



OFFERING SUMMARY

Sale Price	\$269,000.00
Price per acre	\$42,766
Site Acres	6.29 AC
Site SF	273,992 SF
Sale Terms	Cash
Zoning	Commercial
Parcel ID #	08-011-045-70

PROPERTY OVERVIEW

Ready for development! 6.29 +/- acres with 400' feet of frontage on I-69. Immediate freeway access at entry/ exit ramps. Only minutes from thriving Downtown Lapeer

PROPERTY HIGHLIGHTS

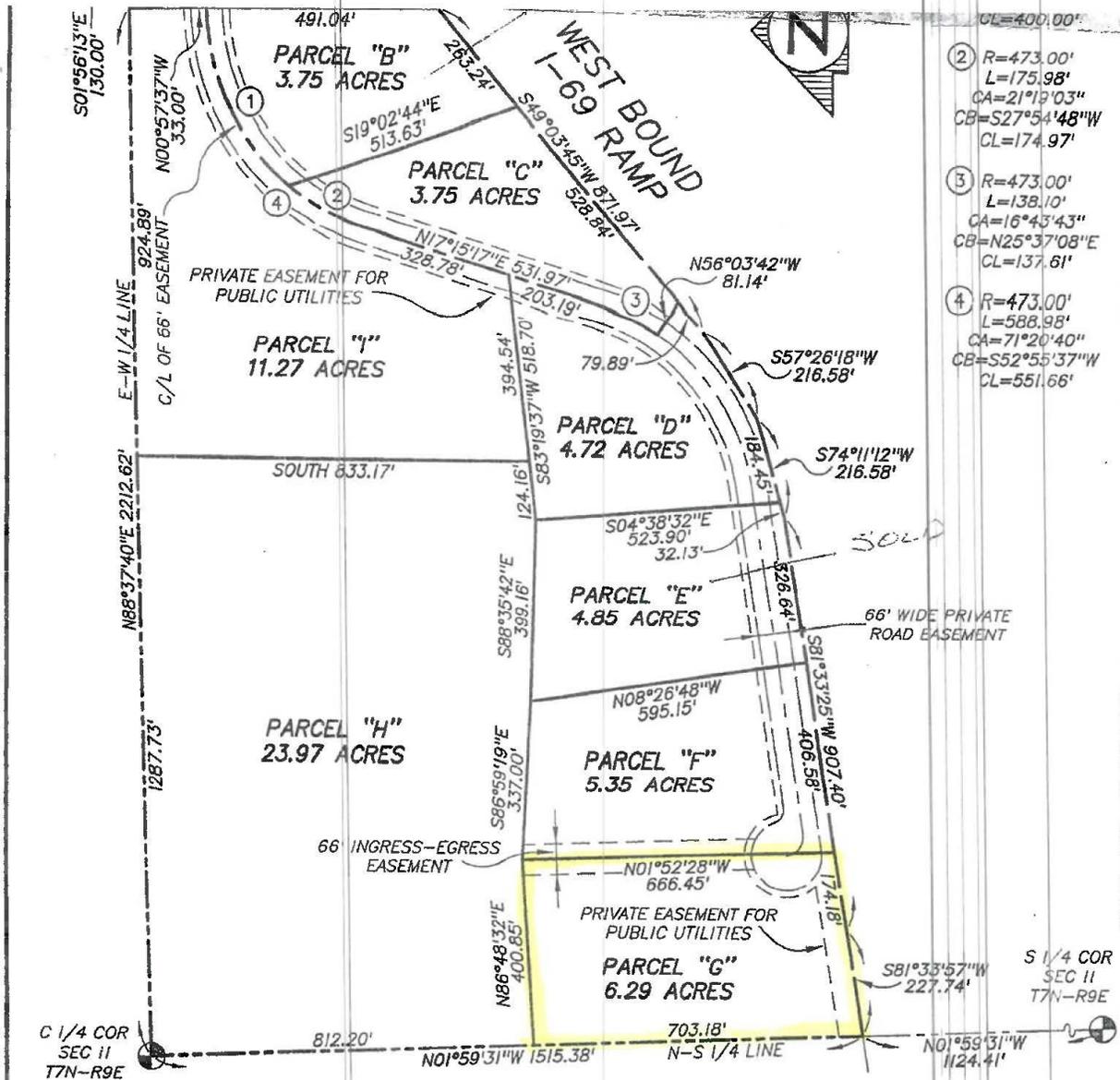
- ◆ Commercial zoning allows for many uses
- ◆ Great for service center, contractors, warehouse, storage and much more
- ◆ Directly across from the Lapeer Country Club
- ◆ Rapid growth area in Lapeer
- ◆ Easy ingress / egress from Lake Nepessing Rd
- ◆ Great for many potential uses



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Mount Clemens, MI 48043
586-469-8888
www.antonsowerby.com



LISTING AGENT:
Sue Blanchard
Direct Dial 586-300-6119
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BEARINGS ARE REFERENCED TO A SURVEY BY HB&E RECORDED IN L.3 OF SURVEYS, P.825, L.C.R.
 LEGEND: ○ = IRON SET, ● = IRON FOUND, ■ = MONUMENT FOUND, △ = SET LINE STAKE, ✕✕ = FENCE, (R) = RECORDED, (M) = MEASURED

SURVEY PREPARED FOR		<p align="center">PETER WHITMAN</p> <p align="center">SEC. 11 T 7 N -- R 9 E ELBA TOWNSHIP LAPEER COUNTY, MICHIGAN</p>	
CORPORATE OFFICE		<p align="center">ROWE INCORPORATED</p>	
6211 Taylor Drive	Mt. PLEASANT 127 S. Main	LAPEER 128 N. Saginaw	FLINT 132 N. Saginaw
810-341-7500	517-772-2138	810-664-9411	810-234-1200
SHEET NO. 1 OF 4	SCALE 1"=300'	FIELD	DRAWN MWW
DATE 12/10/99	0 150 300	CHECKED MGH	REVIS
		JOB NO. 99.0030	
		CAD DWG. 99.0030-CS-1	

