



**7+/- ACRES NORTH AVE.  
FOR SALE**

49001 NORTH AVE., MACOMB TWP., MI 48042

**SITE**

EXCLUSIVELY LISTED BY:

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Associate  
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**EXECUTIVE SUMMARY: 7+/- Acres North Ave. | Macomb Township, MI 48042**



**OFFERING SUMMARY**

Sale Price: \$1,000,000.00  
 Lot Size: 7+/- Acres  
 APN: A part of 20-18-451-002  
 Zoning: R1S - Residential  
 Price / AC: \$142,857.00  
 Utilities: City Water  
 Sanitary Sewer  
 Location Description: Located on the west side of North Ave., between 21 and 23 Mile Road.

**PROPERTY HIGHLIGHTS**

- A portion of a 70 Acre Golf Course within a Proposed Mixed Use Development.
- Multi-Family Residential Land.
- Proposed 240 unit Senior Living Development on a 7 acre pad site.
- New Haven School District.
- Utilities available at the site.

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households:	1,332	16,358	49,692
Total Population:	3,984	45,639	134,241
Average HH Income:	\$87,529	\$77,949	\$73,645

PROPERTY DETAILS: 7+/- Acres North Ave. | Macomb Township, MI 48042

**SALE PRICE** **\$1,000,000.00**

LOCATION INFORMATION	
Building Name	7+/- Acres North Ave.
Street Address	49001 North Avenue
City, State, Zip	Macomb Township, MI 48042
County/Township	Macomb County

PROPERTY DETAILS	
Property Type	Land
Traffic Count	North Ave = 16,429 21 Mile Rd = 19,978
Zoning	R1S - Residential
Lot Size	7 Acres
APN#	A part of 20-18-451-002
Taxes (A Part Of)	2018 Summer = \$11,252.61 2017 Winter = \$8,247.06

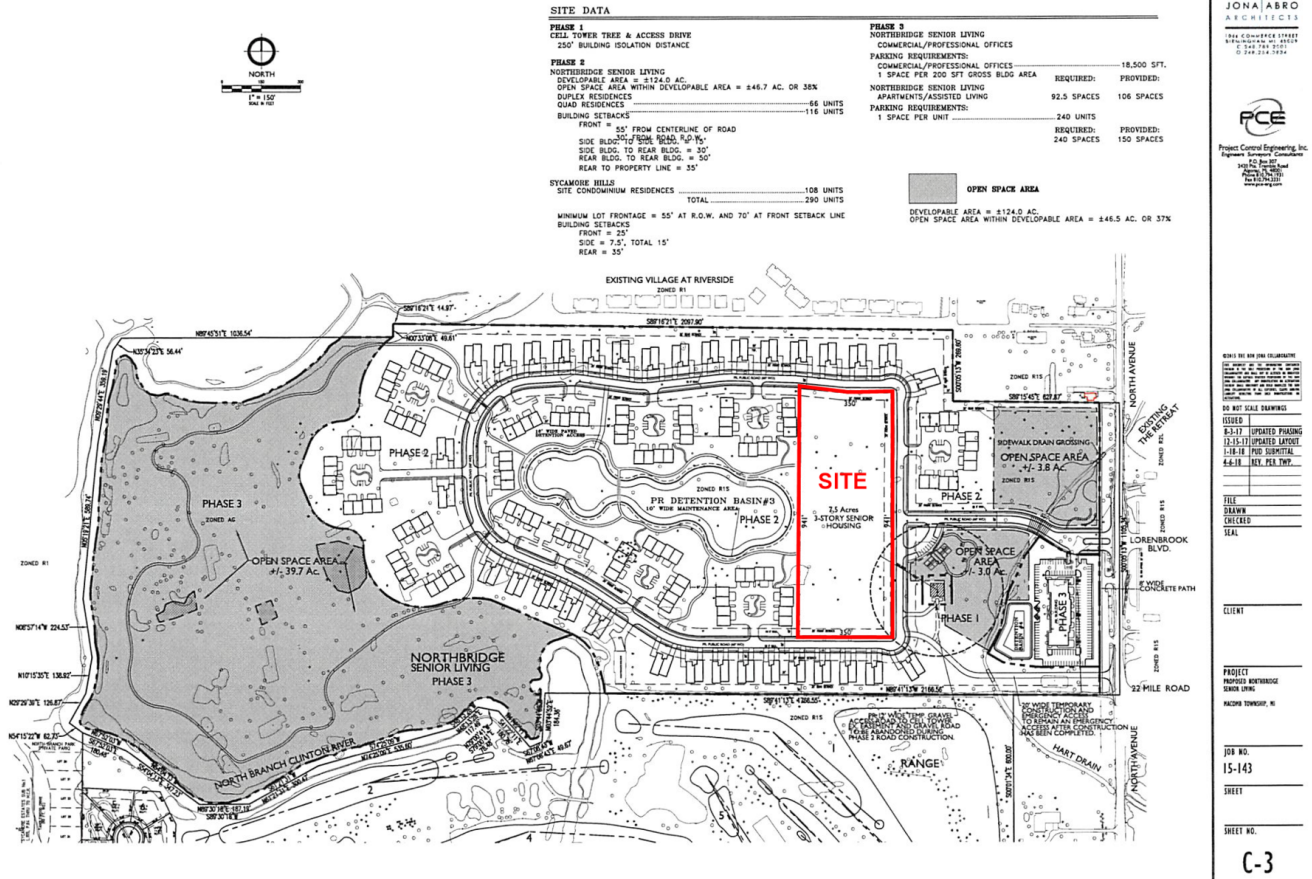
UTILITIES & AMENITIES	
Utilities Description	City Water and Sanitary Sewer

LEGAL DESCRIPTION: 7+/- Acres North Ave. | Macomb Township, MI 48042

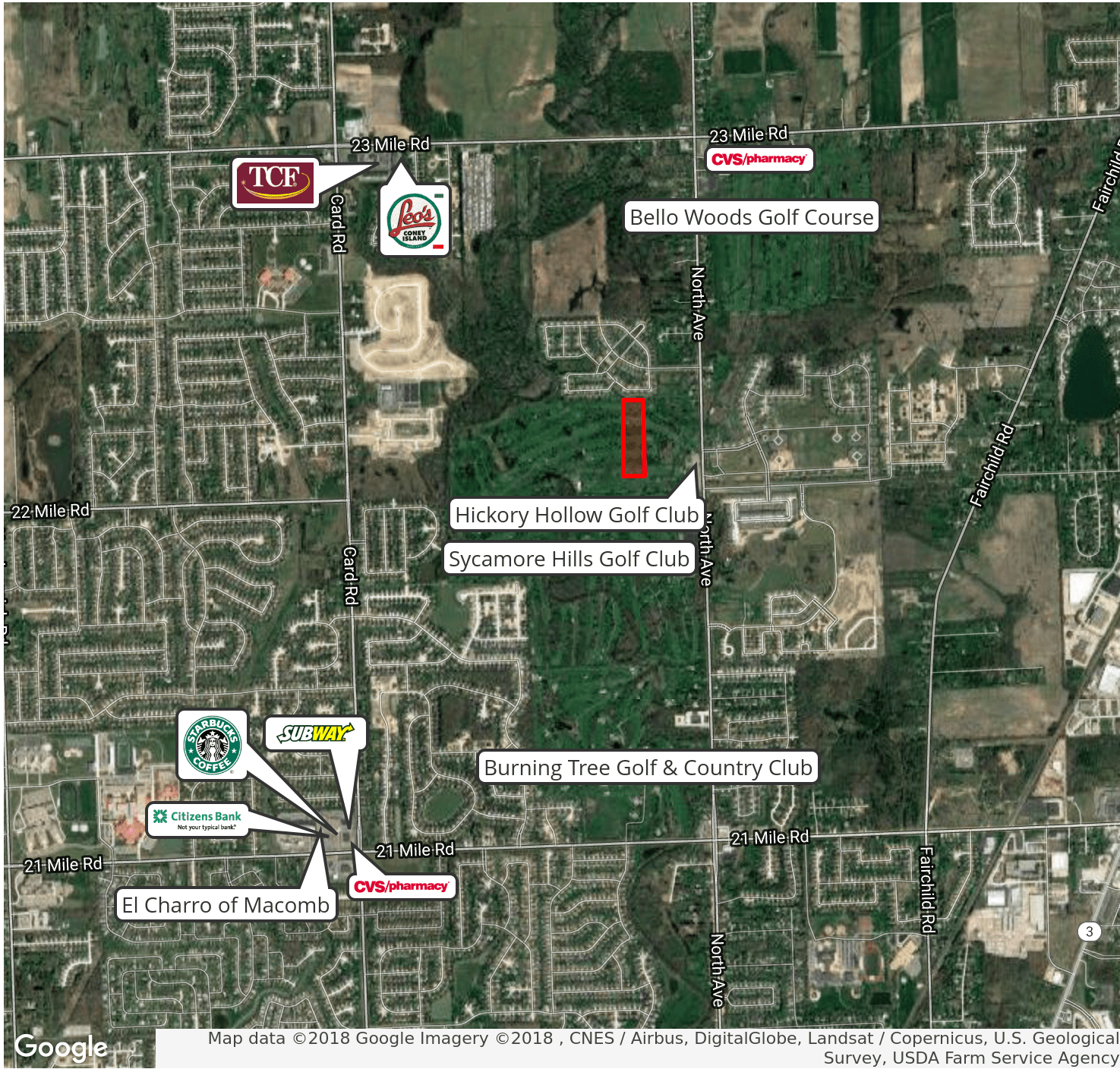
**LEGAL DESCRIPTION**

PART OF THE FOLLOWING LEGAL DESCRIPTION ASSESSED TO THE NEW HAVEN SCHOOL DISTRICT: T3N R13E SECS 23 & 26 BEG AT SE COR SEC 23; TH S89°42'32" W 2186.31 FT TO A PT ON N BANK OF NORTH BRANCH OF CLINTON RIVER; TH S10°30'34" W 161.31 FT & N46°26'06" W 157.27 FT & N74°30'26" W 100.0 FT & S51°06'54" W 163.0 FT & S79°13'24" W 199.91 FT ALG SD N BANK TO N & S 1/4 LINE OF SEC 26; TH N0°59'16" W 160.36 FT ALG SD 1/4 LINE TO S 1/4 POST SEC 23; TH N0°33' E 1395.04 FT; TH S89°52' E 2103.40 FT; TH S0°33' W 269.22 FT; TH S89°52' E 627.87 FT TO E LINE SEC 23; TH S0°13' E 1105.47 FT ALG SD LINE TO PT OF BEG; CONTAINING 84.92 ACRES; ALSO THAT PART OF SE 1/4 OF SW 1/4 LYING E OF CLINTON RIVER AND THAT PART OF NE 1/4 OF NW 1/4 SEC 26 LYING N OF CLINTON RIVER. PART OF 122.06 AC.

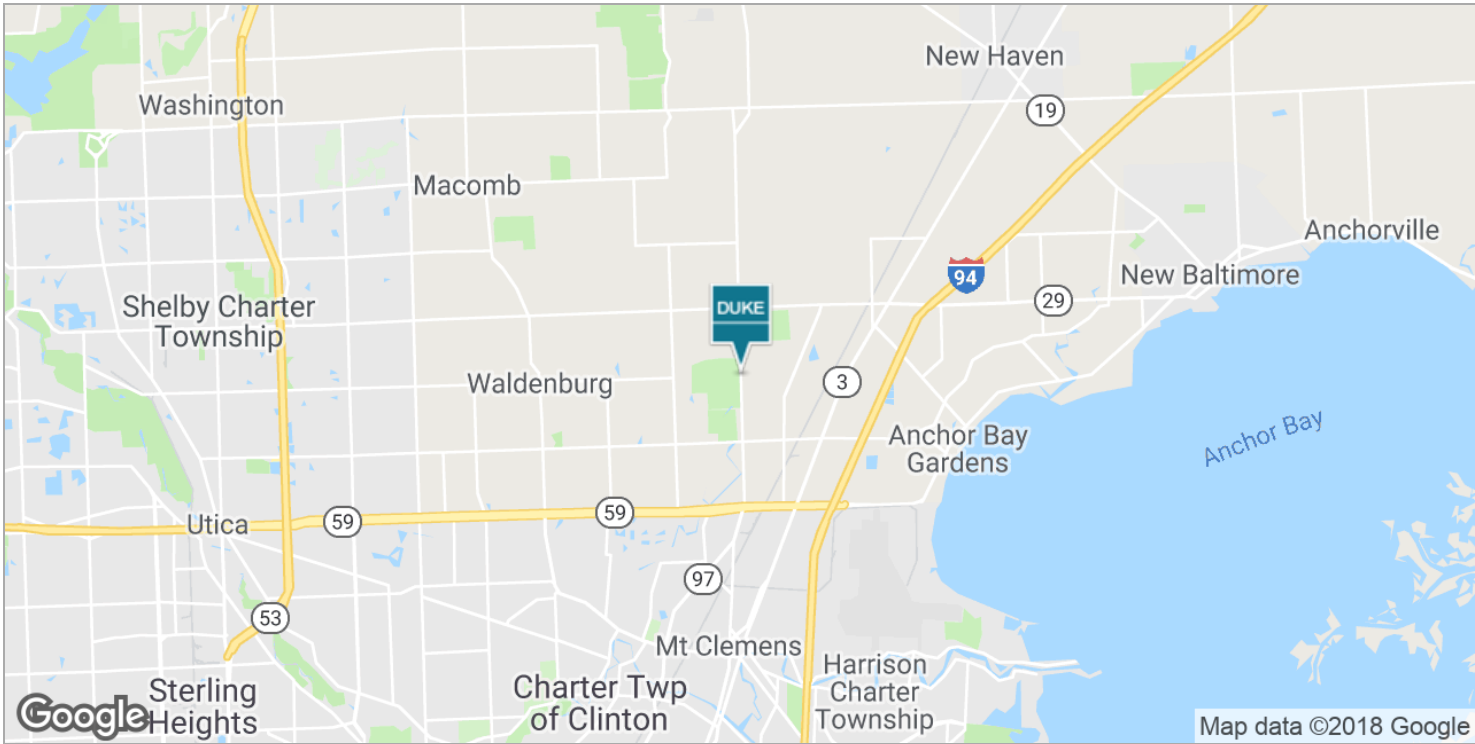
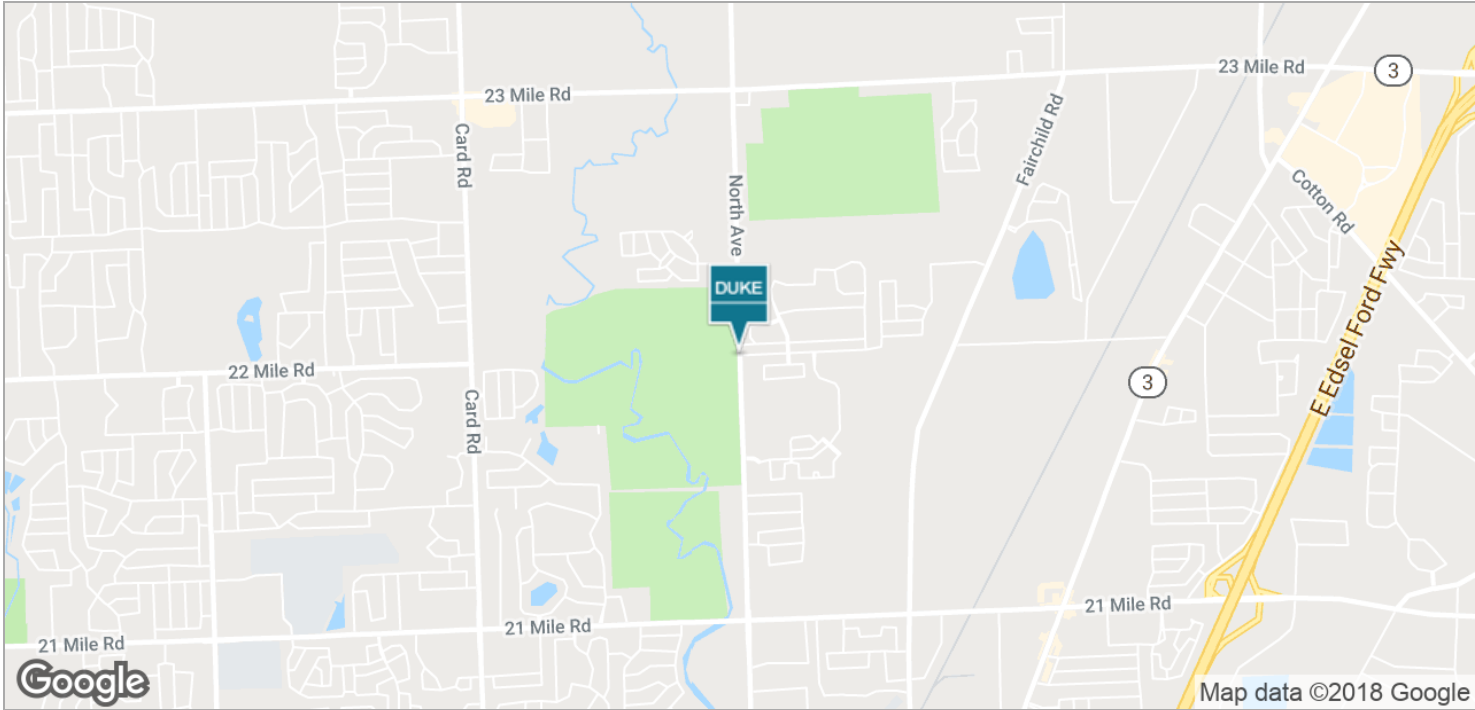
CONCEPTUAL SITE PLAN: 7+/- Acres North Ave. | Macomb Township, MI 48042



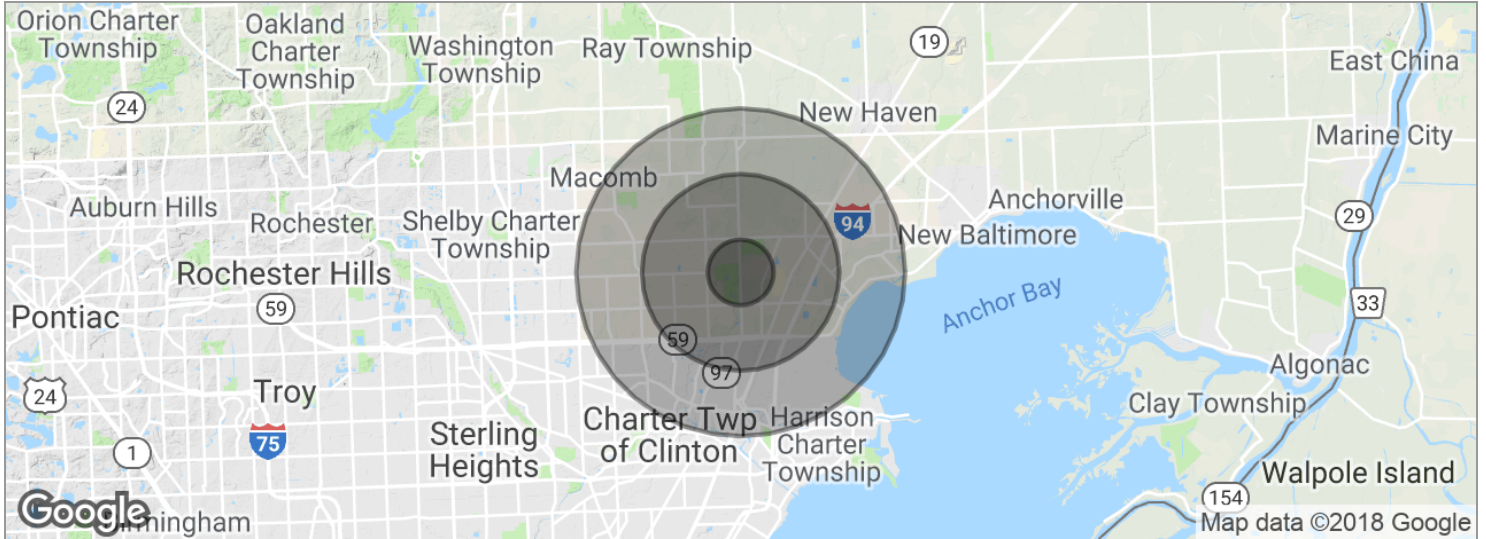
RETAILER MAP: 7+/- Acres North Ave. | Macomb Township, MI 48042



LOCATION MAPS: 7+/- Acres North Ave. | Macomb Township, MI 48042



DEMOGRAPHICS MAP: 7+/- Acres North Ave. | Macomb Township, MI 48042



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,984	45,639	134,241
Median age	37.3	36.1	36.8
Median age (male)	36.4	35.4	36.2
Median age (Female)	37.8	36.7	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,332	16,358	49,692
# of persons per HH	3.0	2.8	2.7
Average HH income	\$87,529	\$77,949	\$73,645
Average house value	\$255,765	\$180,426	\$174,689

\* Demographic data derived from 2010 US Census