

16.65 DEVELOPMENT ACRES AVAILABLE

4315-4377 Alpine Avenue NW, Comstock Park, MI

For more information, contact:

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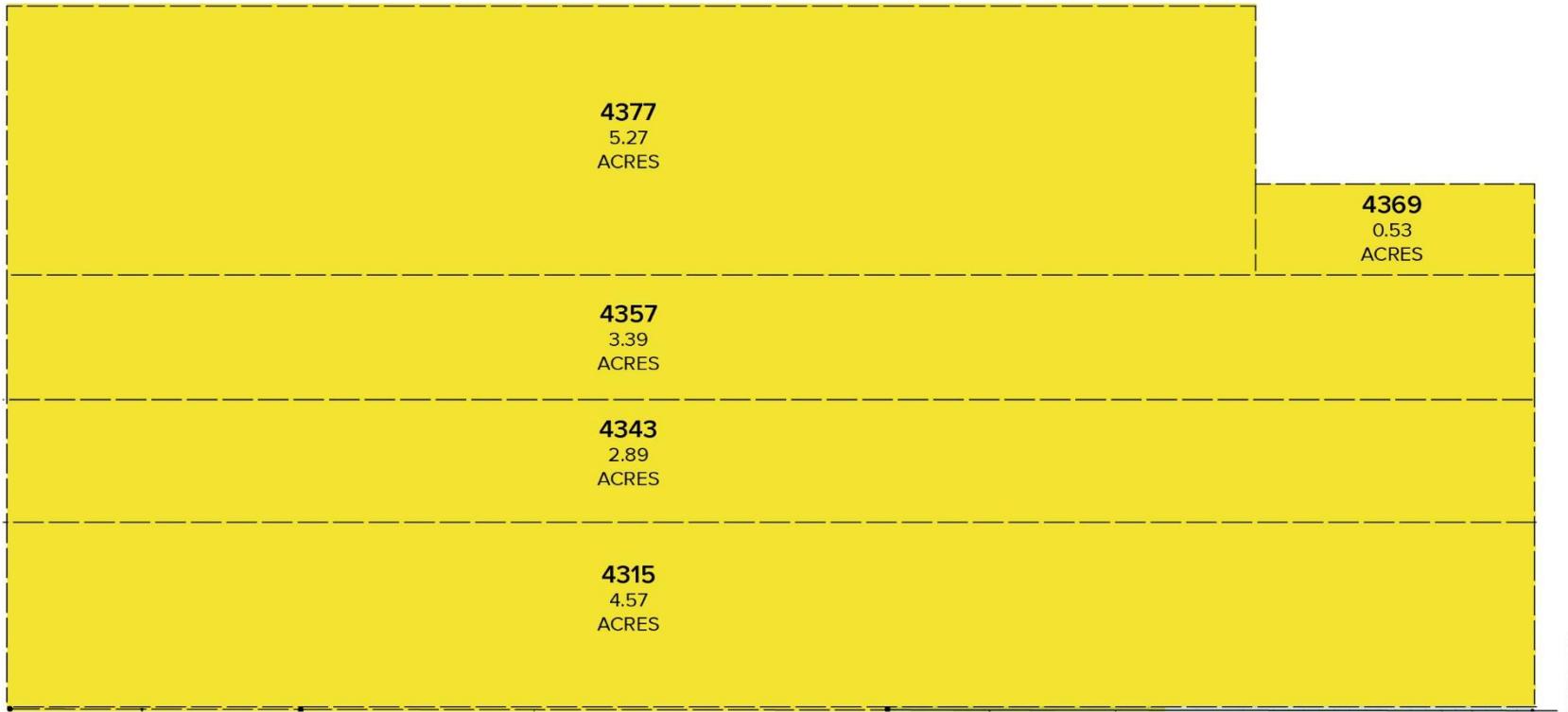


**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.



CURRENT PARCEL SPLITS



ALPINE AVE NW / M-37

- Development Opportunities along busy Alpine Avenue with township approval for Potential Parcel Splits
- Zoned C-PUD
- A variety of uses (both commercial and residential) are permitted, though all plans are subject to Alpine Township review
- Commercial / Retail uses along Alpine Avenue and Residential on the back, western portion of the site
- Utilities available at street
- Sale Price: \$2,900,000 (\$174,174/ac)



POTENTIAL PARCEL SPLITS

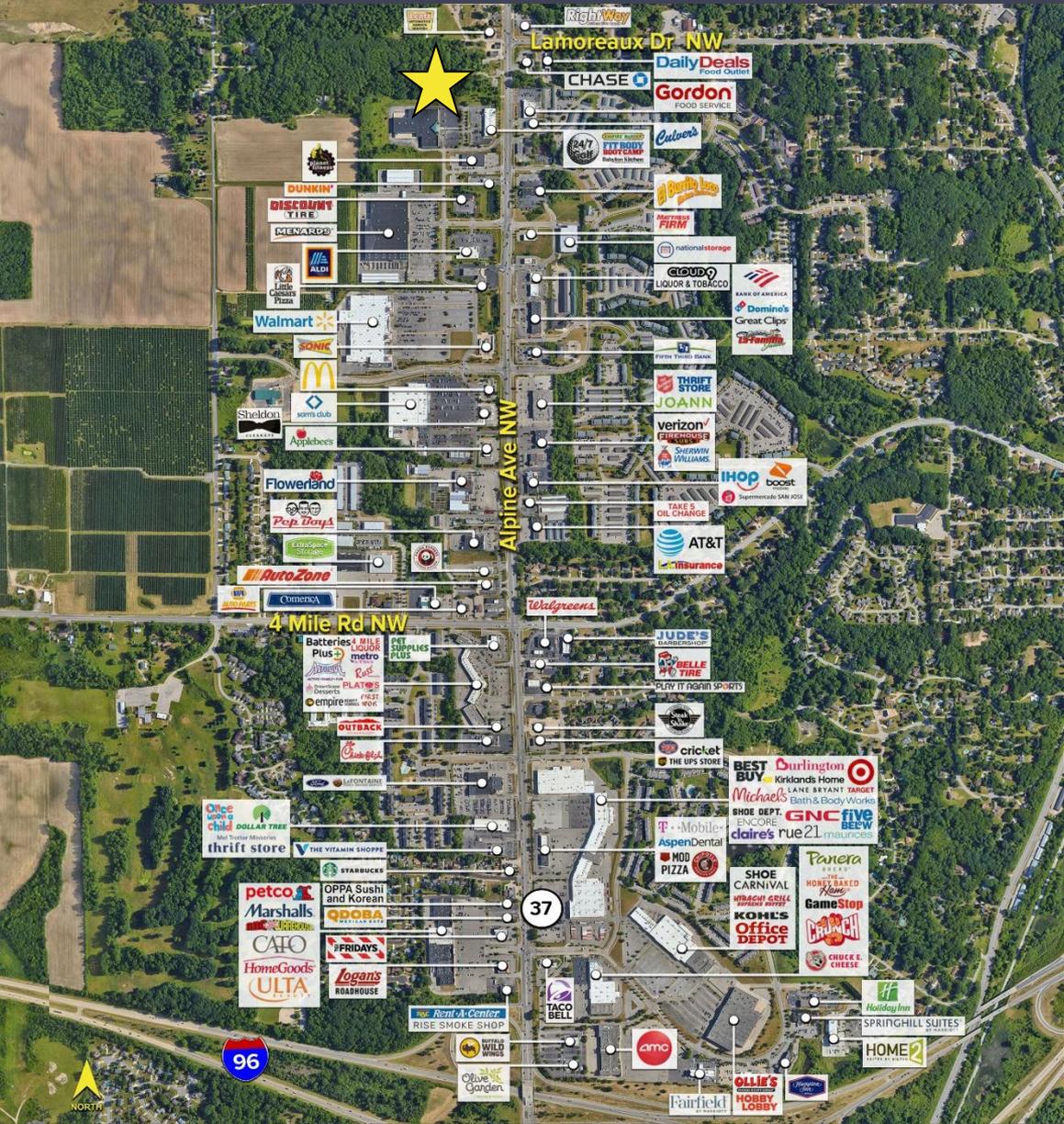
Parcel sizes and availability are open for discussion and approval with Seller and Township.



Lot dimensions approximate



ALPINE CORRIDOR



DEMOGRAPHICS (2024)

	POPULATION	MED. HH INCOME
1 MILE	9,224	\$61,437
3 MILE	27,900	\$73,294
5 MILE	116,650	\$74,208

CONSUMER HOUSEHOLD EXPENDITURES (2024)

	ANNUAL	MONTHLY
1 MILE	\$341.08 M	\$6,657
3 MILE	\$1.12 B	\$7,604
5 MILE	\$4.62 B	\$7,718

Daytime Demos Within 3 Miles

1,316 Total Business
21,470 Total Employees

TRAFFIC COUNTS (TWO-WAY)

30,455	M-37 north of 4 Mile 2-Way
6,383	Lamoreaux east of M-37 2-Way
38,377	M-37 south of 4 Mile 2-Way
25,483	M-37 south of 6 Mile 2-Way