

# DIXIE HIGHWAY/BENORE ROAD ERIE, MI 48133 (ERIE TWP.)

VACANT INDUSTRIAL LAND FOR SALE  
97.05 Acres Available



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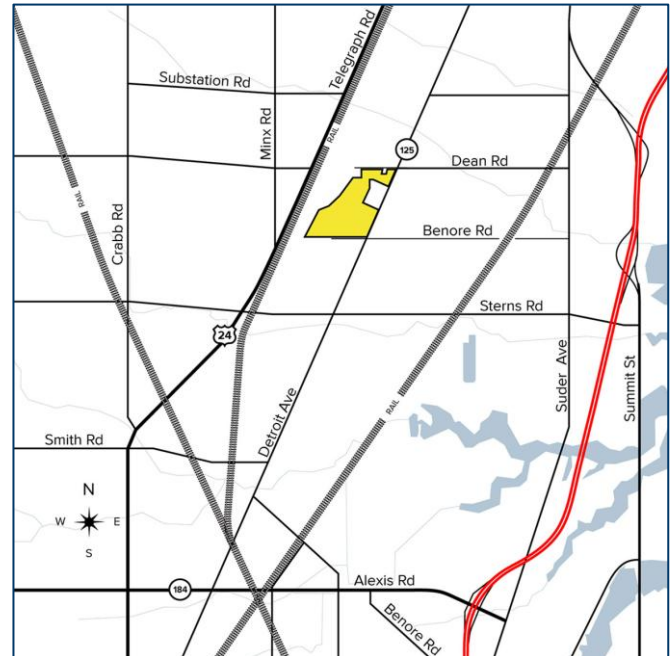
FULL-SERVICE COMMERCIAL REAL ESTATE

**LARGE SCALE IND. DEVELOPMENT**



## GENERAL INFORMATION

Sale Price:	\$2,000,000 (\$21,000 per acre)
Acreage:	97.05 AC
Closest Cross Street:	Sterns Rd./Benore Rd.
County:	Monroe
Township:	Erie
Zoning:	AC/Agriculture
Easements:	Of Record
Topography:	Flat
Rail:	Yes - CSX



For more information, please contact:

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### PROPERTY DESCRIPTION

Environmental Report:	No
Drainage:	Good
Improvements:	None
Restrictions:	Per zoning
Sign on Property:	Yes

#### Adjacent Land

North:	Agricultural (AC)
South:	Industrial – Solar Power Farm
East:	Agricultural (AC) + Residential Dixie Highway
West:	Industrial – CSX rail

### UTILITIES

Electric:	Consumers Energy - w. side of Dixie Hwy 3.0 MW capacity   7.2/12.47 kV system
Gas:	Michigan Gas - 4" line - 25 MCFH at 57 psig
Water:	20" water main, w. side of Dixie Hwy
Sanitary:	12" line – 1 mile south of site (extension agrmt. in place)
Fiber Service:	Spectrum – w. side Dixie Hwy – 940 Mbps download/35 Mbps upload

### 2021 REAL ESTATE TAXES

TD:	05
Parcel Number:	030-004-00
2021 Summer Taxes:	\$1,183.40
2021 Winter Taxes:	\$1,587.17
Total Annual Taxes:	\$2,770.57

### Rail Information:

- Class 1 railroad borders the west side of the property.
- Rail owner is CSX Transportation.
- Distance to nearest rail yard, 8 miles to the south in Toledo.
- On-site spur/no (formerly owned by CSX)
- Site – specific rail connection requirements:
  - The site borders the railroad for nearly ½ mile, and it is anticipated that a rail spur could be feasibly constructed. Connection to the existing railroad would require coordination with CSX Transportation.
- Great location for intermodal yard for bulk or automotive roll-on/roll-off (RORO) traffic.

### Comments:

- Vacant land ready for development in southeastern Michigan. Large tract located in a business-friendly community just 1 ½ miles north of the Ohio/Michigan line. 40 miles south of Detroit.
- Easy access to I-75 (exit 2) and US-23. Close proximity to I-80/90 (Ohio Turnpike).
- Possible development incentives available from state and local agencies.

### STRATEGIC PARTNERS

Click on the interactive links below to visit each website:



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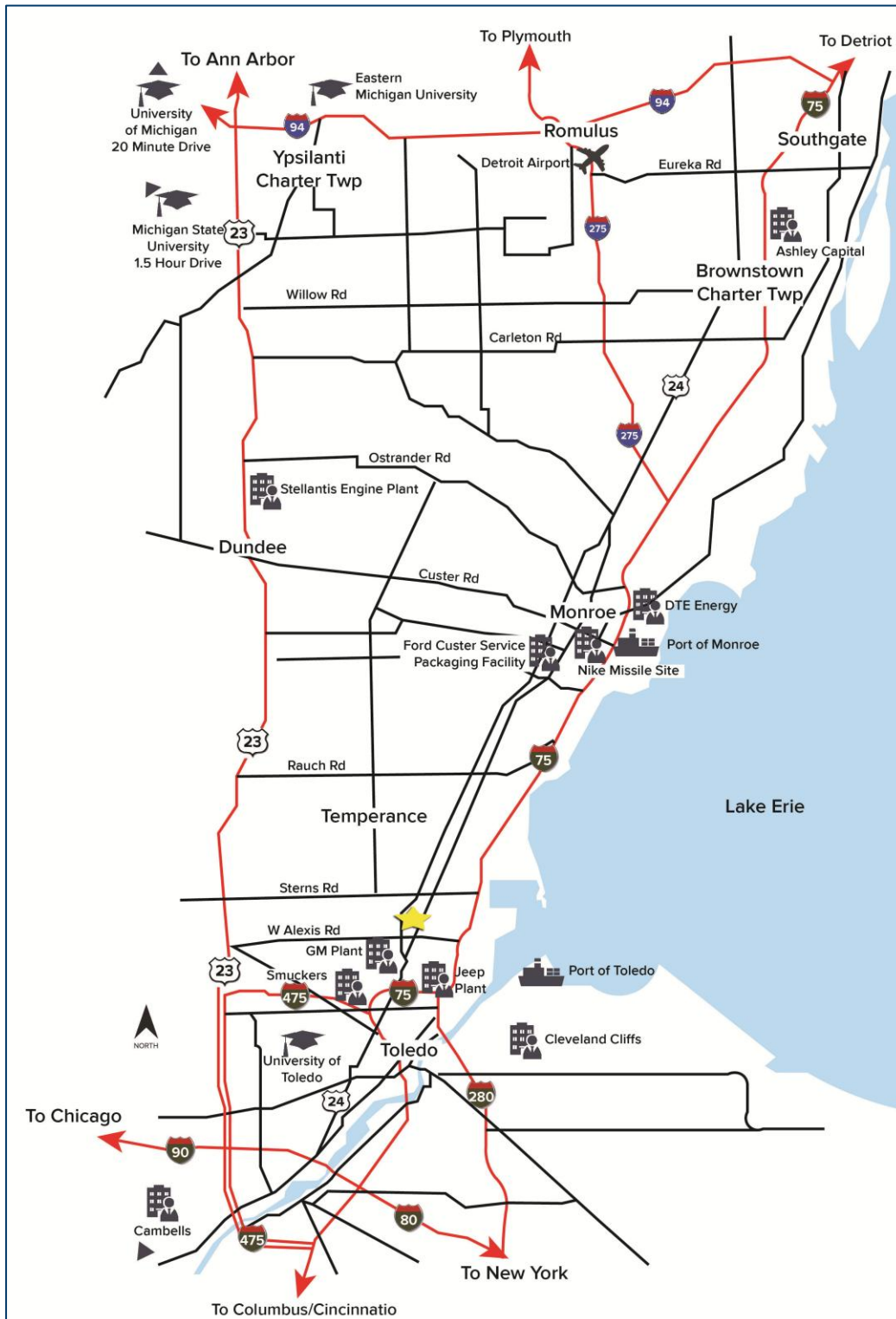
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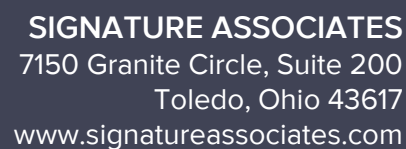
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