



**5 ACRES  
10 MILE & NAPIER  
FOR SALE**

24133 NAPIER ROAD, LYON TOWNSHIP, MI 48178

Map data ©2026 Imagery ©2026 Airbus

EXCLUSIVELY LISTED BY:  
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**THOMAS DUKE COMPANY**  
COMMERCIAL PROPERTY

**EXECUTIVE SUMMARY: 5 Acres 10 Mile & Napier | Lyon Township, MI 48178**



**OFFERING SUMMARY**

Sale Price: \$750,000.00

Lot Size: 5 Acres

APN: 21-25-201-055

Zoning: PUD

Price / AC: \$150,000.00

Utilities: City Water  
Sanitary Sewer

**PROPERTY HIGHLIGHTS**

- Located in one of the fastest growing communities in the State.
- Zoning allows for Senior/Assisted Living, Daycare, Religious facilities and other uses with special land use.
- Many residential developments in the various states of approval along the Napier corridor.

**DEMOGRAPHICS**

	1 Mile	5 Miles	10 Miles
Total Households:	756	23,190	133,535
Total Population:	2,374	62,423	341,828
Average HH Income:	\$151,102	\$115,121	\$100,173

Location Description: Located on Napier Road, just south of 10 Mile Road.

PROPERTY DETAILS: 5 Acres 10 Mile & Napier | Lyon Township, MI 48178

**SALE PRICE**

**\$750,000.00**

**LOCATION INFORMATION**

Building Name	5 Acres 10 Mile & Napier
Street Address	24133 Napier Road
City, State, Zip	Lyon Township, MI 48178
County/Township	South West Oakland

**LAND**

Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

**PROPERTY DETAILS**

Property Type	Land
Traffic Count	10 Mile = 15,667 Napier Road = 2,614
Zoning	PUD
Lot Size	5 Acres
APN#	21-25-201-055
Legal Description	T1N, R7E, SEC 25 OAKLAND COUNTY CONDOMINIUM PLAN NO 2066 ENCLAVES OF LYON CONDOMINIUM UNIT 55 L 46816 P 1 2-26-14 FR 200-005
Taxes	2026 Summer = \$1404.82 2025 Winter = \$392.79

**PARKING & TRANSPORTATION**

Street Parking	Yes
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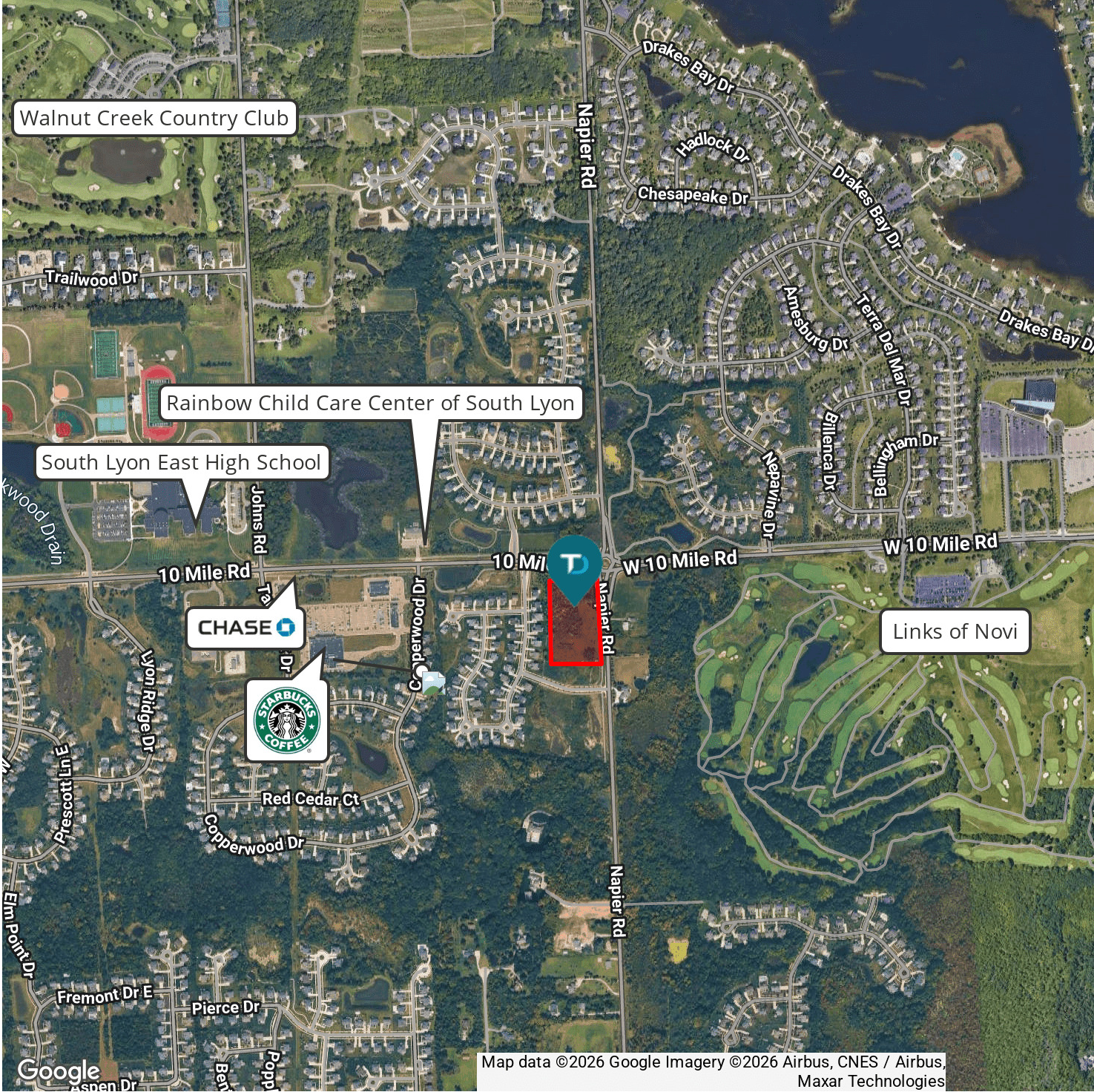
**UTILITIES & AMENITIES**

Power	Yes
Utilities Description	City Water & Sanitary Sewer

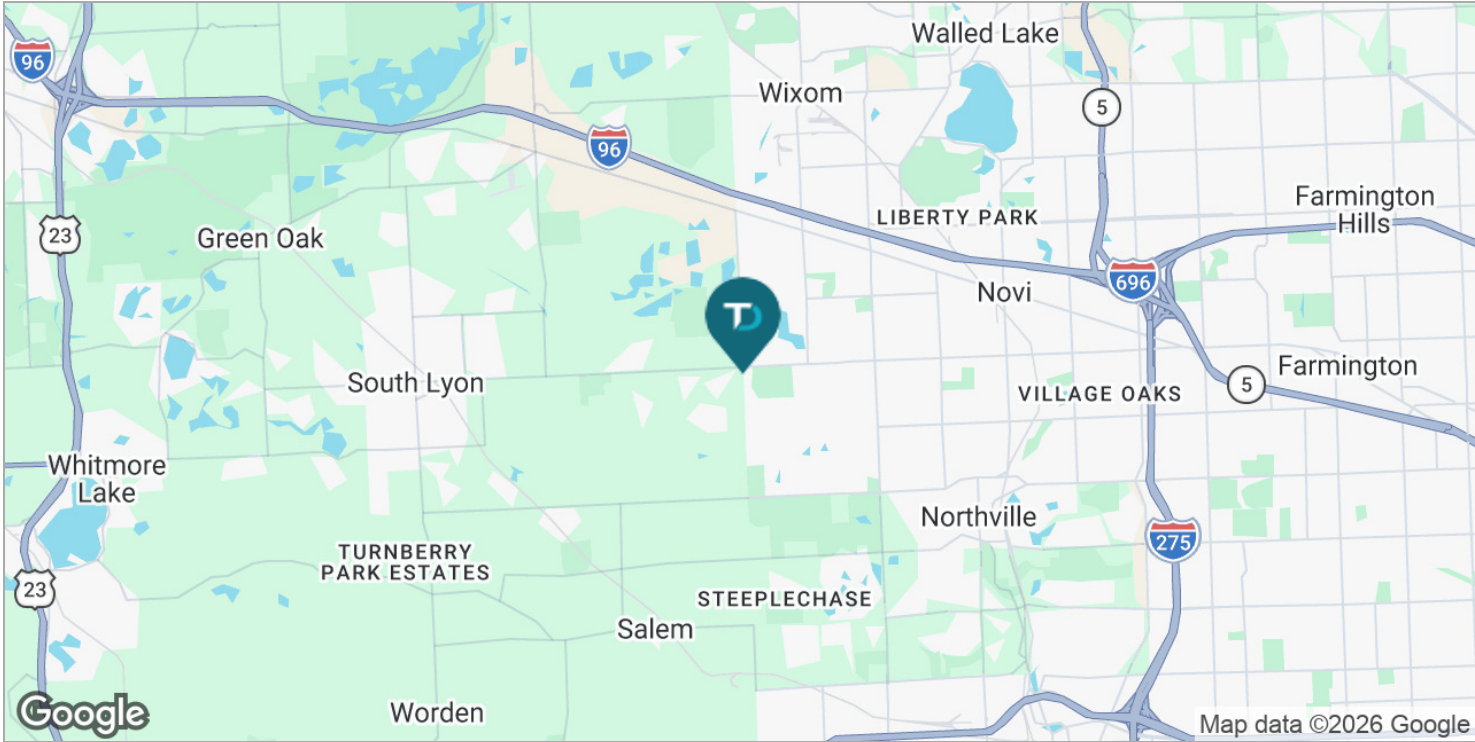
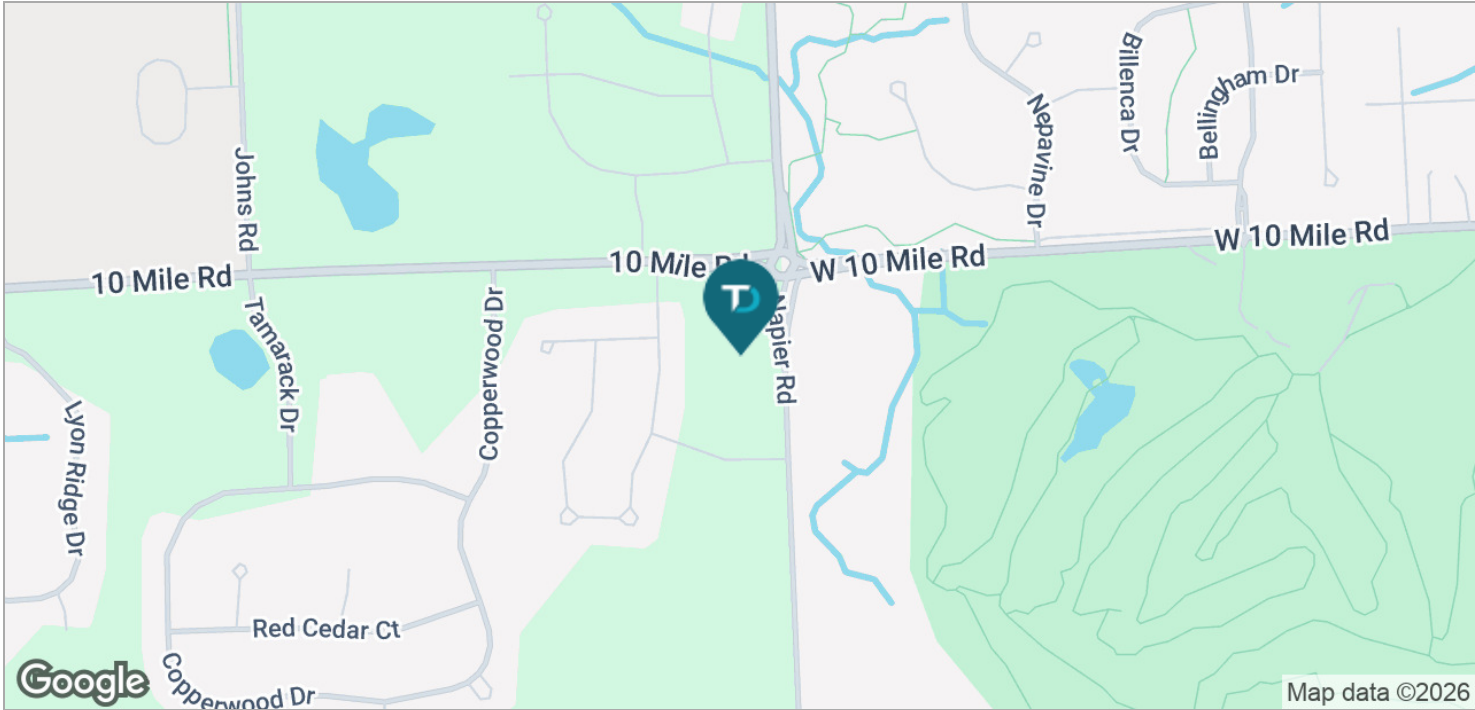
AERIAL MAPS: 5 Acres 10 Mile & Napier | Lyon Township, MI 48178



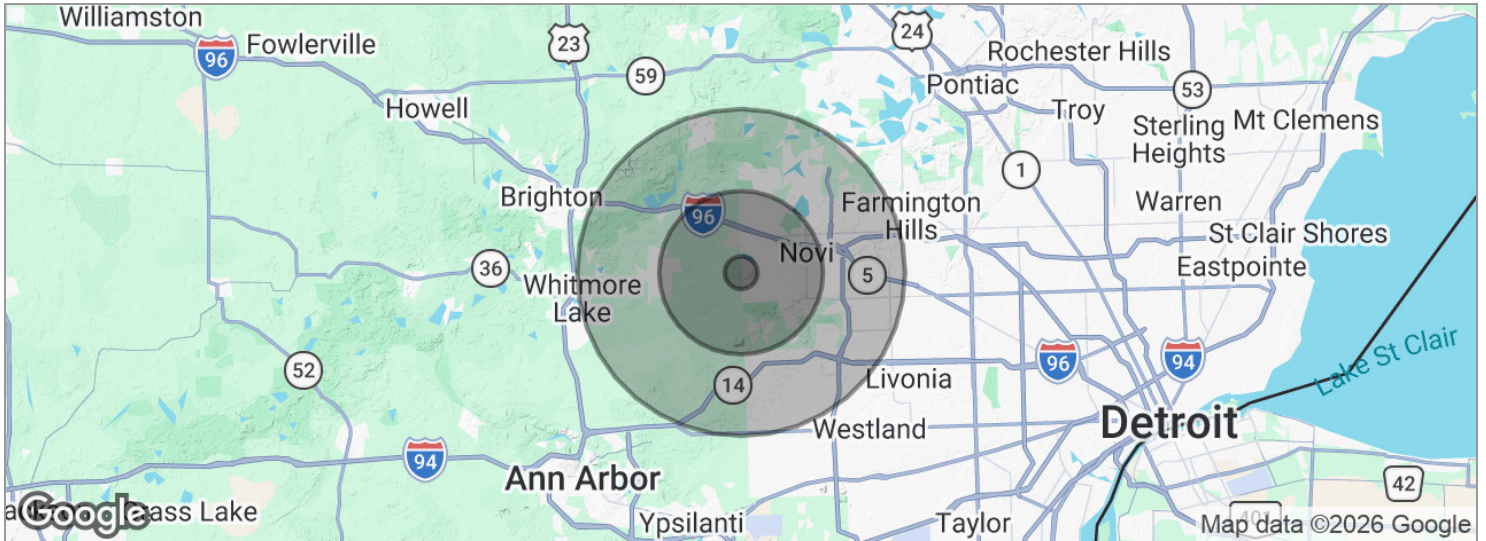
RETAILER MAP: 5 Acres 10 Mile & Napier | Lyon Township, MI 48178



LOCATION MAPS: 5 Acres 10 Mile & Napier | Lyon Township, MI 48178



DEMOGRAPHICS MAP: 5 Acres 10 Mile & Napier | Lyon Township, MI 48178



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,374	62,423	341,828
Median age	39.7	37.9	39.9
Median age (male)	40.6	38.0	39.0
Median age (Female)	39.0	38.0	40.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	756	23,190	133,535
# of persons per HH	3.1	2.7	2.6
Average HH income	\$151,102	\$115,121	\$100,173
Average house value	\$336,722	\$367,911	\$295,155

\* Demographic data derived from 2020 ACS - US Census