

LAND For Sale

Location: Fowlerville Road
Side of Street: East
City: Fowlerville, MI
Cross Streets: I-96
County: Livingston

Acreage:	43.80	Improvements:	N/A
Zoning:	Commercial	Dimensions:	

UTILITIES

Sanitary Sewer:	Yes	Gas:	Yes
Storm Sewer:	No	Outside Storage:	No
Water:	Yes	Rail Siding:	No

ADJACENT LAND

North:	Commercial	East:	Agricultural
South:	Agricultural	West:	Commercial/Agri

PRICING INFORMATION

Asking Price:	\$3,285,000.00	Parcel #:	05-14-300-005 & 012; 05-23-100-002
Per Acre:	\$75,000.00	Assessor Number:	N/A
Per SqFt :		Taxes:	\$48,560.38 (2016)

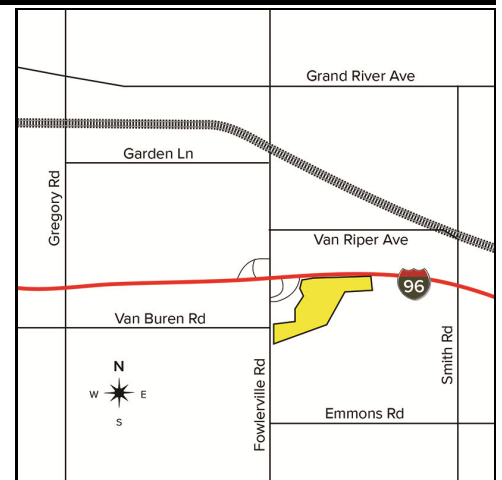
TRAFFIC INFORMATION

Yr: 2015	Count: 50,504	I-96 E. of Fowlerville Rd.
Yr: 2015	Count: 58,401	I-96 W. of Fowlerville Rd.
Yr: 2015	Count: 12,400	Fowlerville Rd. & I-96
Yr: 2015	Count:	

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	2,411	\$49,784
3 Mile Radius	6,755	\$60,372
5 Mile Radius	14,375	\$65,949

Comments: 2,500 sq. ft. of I-96 frontage at Fowlerville exit. Site plan approved for commercial development next to Dick Scott Motor Mall.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.