

1565 E. NEWPORT ROAD
NEWPORT, MI 48166 (MONROE CO.)

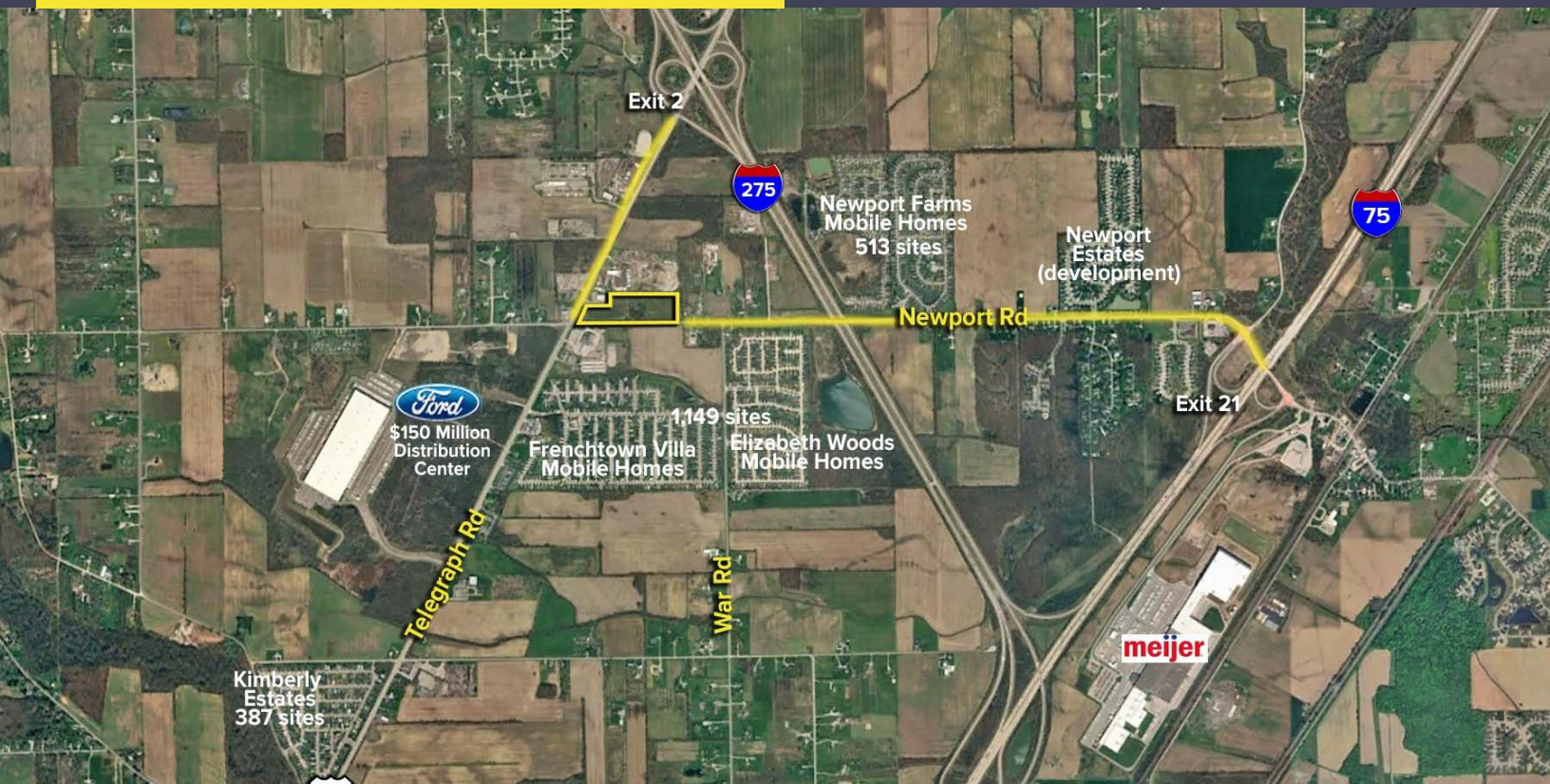
LAND FOR SALE
17.03 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

RETAIL/COMMERCIAL DEVELOPMENT SITE



GENERAL INFORMATION

INDIVIDUAL GROSS ACRES

AREA	ACRES	SALE PRICE	PRICE PER ACRE
HARD CORNER	4 ac	\$2,000,000	\$500,000 per acre
REMAINING ACRES	13.03 ac	\$977,250	\$75,000 per acre

Total Acreage: 17.03 AC
Closest Cross Street: Telegraph Rd.
County: Monroe
Township: Ash Twp.
Zoning: C-2 Gen. Comm. Dist. – (500' of depth/4± ac)
AG – remainder of parcel (see comments)
Topography: Flat



For more information, please contact:

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7150 Granite Circle, Suite 200
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PROPERTY DESCRIPTION

Environmental Report:	No
Drainage:	Yes – See Monroe Co. Drainage Commission for Telegraph Rd. and E. Newport Rd. <u>“Scrabble Hollow drain/ditch”</u>
Improvements:	None
Restrictions:	None
Sign on Property:	Yes
Adjacent Land	
North:	C-2, Dollar General (Ash Township)
South:	DTE Service Center (Frenchtown Charter Township)
East:	A-G Agri. (Ash Township)
West:	C-2, Mobil Gas/C-Store (Ash Township)

UTILITIES

Electric:	DTE Energy
Gas:	Michigan Gas Utilities
Water:	<ul style="list-style-type: none">The nearest connection point is at the SEC of E. Newport/Telegraph at the DTE Service Center across the street (60' ± from subject). See Frenchtown Charter Township for connection agreement. 12" main runs along the south side of E. Newport Road.Ash Township will not provide service.
Sanitary:	<ul style="list-style-type: none">The nearest connection point is at the SEC of E. Newport/Telegraph at the DTE Service Center across the street (100' ± from subject). See Frenchtown Charter Township and City of Monroe for connection agreement. 18" main runs along the east side of Telegraph Road up to the SEC of E. Newport Road and Telegraph Road.Ash Township will not provide service.
Fiber Service:	Comcast & Charter Communications

Zoning Comment:

Ash Township's Future Land use for the front/ hard corner (4± acres) parcel is C-3 (Heavy Commercial) (500 feet in the depth from Telegraph Road) and the remaining 13.03 acreage of the parcel is I-1 (Light Industrial).

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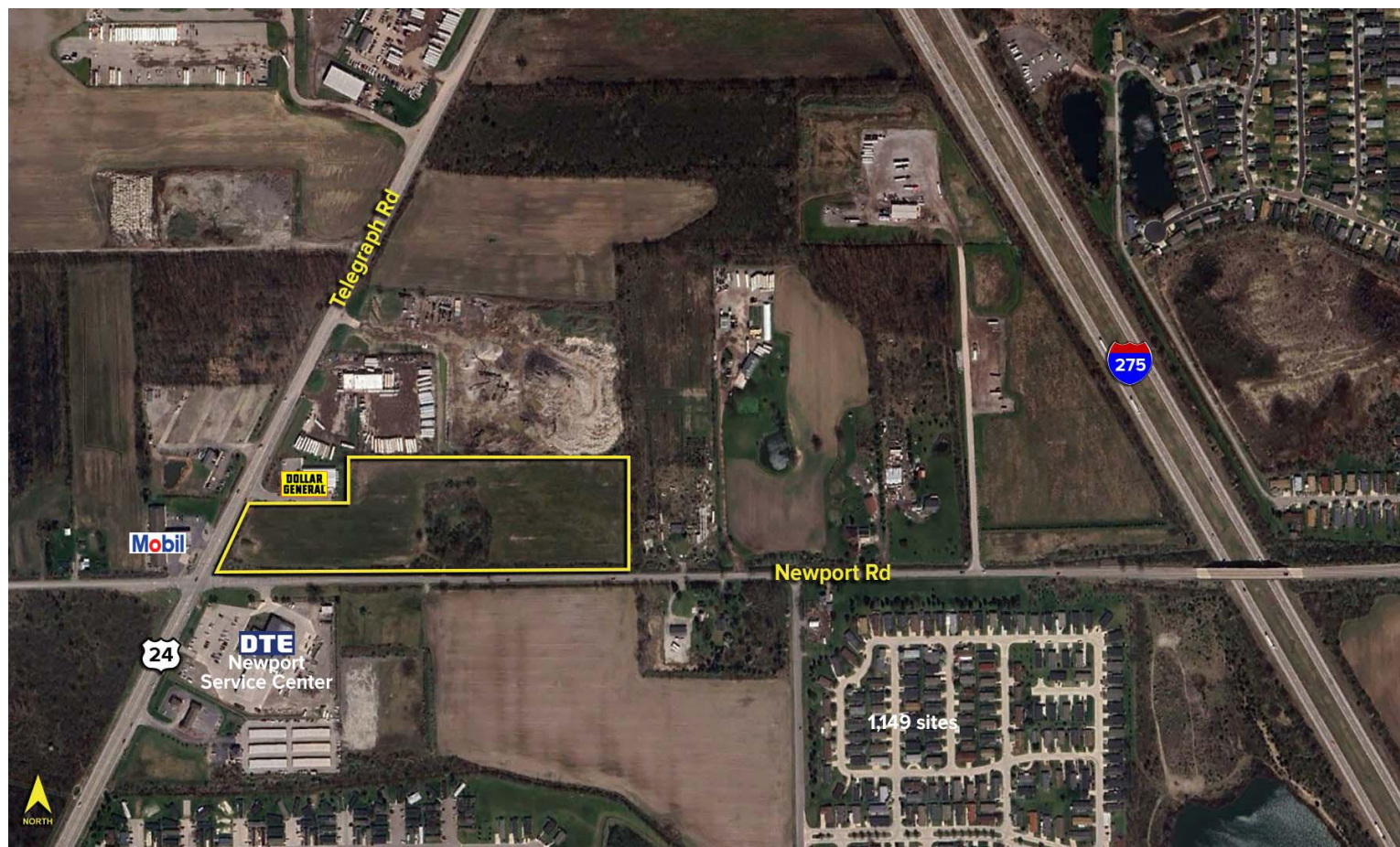
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TRAFFIC COUNTS (TWO-WAY)

8,024	E. Newport Road
18,160	N. Telegraph Road

2025 DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,153	\$63,018
2 MILE	7,177	\$62,630
3 MILE	11,609	\$73,633

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