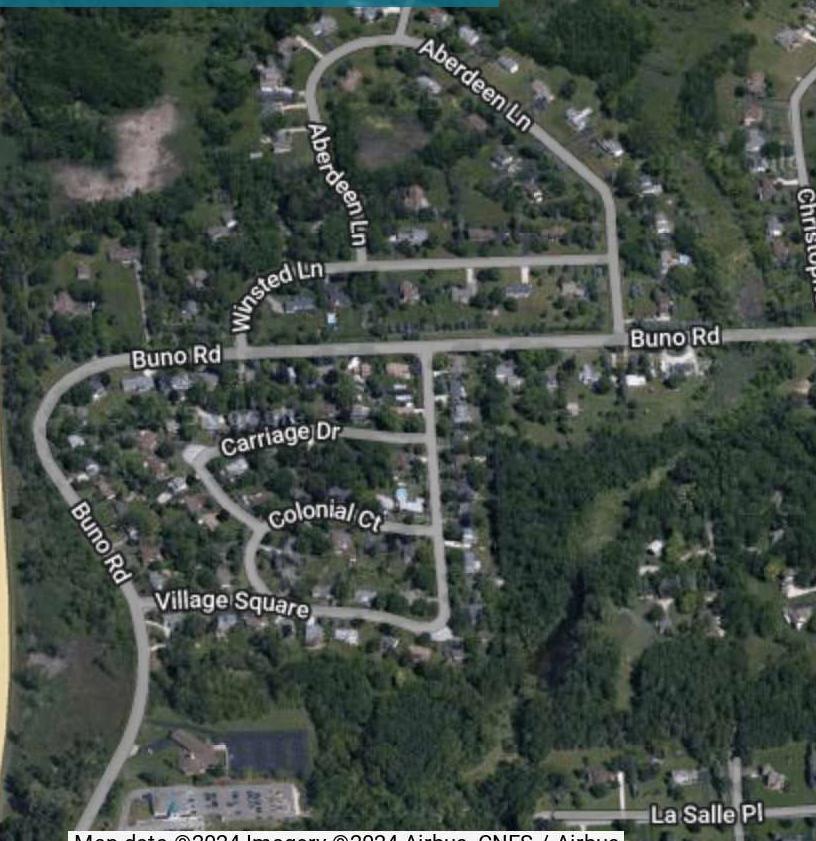




13+/- ACRES
OLD US23
FOR SALE

BRIGHTON, MI



Map data ©2024 Imagery ©2024 Airbus. CNES / Airbus

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

jkporth@thomasduke.com

THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 13+/- Acres Old US23 | Brighton, MI 48116



OFFERING SUMMARY

Sale Price: PRICE REDUCED!

Was: \$375,000.00

NOW: \$329,000.00

Lot Size: 13.2 Acres

APN: 12-20-400-017

Zoning: B-3 and RM-1

Price / AC: \$24,924.24

Utilities: Municipal Water

Sanitary Sewer

Location Description: South of Hilton Road,
North of Spencer Road
on the west side of Old
US23.

PROPERTY HIGHLIGHTS

- Excellent frontage along Old US23
- Beautiful views of Lyons Lake creates an optimum setting for offices and retail.
- B-3 and RM-1 Zoning.
- 2.5 Acres buildable.

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	902	19,074	60,919
Total Population:	2,631	49,796	162,725
Average HH Income:	\$114,395	\$87,862	\$86,694

PROPERTY DETAILS: 13+/- Acres Old US23 | Brighton, MI 48116

SALE PRICE**\$329,000.00****LOCATION INFORMATION**

Property Name 13+/- Acres Old US23
City, State, Zip Brighton, MI 48116
County/Township Livingston County

LAND

Irrigation Yes
Water Yes
Telephone Yes
Cable Yes
Sewer Yes

PROPERTY DETAILS

Zoning B-3 and RM-1
Lot Size 13.2 Acres
APN# 12-20-400-017
Legal Description PART OF THE SE 1/4 OF SEC 20 AND
THE SW 1/4 OF SEC 21 T2N R6E DESC
AS BEG AT THE SE COR OF SEC 20 TH
ALG THE S LN OF SEC 20 N88*22'36"W
250.00 FT TH N14*08'13"W 1238.44 FT
TH N10*42'42"W 153.12 FT TH
S88*36'02"E 521.93 FT TH ALG THE C-L
OF WHITMORE LAKE RD S10*20'42"E
161.55 FT TH CONT ALG THE C-L OF
WHITMORE LAKE RD ON THE ARC OF
A CURVE RIGHT 1192.16 FT SAID
CURVE HAS A RADIUS OF 3819.83 FT A
CENTRAL ANGLE OF 17*52'55" AND A
LONG CHORD WHICH BEARS
S01*24'14"E 1187.34 FT TO THE POB
13.23 ACRES M OR L SPLIT FROM 20-
400-004 9/7/01 LD# 00/332

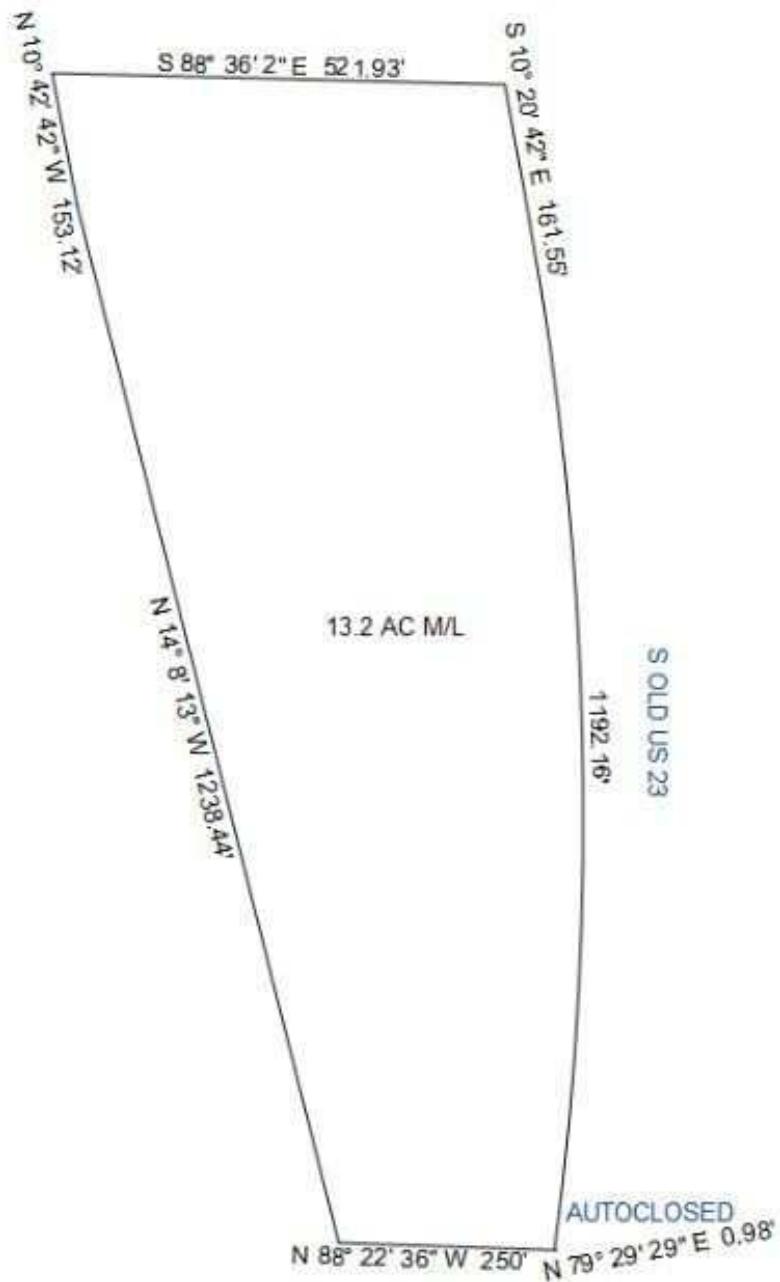
PARKING & TRANSPORTATION

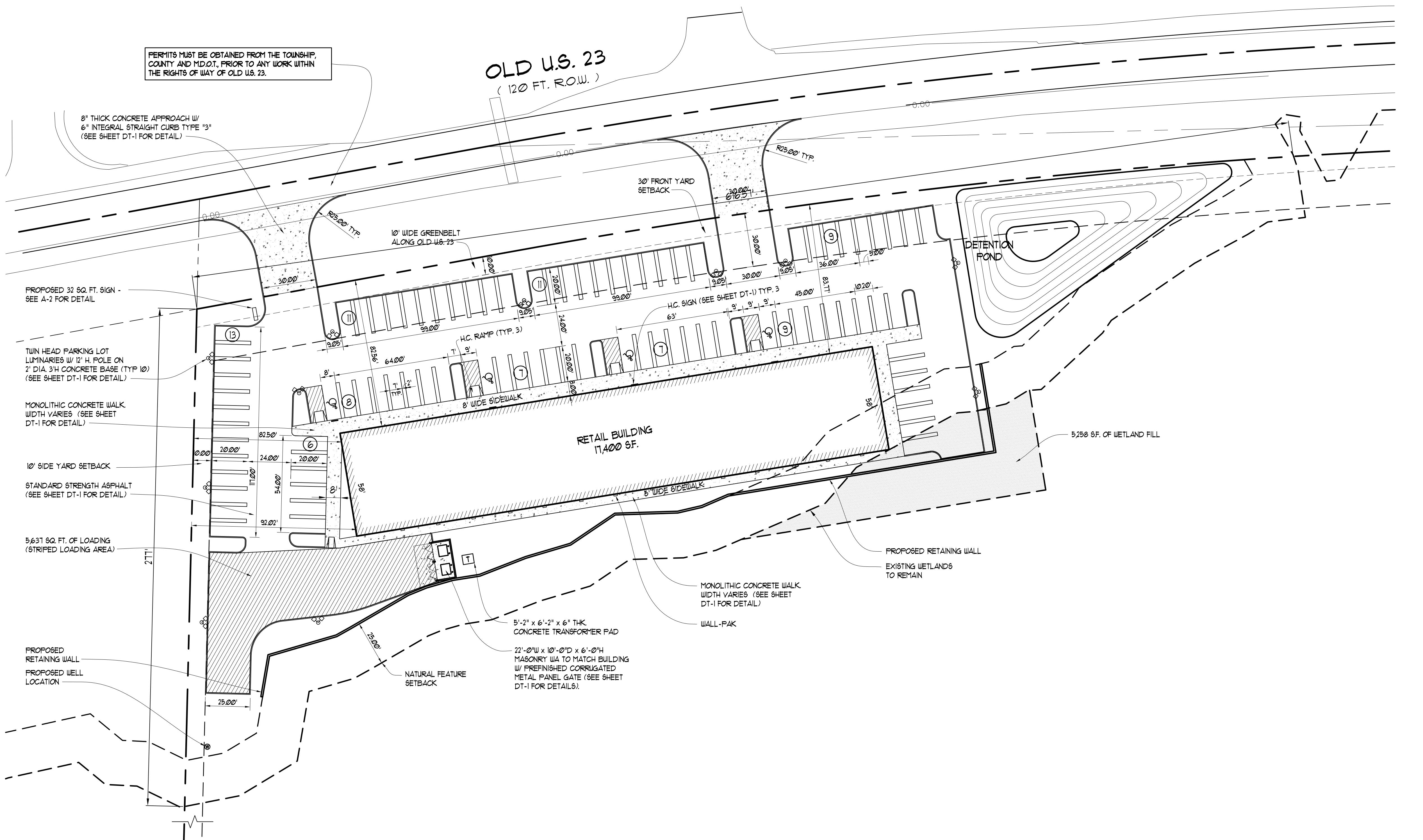
Street Parking Yes

UTILITIES, TRAFFIC COUNTS & TAXES

Utilities Description Municipal Water & Sanitary Sewer
Traffic Counts Old US23 = 14,521; Hilton Road = 7,991
Taxes 2022 Summer = \$3,355.31
2021 Winter = \$1,191.14

ADDITIONAL PHOTOS: 13+/- Acres Old US23 | Brighton, MI 48116





✓ SITE PLAN

LEGEND

STORM SEWER
SANITARY SEWER
WATER MAIN
HEAD LINES
GROUND LINES
LINE
TY POLE
E
BOX
T POLE
PHONE RISER
ET SIGN

MANHOLE
CATCH BASIN
MANHOLE
HYD
GATE VALVE
WAVE
WAVE
GUY WIRE ANCHOR
MB
SUN
T
D

GROUND SHOT
300.00

SET

F PROPERTY USE.
50 SQ. FT. RETAIL CENTER
ONING
GENERAL BUSINESS
C: NORTH = R-2, SOUTH = R-3,
= R-2.

= 13.2 AC.
338 AC.
AREA = 2.163 AC.

ACKS
ETBACK = 30'
BACK = 10' & 20'
TBACK = 20'

REMENTS:
CE PER 150 USABLE FLOOR S.F.
% = 10,987.5
0 = 13.25 = 13
ACES REQUIRED
ACES PROVIDED +
EE PARKING SPACE +
ING SPACES PROVIDED.

REMENTS:
OF BLDG. FRONTAGE.
FRONTAGE
S.F. = 2,160
ADING REQUIRED
ADING PROVIDED

QUIREMENTS:
REQUIRED ON OLD U.S 23

29000 INKSTER
SUITE 120
SOUTHFIELD MI
48034

TEL 248 357 3600
FAX 248 357 3646

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DO NOT SCALE DRAWINGS
ISSUED

FILE **SITE PLAN**
DRAWN **SHJ**
CHECKED **RAJ**
SEAL

CLIENT
L-E-D DEVELOPMENT
13979 MIDDLEBELT RD.
LIVONIA, MI. 48154
(734) 522-4400

PROJECT PROPOSED COMMERCIAL DEVELOPMENT

SOUTH OF HILTON RD.
BRIGHTON TWP. MI.

JOB NO.

Ø231

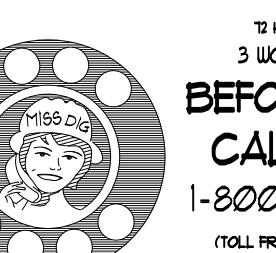
SHEET
SITE PLAN

SHEET NO.

ACTOR SHALL VERIFY INVERT ELEVATIONS AND OTHER CRITICAL
ICTIONS LISTED ON THESE DRAWINGS WHERE UTILITY TIE-INS ARE TO
DE. VERIFICATION SHALL BE COMPLETED PRIOR TO INSTALLATION
UTILITIES. ANY SIGNIFICANT DISCREPANCIES SHALL BE
ATELY BROUGHT TO THE ATTENTION OF THE OWNER'S
ENTATIVE.

UTILITY INFORMATION ON THIS DRAWING MAY BE FROM
ATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY
NIES, CITY/COUNTY AGENCIES, AND OTHER VARIOUS SOURCES. NO
ITEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY
E

O CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN
T WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD CALL
#



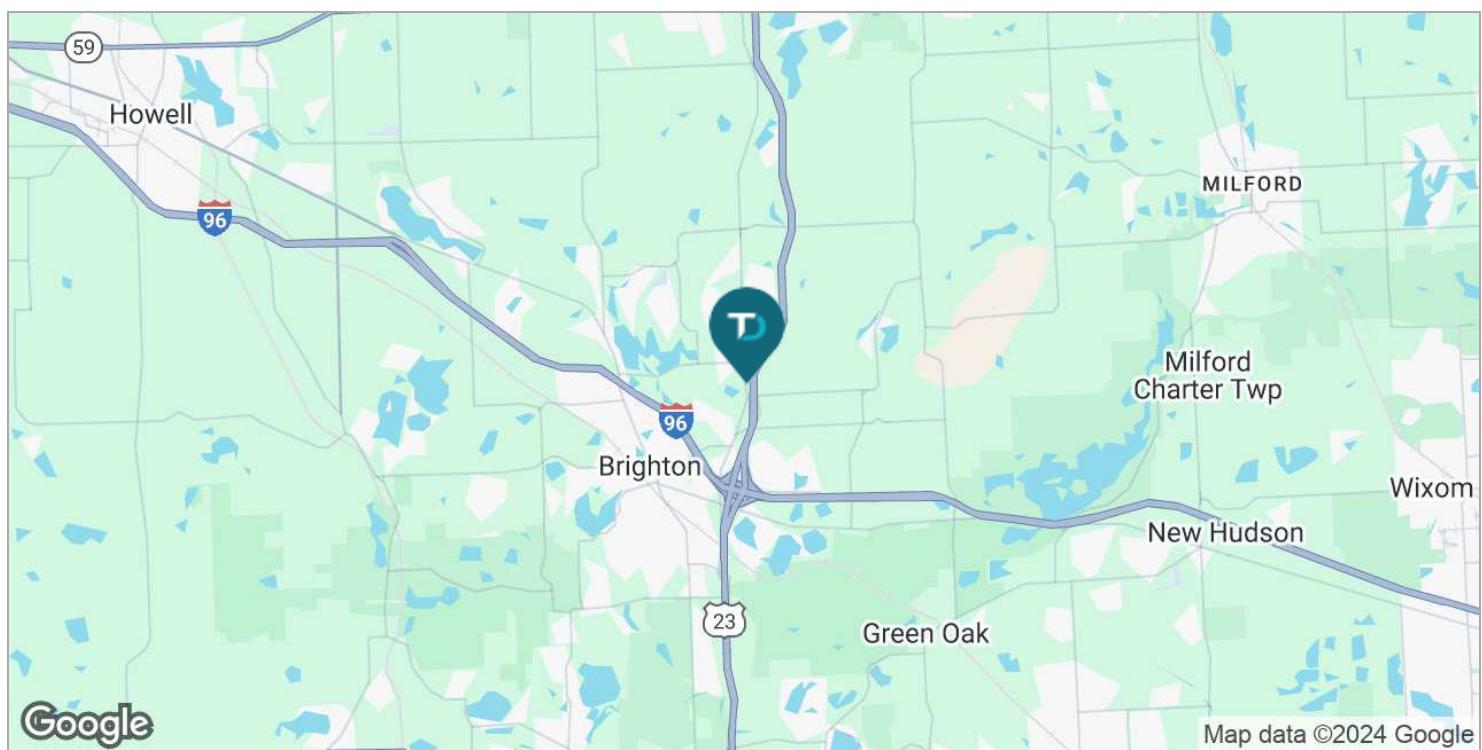
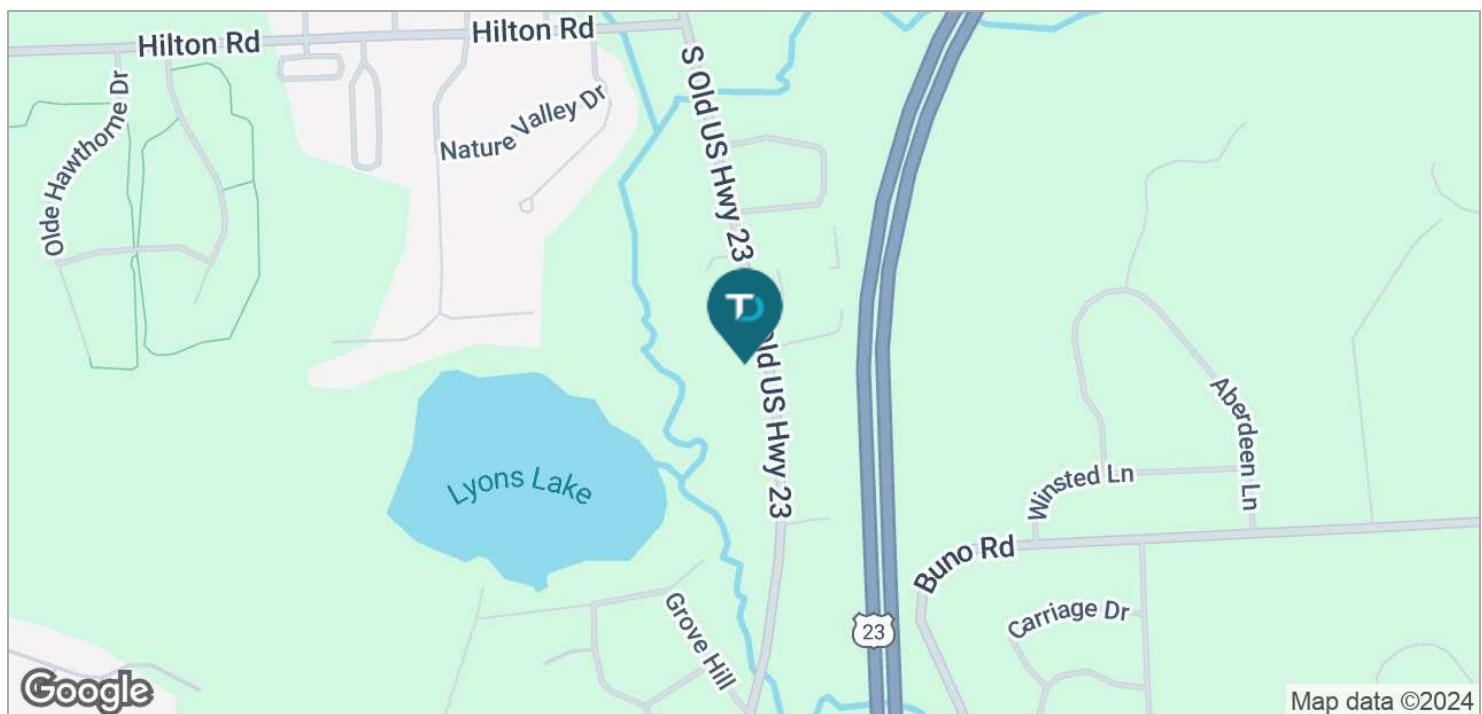
4 HOURS
WORKING DAYS |
DO YOU DIG
IT MISS DIG
0-482-7111 |

$$SP = 1$$

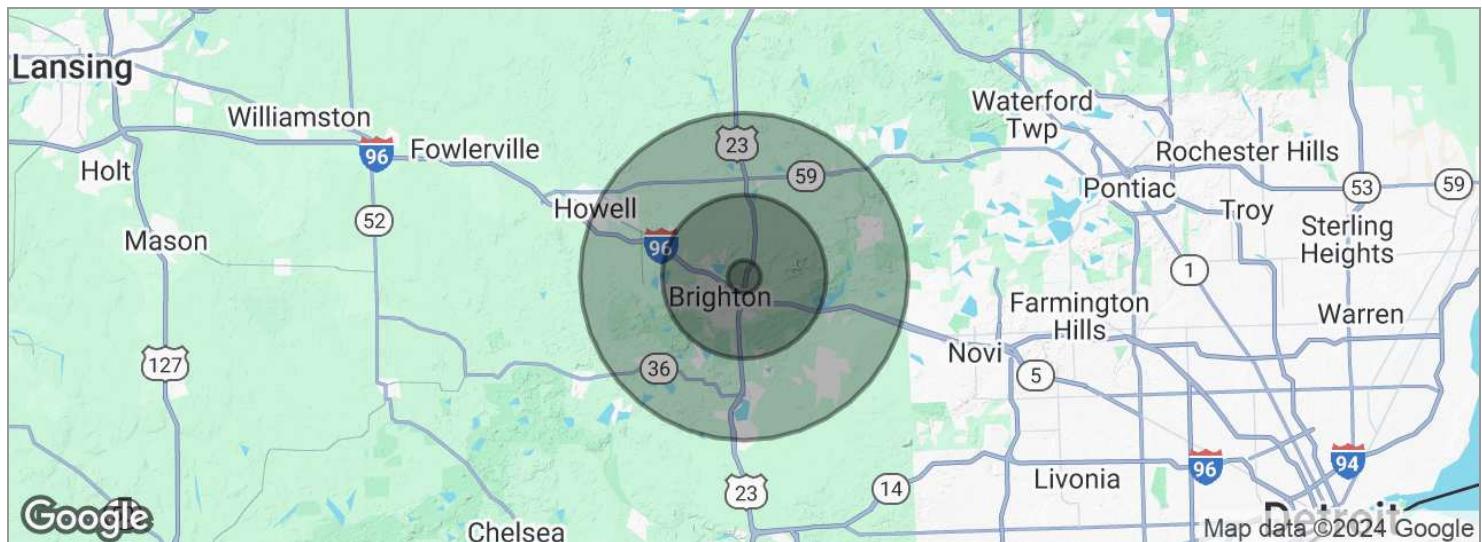
RETAILER MAP: 13+/- Acres Old US23 | Brighton, MI 48116



LOCATION MAPS: 13+/- Acres Old US23 | Brighton, MI 48116



DEMOGRAPHICS MAP: 13+/- Acres Old US23 | Brighton, MI 48116



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,631	49,796	162,725
Median age	40.5	41.7	39.9
Median age (male)	40.9	41.6	39.5
Median age (Female)	40.2	41.8	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	902	19,074	60,919
# of persons per HH	2.9	2.6	2.7
Average HH income	\$114,395	\$87,862	\$86,694
Average house value	\$292,217	\$260,963	\$262,346

* Demographic data derived from 2020 ACS - US Census