

# LAND FOR SALE - DURAND RD.

DURAND, MI 48429

GS KHALSA

248.761.3022

gskhalsa@firstcommercial.net



## OFFERING SUMMARY

Sale Price:	\$770,000
Lot Size:	66.5 Acres
Zoning:	A-2

## LOCATION OVERVIEW

Uncover the untapped potential of Durand, MI, as a promising investment opportunity for land and other ventures. Nestled in a region renowned for its natural beauty, the area offers an idyllic setting with the Shiawassee River winding through the landscape, creating a serene backdrop for various outdoor pursuits. Accessible yet secluded, the property stands as a captivating prospect for investors seeking to capitalize on the area's scenic allure and potential for development. With its proximity to local amenities and a growing community, Durand presents an inviting canvas for visionary investors to shape and elevate for future generations.

## PROPERTY HIGHLIGHTS

- Strategic location in Durand area
- Development potential
- Versatile land use options
- Convenient access to amenities

FOR SALE





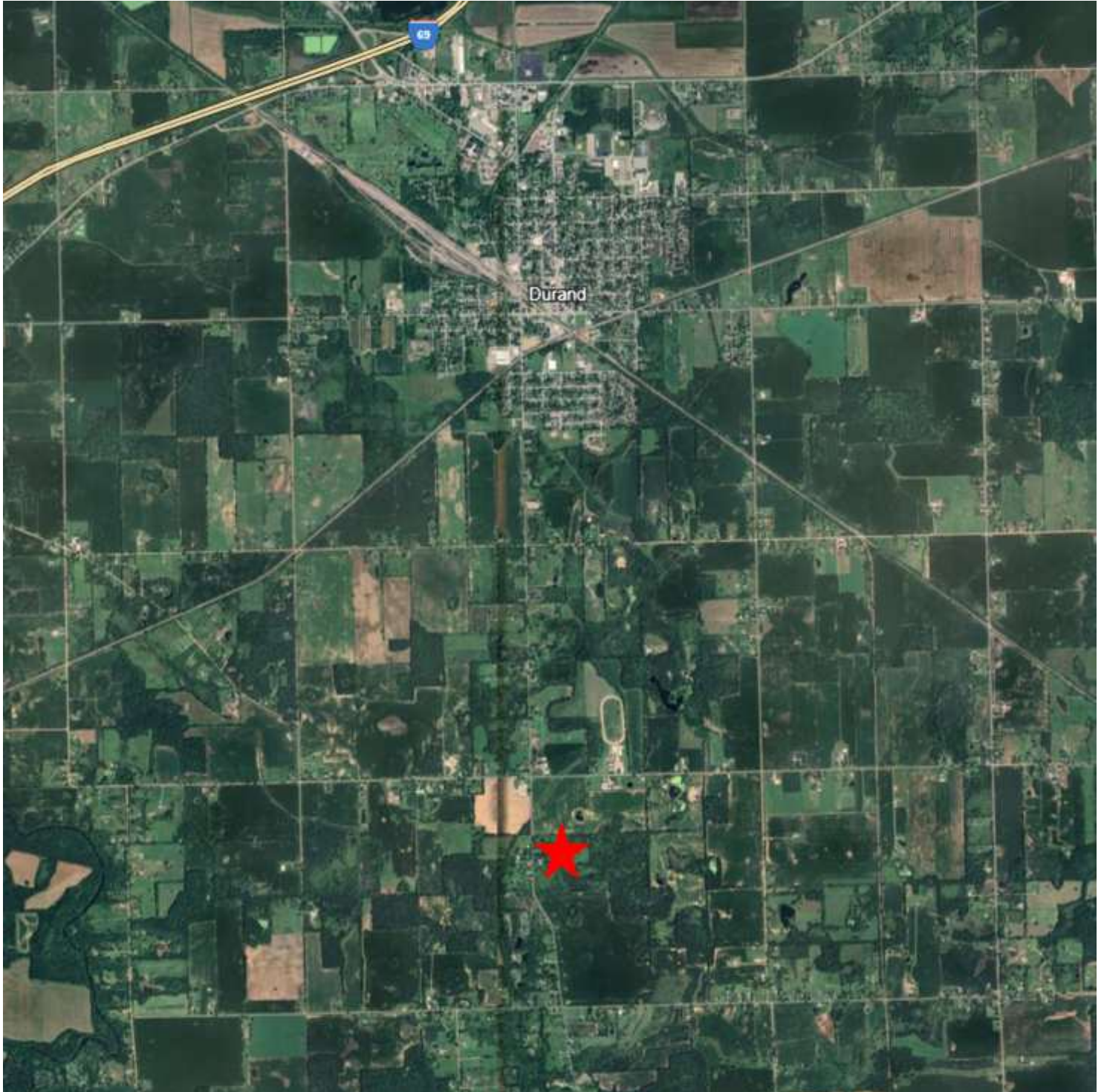
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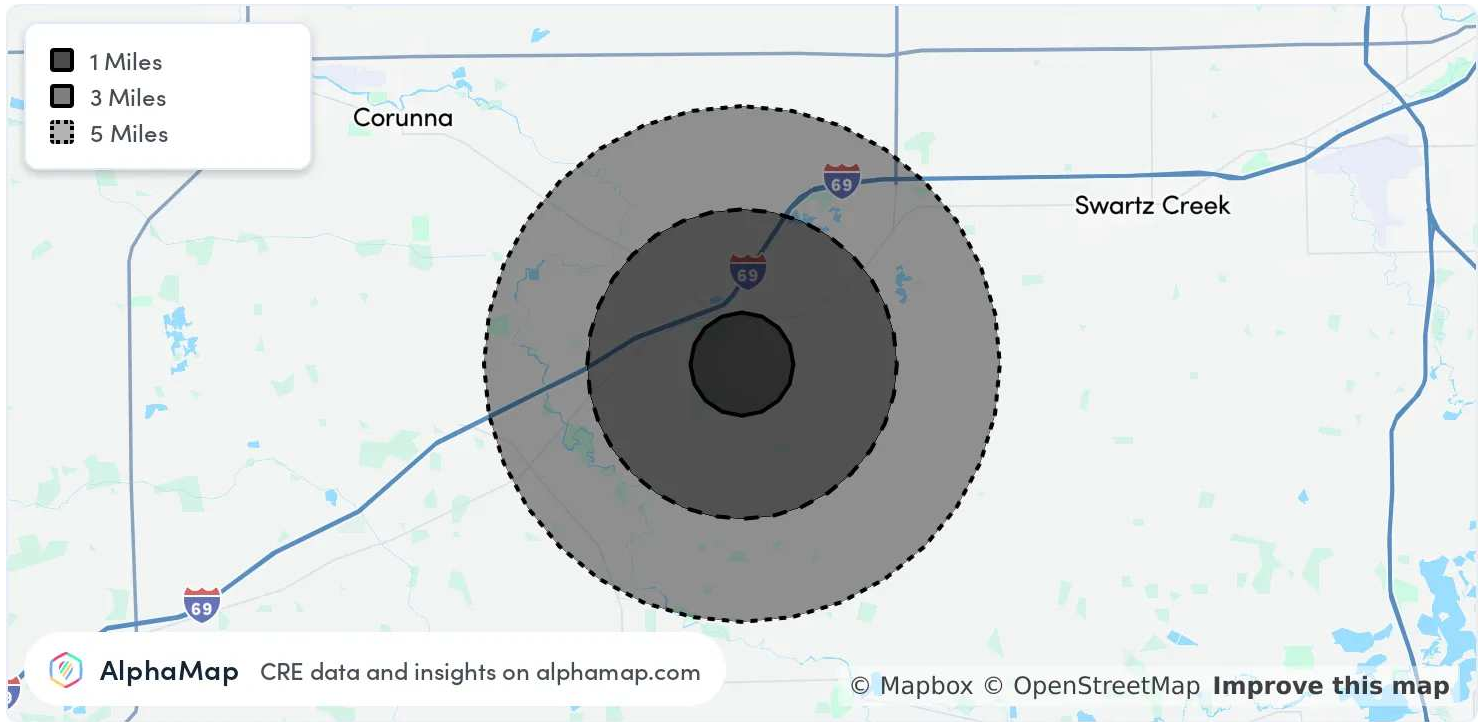
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,825	6,686	11,605
Average Age	43	44	44
Average Age (Male)	40	42	43
Average Age (Female)	45	45	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,660	2,890	4,882
Persons per HH	2.3	2.3	2.4
Average HH Income	\$63,687	\$67,411	\$74,874
Average House Value	\$151,714	\$160,965	\$187,147
Per Capita Income	\$27,690	\$29,309	\$31,197

Map and demographics data derived from AlphaMap

FOR SALE

