

EST. **TD** 1978

THOMAS DUKE
COMMERCIAL REAL ESTATE

4+/- ACRES GRAND RIVER

6687 Grand River, Fowlerville, MI 48836



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

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OFFERING SUMMARY: 6687 Grand River | Fowlerville, MI 48836**PROPERTY OVERVIEW**

Vacant Land

OFFERING SUMMARY

Sale Price: \$300,000
 Lot Size: 4 Acres
 Price / Acre: \$75,000
 Zoning: AGG

PROPERTY HIGHLIGHT & RENOVATIONS

- Grand River frontage.
- Master planned Neighborhood Service Commercial.
- Close to Downtown Fowlerville.



INVESTMENT OVERVIEW: 6687 Grand River | Fowlerville, MI 48836

Property Type: Land

Land Use: Agricultural Residential

Land Area: 4 Acres

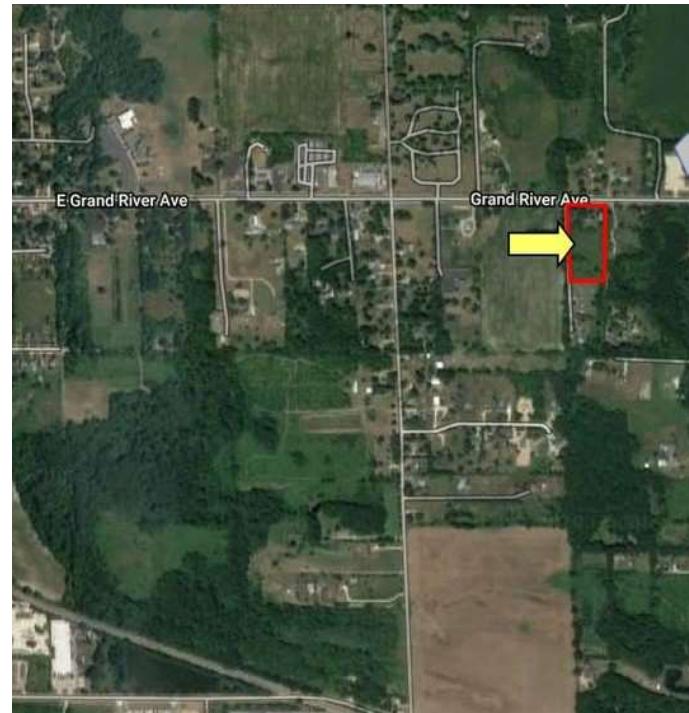
Utilities: Well & Septic

Traffic Count: Grand River - 8,351 vpd(2022)

APN: 4705-12-300-040

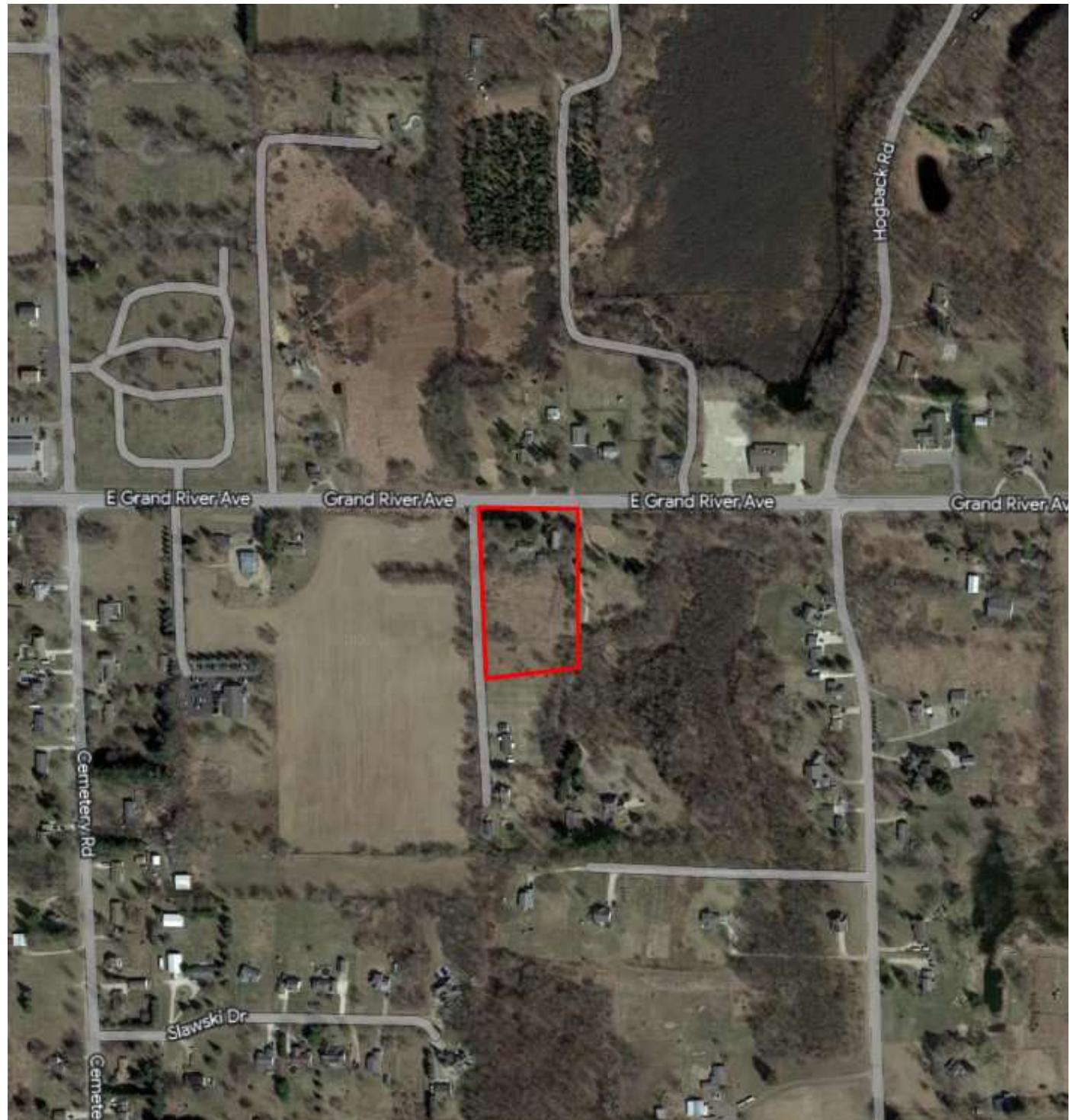
Legal Description: 05-12-300-040 SEC 12 T3N R3E COMM S 1/4 COR, TH N 87°W 1298.81 FT TH N01°W 599.91 FT TO POB. TH N01°W 547.55 FT TH S88°E 341.61 FT TH S02°W 549.34 FT TH N87°W 309.55 FT TO POB. PAR C. 4.10 AC M/L SPLIT 5-97 FROM 008

South side of Grand River, west of Hogback and east of Cemetery.

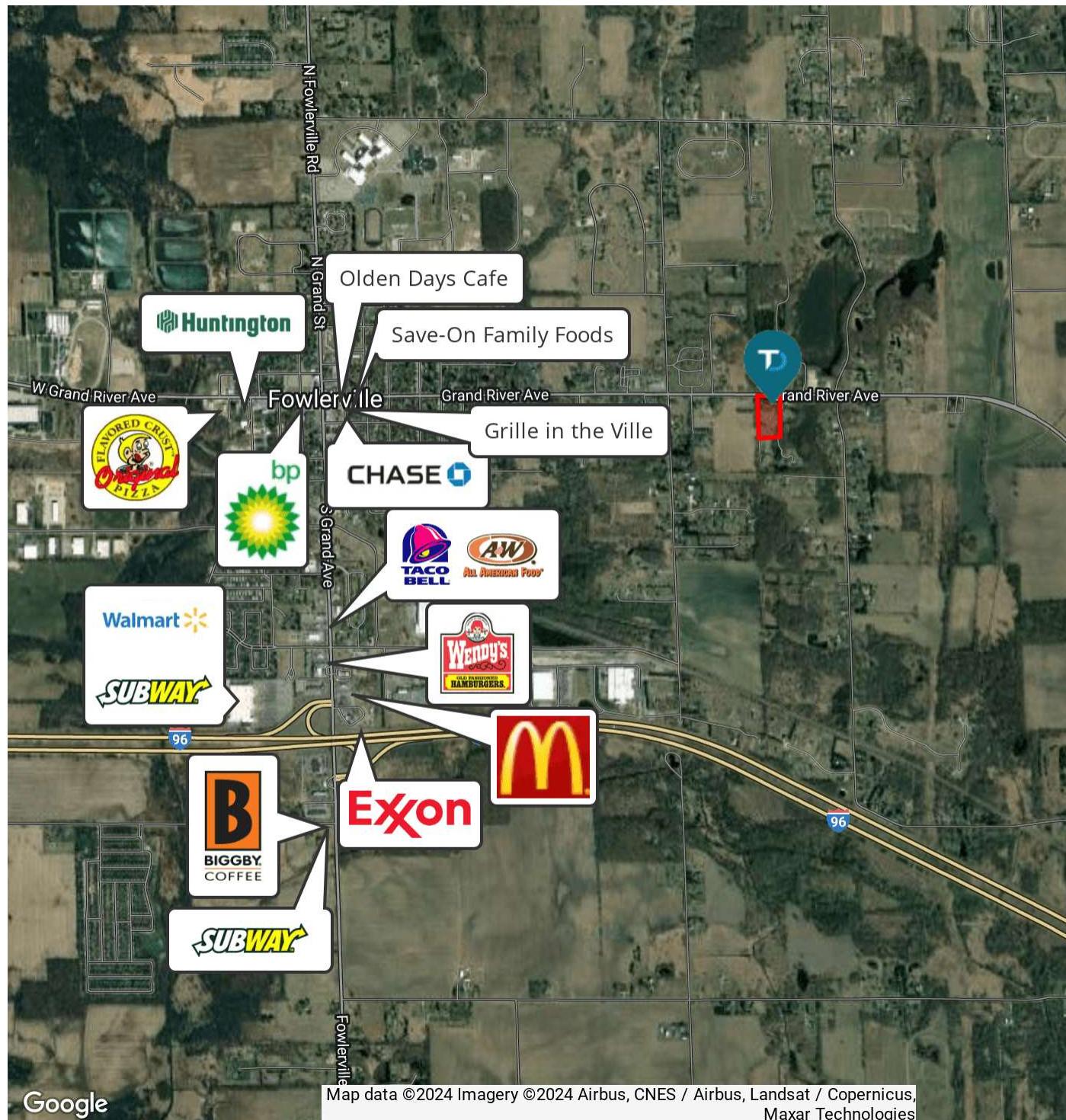


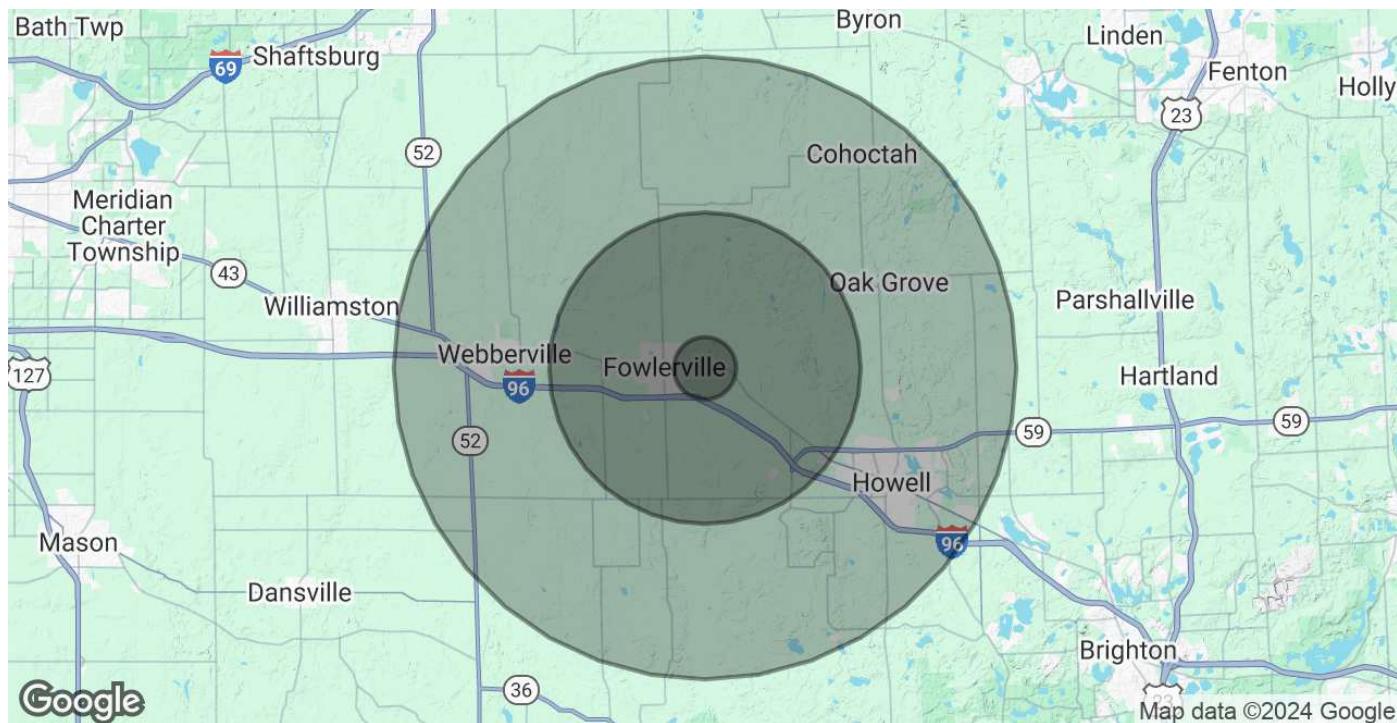


AERIAL MAP: 6687 Grand River | Fowlerville, MI 48836



RETAILER MAP: 6687 Grand River | Fowlerville, MI 48836



DEMOGRAPHICS MAP & REPORT: 6687 Grand River | Fowlerville, MI 48836**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	881	15,428	52,821
Average Age	35.2	35.8	37.5
Average Age (Male)	31.6	33.7	35.3
Average Age (Female)	38.1	37.0	38.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	329	5,872	19,998
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$66,306	\$67,423	\$71,660
Average House Value	\$170,986	\$194,650	\$203,354

2020 American Community Survey (ACS)