

155 ACRES M-50

16539 Tecumseh Rd, Dundee, MI 48131



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

DAVE TESCH

Vice President

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OFFERING SUMMARY: 16539 Tecumseh Rd | Dundee, MI 48131



PROPERTY OVERVIEW

155 +/- Acres Tecumseh Rd

OFFERING SUMMARY

Sale Price: Contact Broker for Pricing

Lot Size: 155 Acres

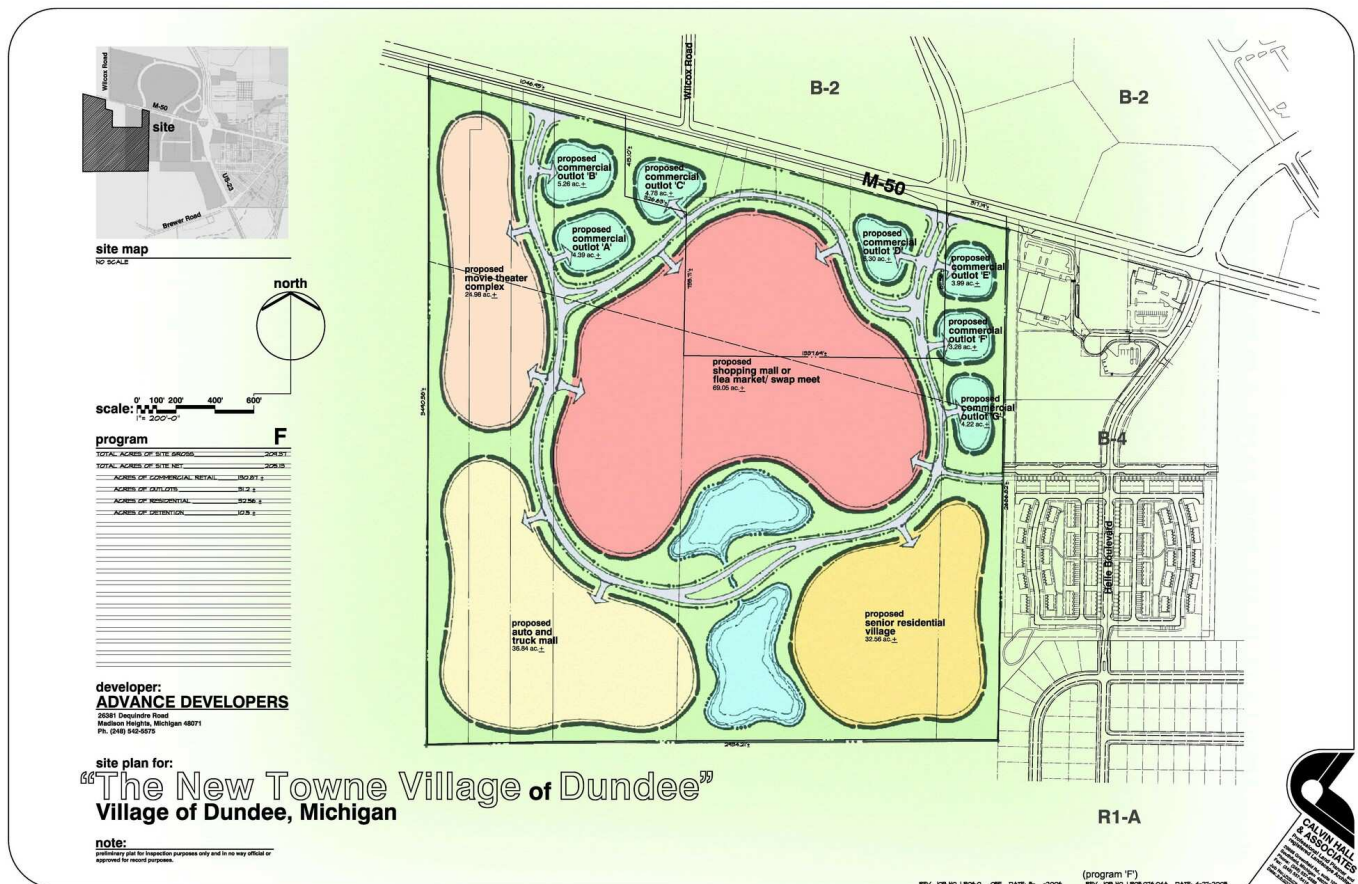
APN: 42-014-012-00; 42-014-012-10;
42-014-014-00; 04-014-014-00

Traffic Count: 9,072 Vehicles/Day on Tecumseh;
41,846 Vehicles/Day on US-23
(Costar, 2024)

PROPERTY HIGHLIGHTS

- Join Culver's who is breaking ground this fall/winter
- 2-3 outlot sites available plus larger mixed use sites
- Directly across from Cabela's that attracts more than 3 million visitors per year
- Excellent PUD opportunity / can be divided
- Easy access to US-23 via Exit 17
- 30 minutes to Ann Arbor and Toledo; 20 minutes to Monroe and Tecumseh
- Join Cabela's, Wolverine Toyota, Walgreens, Holiday Inn, Quality Inn, Auto Zone, and many other national brands

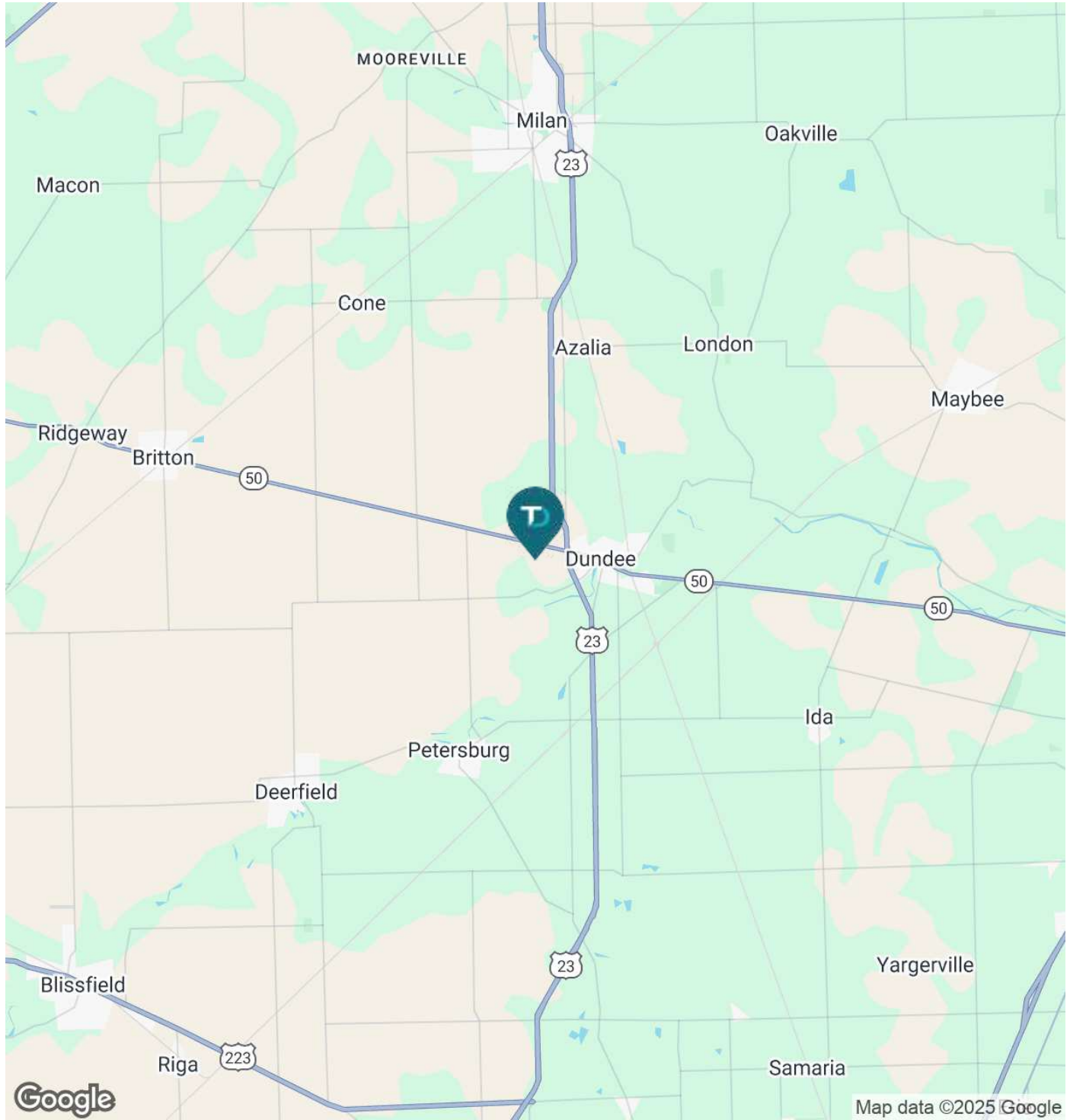
NEW LEAF DEVELOPMENT PLAN: 16539 Tecumseh Rd | Dundee, MI 48131



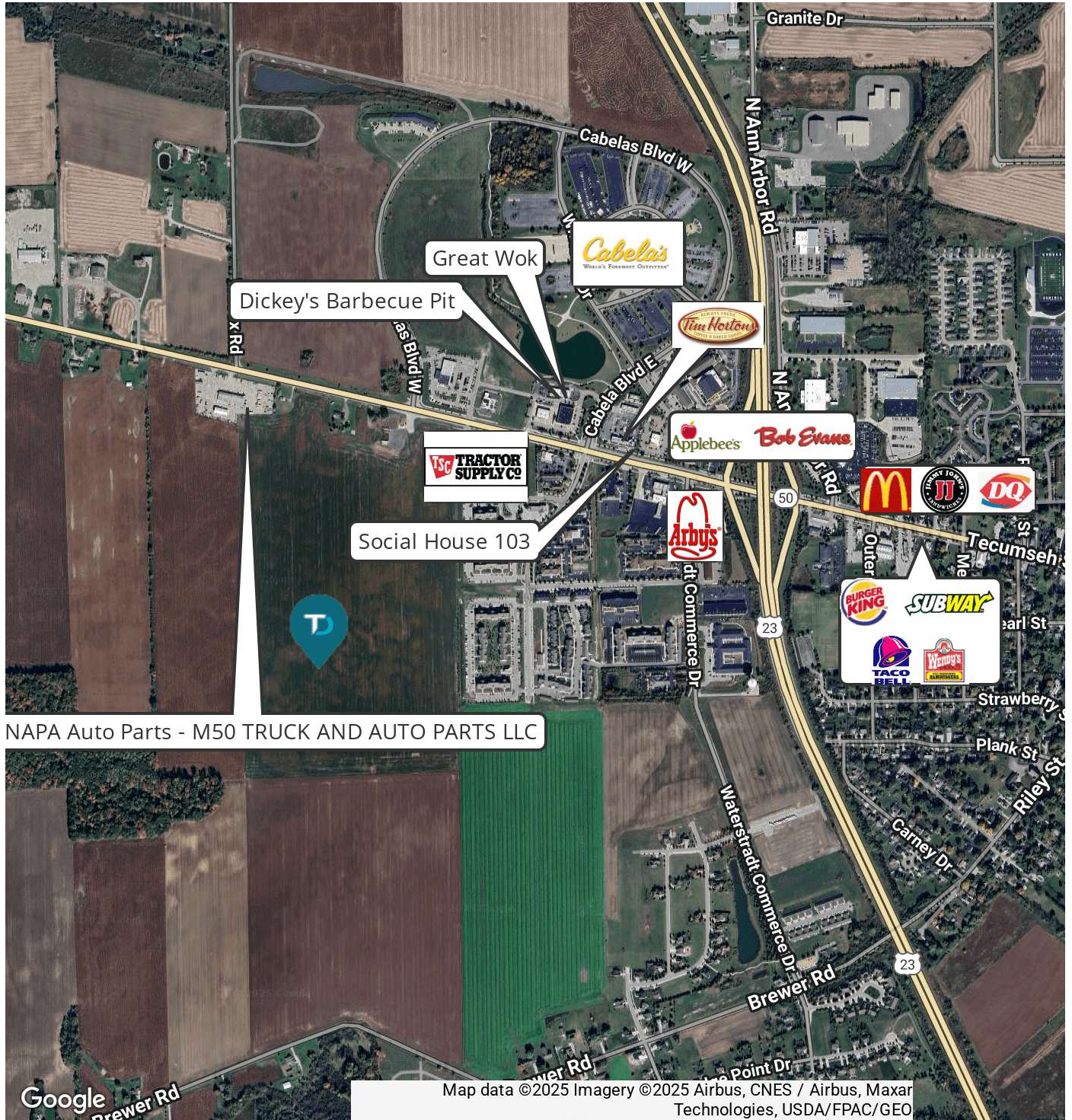
ZONING: 16539 Tecumseh Rd | Dundee, MI 48131



LOCATION MAP: 16539 Tecumseh Rd | Dundee, MI 48131

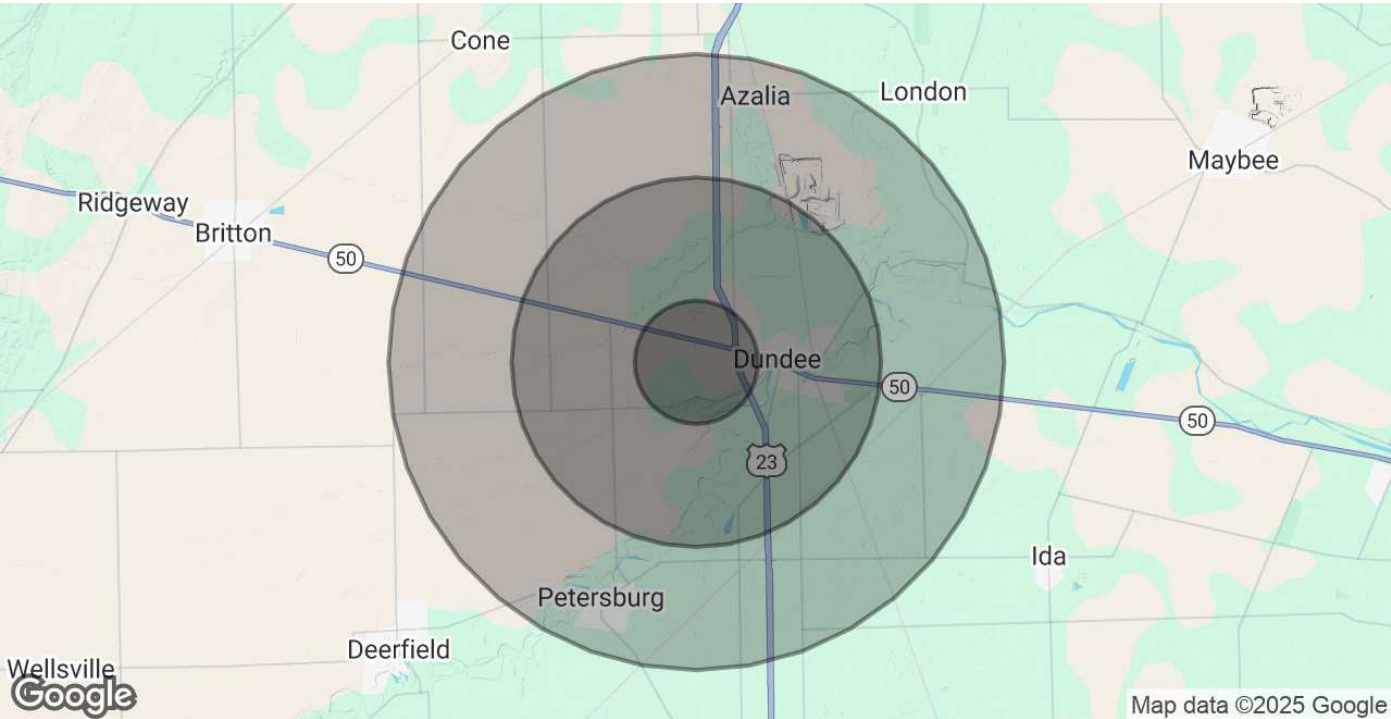


RETAILER MAP: 16539 Tecumseh Rd | Dundee, MI 48131



DEMOGRAPHICS MAP & REPORT:

16539 Tecumseh Rd | Dundee, MI 48131



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,574	7,369	11,792
Average Age	40	38	40
Average Age (Male)	38	37	39
Average Age (Female)	41	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	710	2,975	4,681
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$90,419	\$97,547	\$95,381
Average House Value	\$382,997	\$321,464	\$301,162
Demographics data derived from AlphaMap			