

6500 SECOR ROAD  
LAMBERTVILLE (BEDFORD TWP), MI 48144

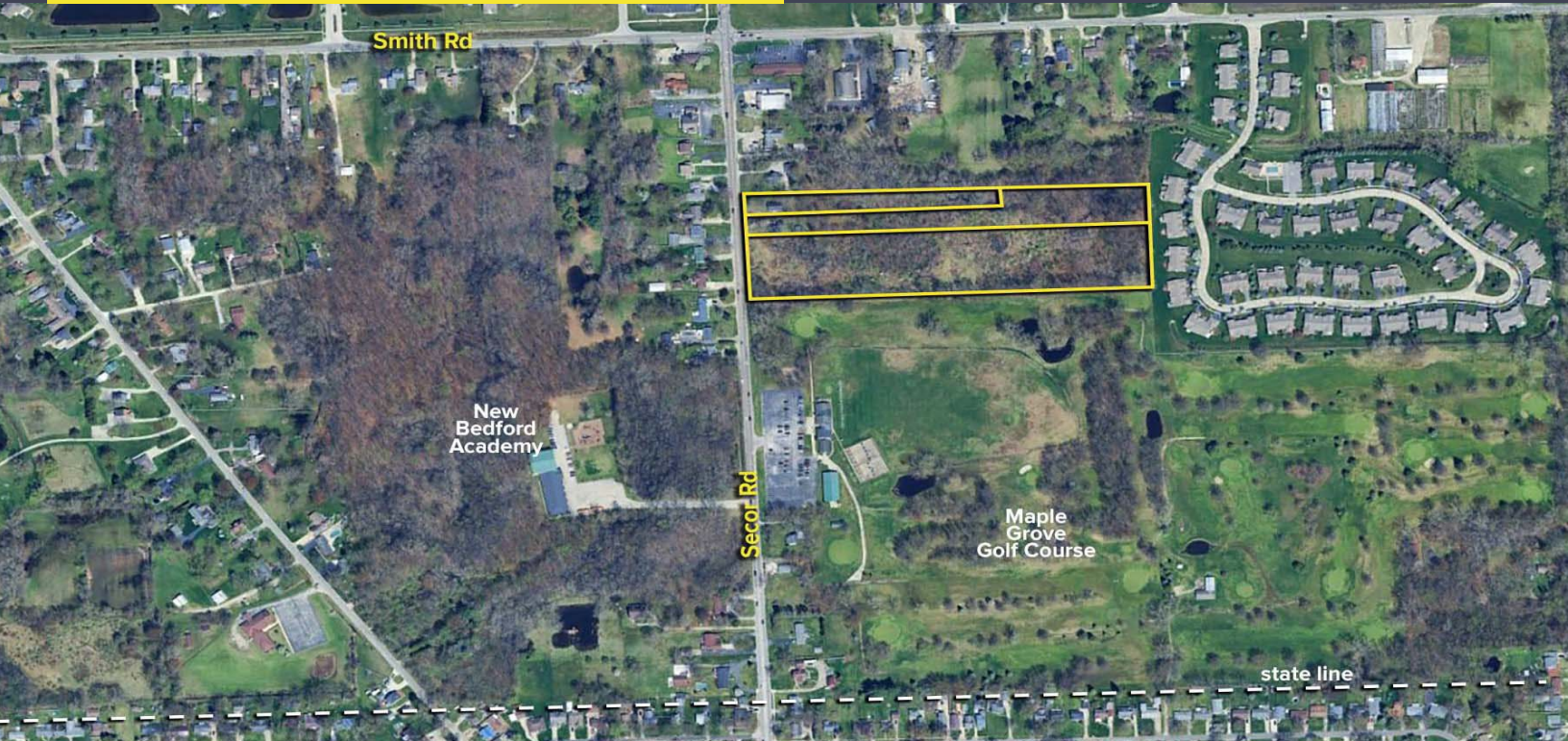
VACANT LAND FOR SALE  
11.54 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

## RESIDENTIAL DEVELOPMENT LAND



### GENERAL INFORMATION

Price:	\$865,575 (\$75,000/acre)
Acreage:	11.54 acres
Dimensions:	375'x 1,335'
Closest Cross Street:	Smith Road
County:	Monroe (Bedford Twp)
Zoning:	RM-2
Easements:	Of record
Curb Cuts:	Three
Topography:	Flat
Survey Available:	Yes - boundary



For more information, please contact:

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6500 Secor Road, Lambertville, MI 48144

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PROPERTY DESCRIPTION	
Environmental Report:	No
Drainage:	Good
Improvements:	2 houses - 1,488 SF & 1,410 SF
Restrictions:	Of record
Sign on Property:	Yes
Adjacent Land	
North:	Residential
South:	Golf course
East:	Residential
West:	Residential

UTILITIES	
Electric:	Consumers Energy
Gas:	Michigan Gas Utilities
Water:	South County Water
Sanitary Sewer:	Yes
Storm Sewer:	Yes

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	6,960	\$80,909
3 MILE	60,428	\$73,711
5 MILE	148,889	\$73,366

TRAFFIC COUNTS (TWO-WAY)	
SECOR ROAD	14,921 (2024)
SMITH ROAD	13,202 (2024)

Comments:

- 66-unit approved residential development.
- .25 miles to Ohio state line.
- Rapidly developing area.
- Minutes to Kroger and many other retailers, dining, medical and professional services.
- Wetland remediated.
- Bedford Public Schools.
- Drainage easement on east side of parcel.

2024 REAL ESTATE TAXES					
Address	Parcel #	Acreage	Taxes	Zoning	Improvements
6500 Secor	01-105-025-00	2.5	\$2,999.17	RM-2	1,488 SF house
6508 Secor	02-105-023-00	1.0	\$2,250.05	RM-2	1,410 SF house
0 Secor	02-105-026-00	7.5	\$1,582.74	RM-2	Vacant land

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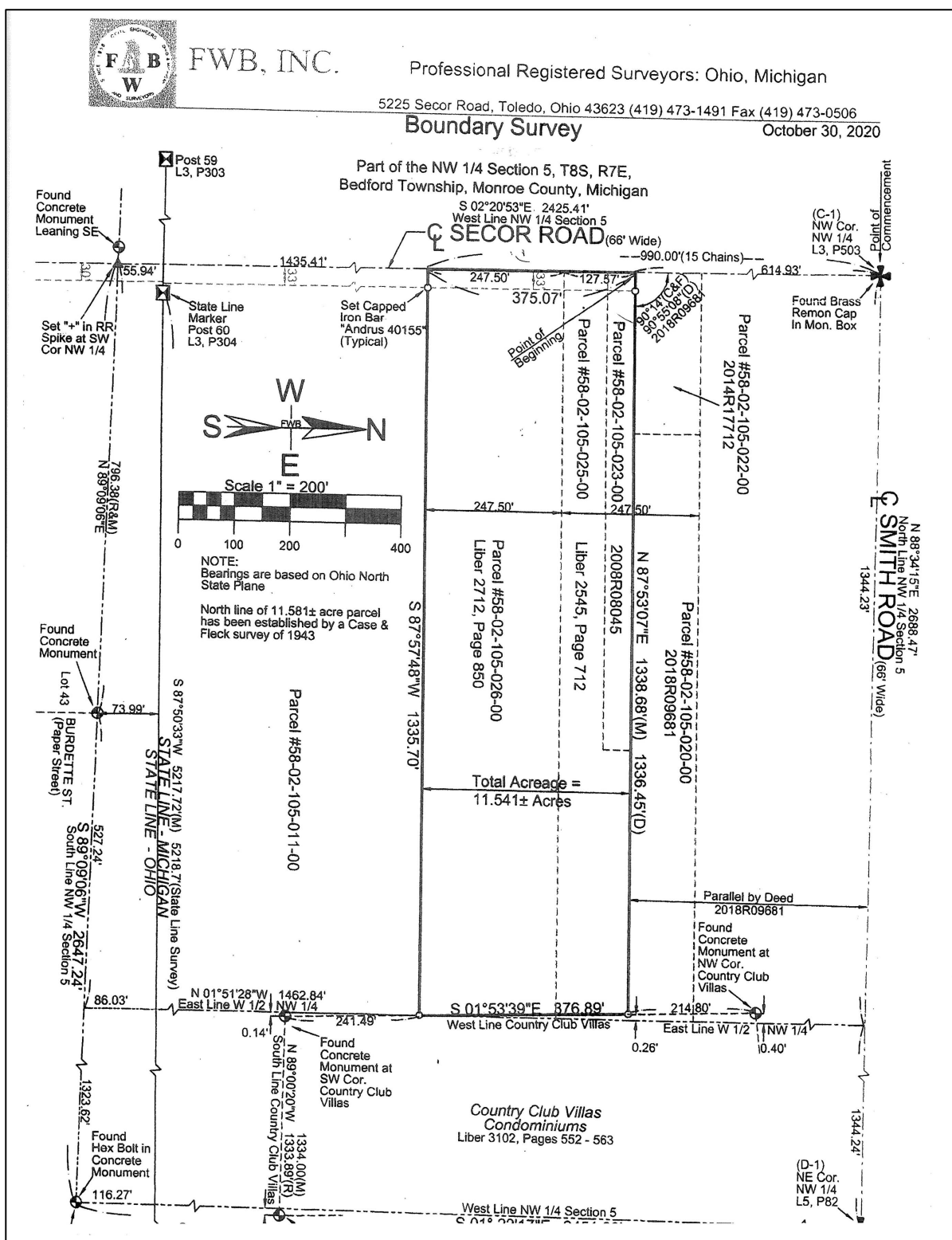
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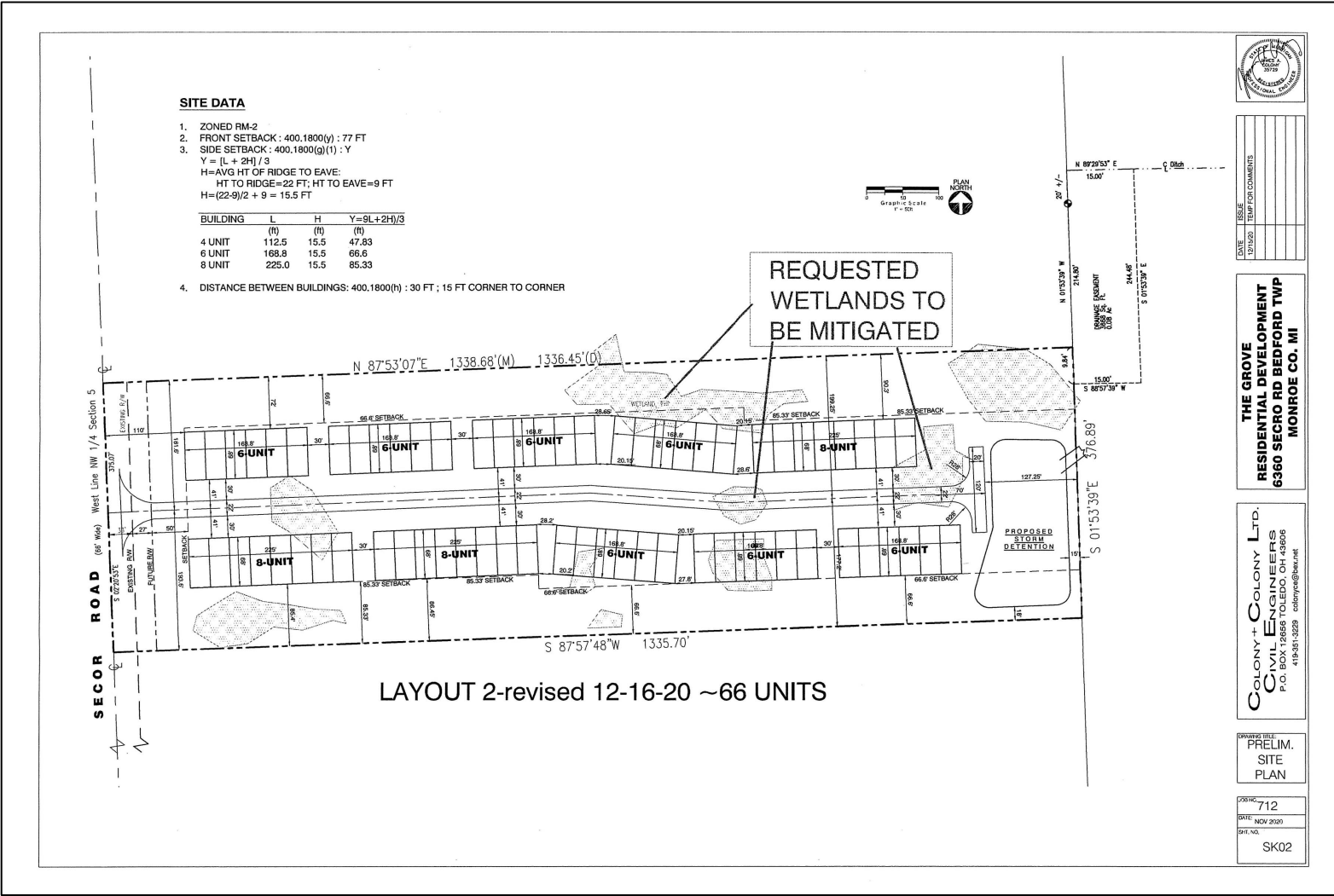
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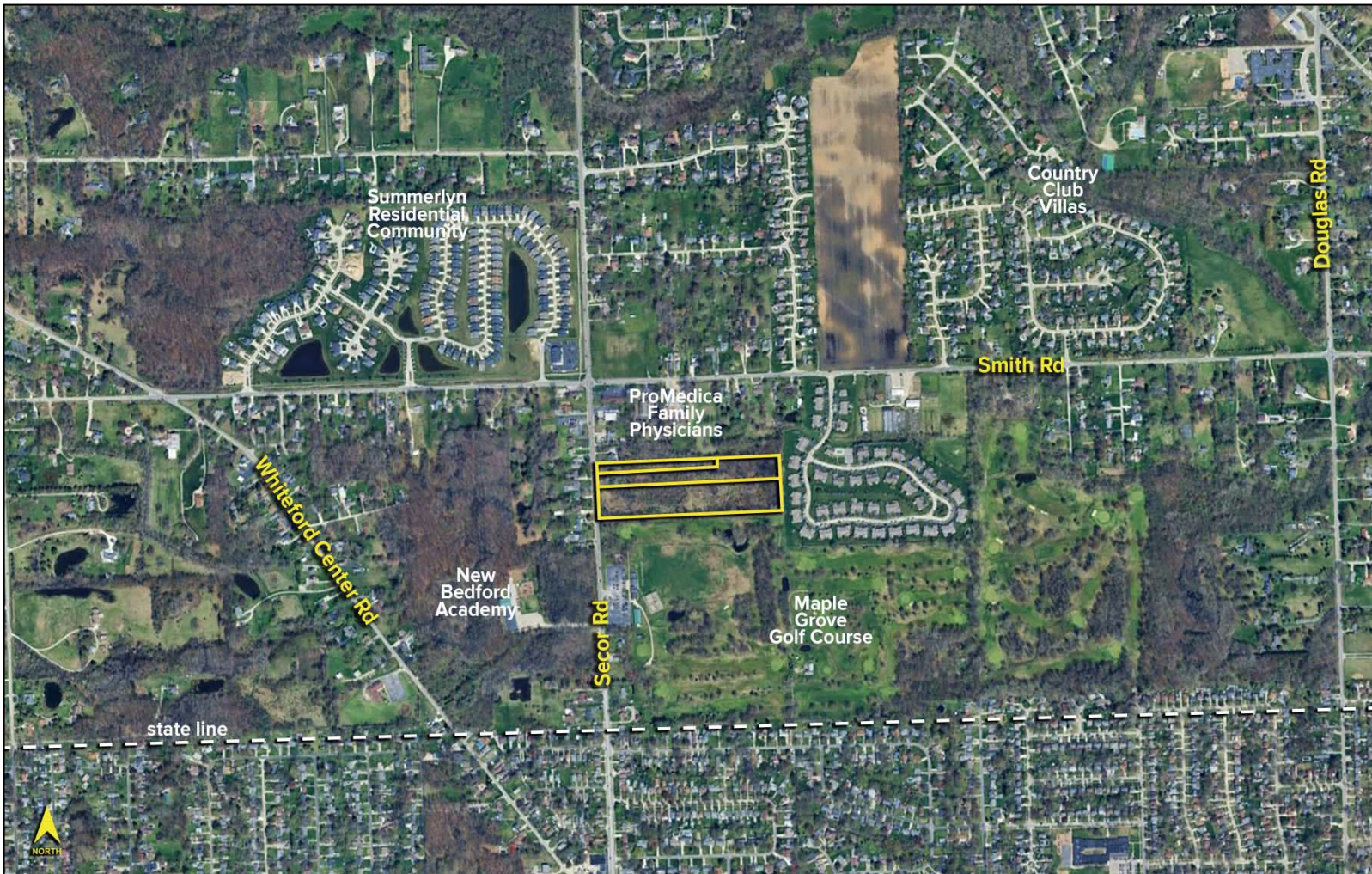
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