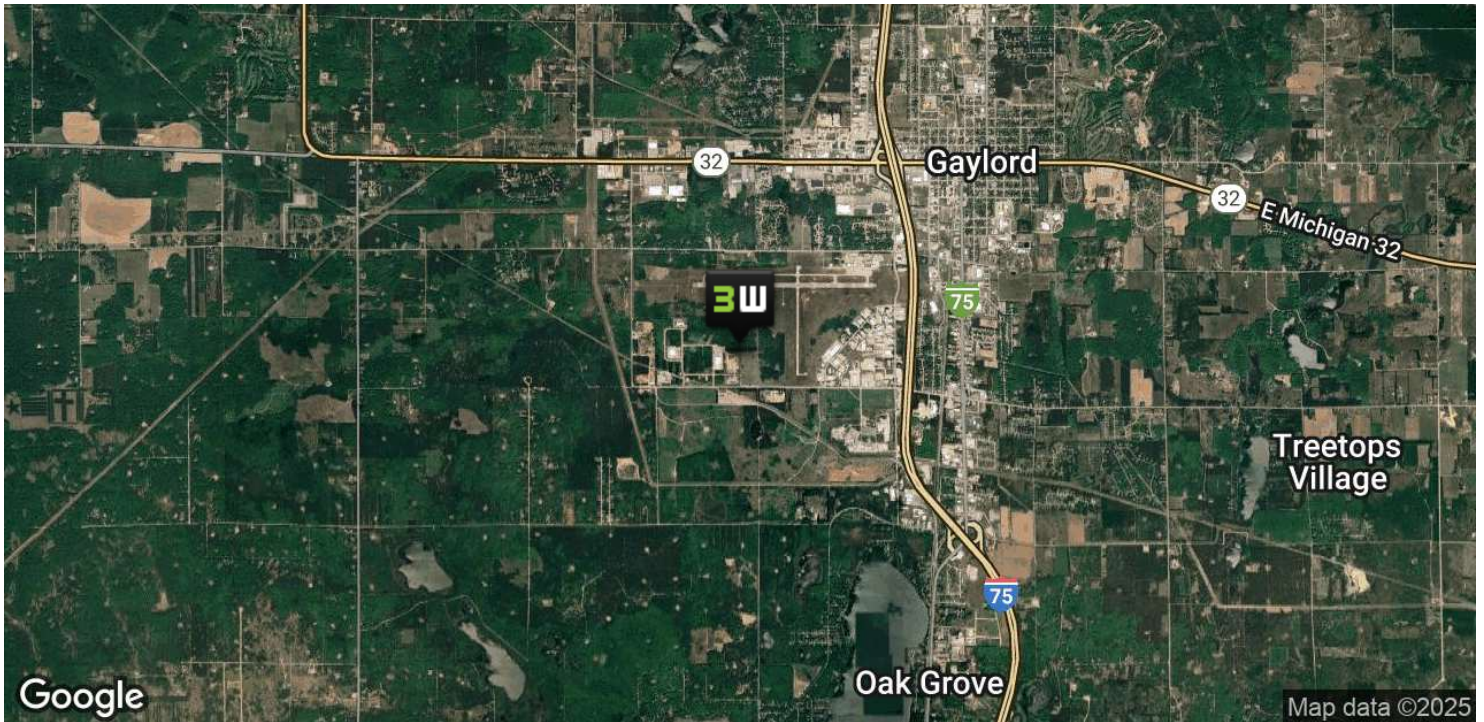


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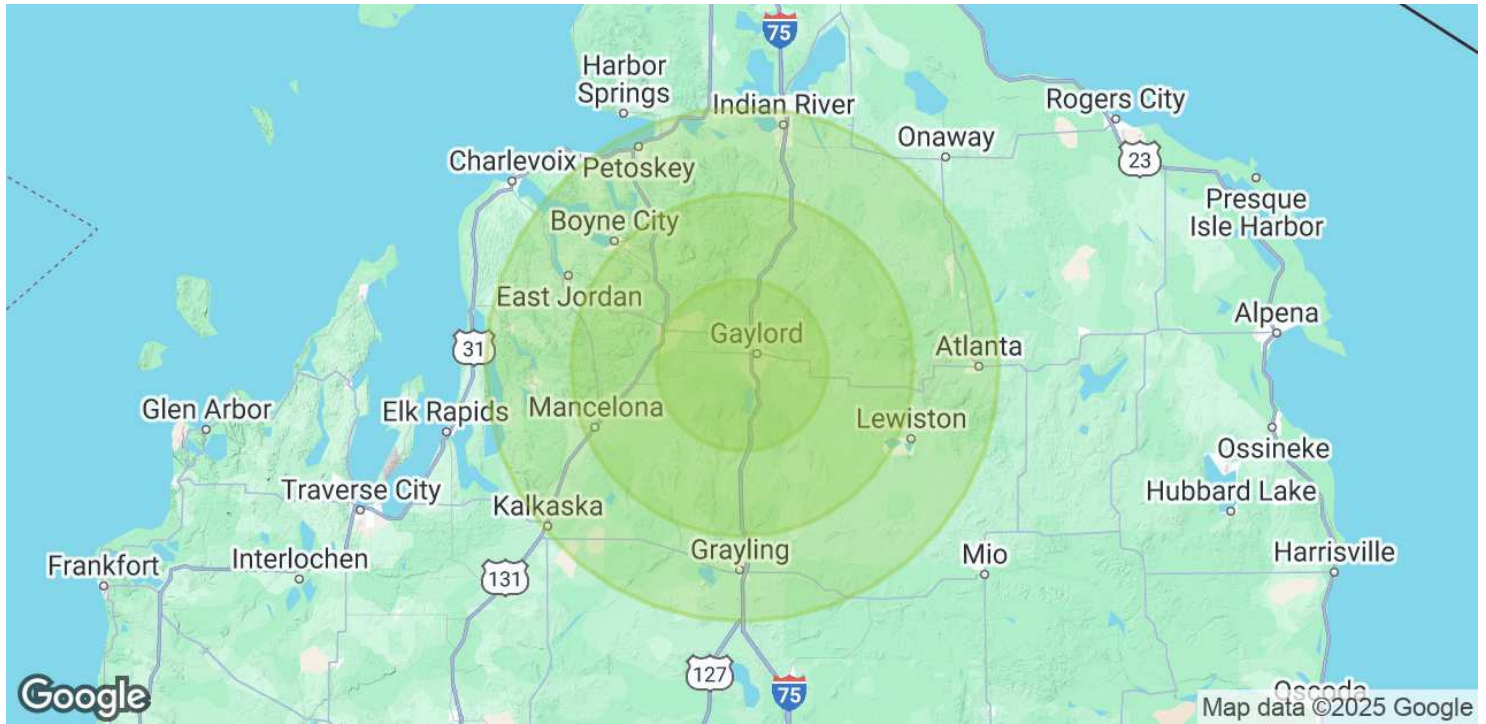
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POPULATION

	10 MILES	20 MILES	30 MILES
Total Population	24,418	44,877	103,976
Average Age	44	44	46
Average Age (Male)	43	44	45
Average Age (Female)	44	45	47

HOUSEHOLDS & INCOME

	10 MILES	20 MILES	30 MILES
Total Households	10,106	18,791	44,457
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$86,845	\$85,843	\$85,513
Average House Value	\$223,856	\$225,592	\$253,607

* Demographic data derived from 2020 ACS - US Census

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