

6500 SECOR ROAD
LAMBERTVILLE (BEDFORD TWP), MI 48144

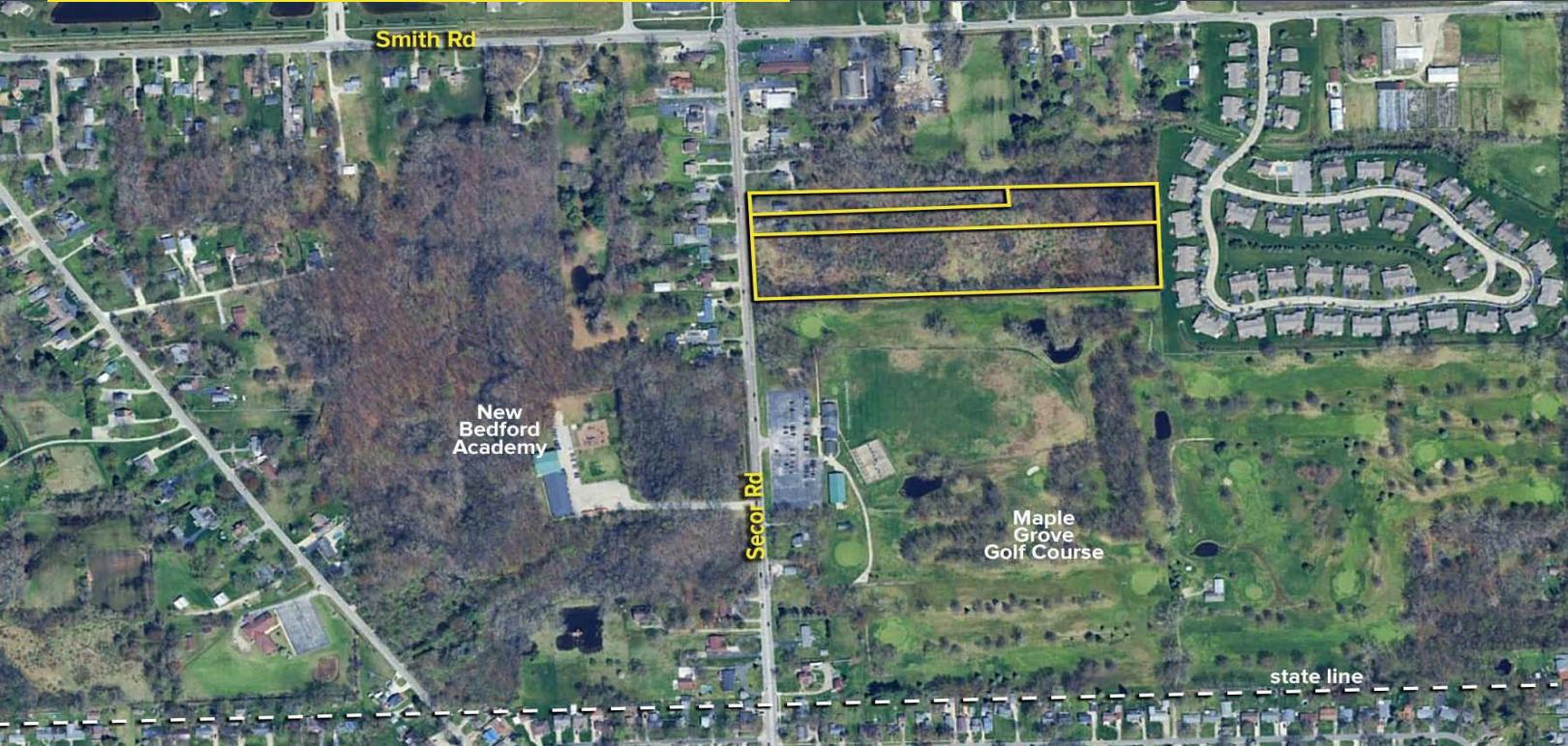


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VACANT LAND FOR SALE
11.54 Acres Available

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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7150 Granite Circle, Suite 200
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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

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.

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)

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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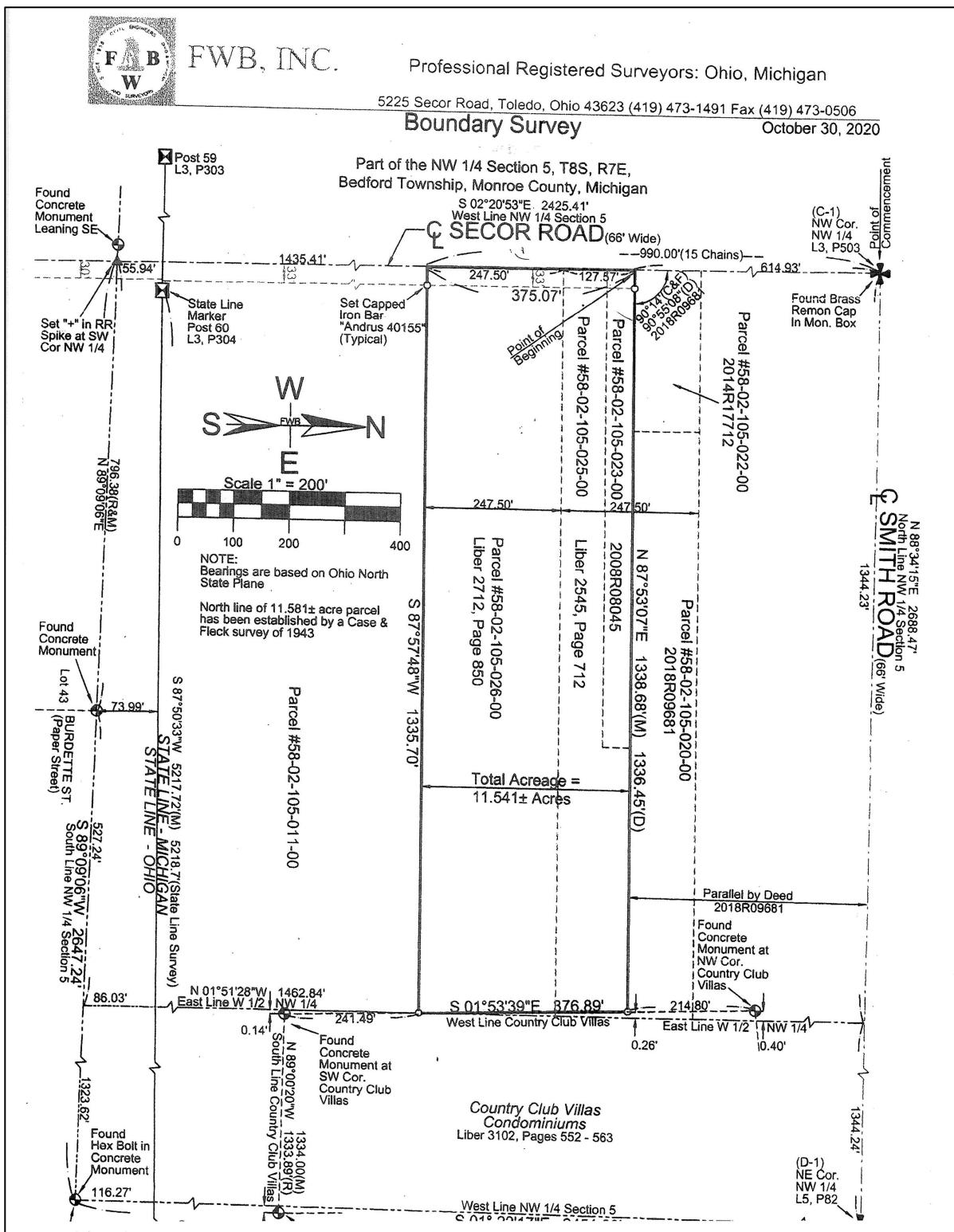
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6500 Secor Road, Lambertville, MI 48144

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Acres

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SITE DATA

1. ZONED RM-2
2. FRONT SETBACK : 400.1800(y) : 77 FT
3. SIDE SETBACK : 400.1800(g)(1) : Y

$$Y = [L + 2H] / 3$$

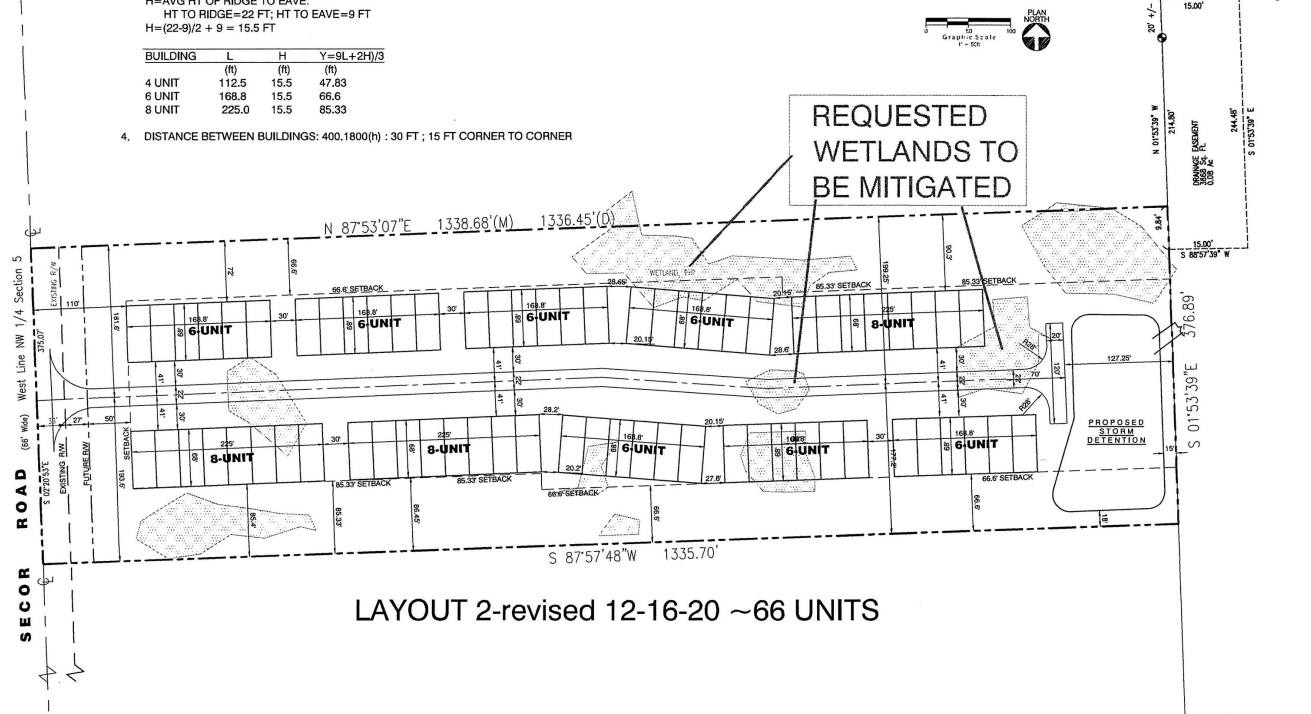
H=AVG HT OF RIDGE TO EAVE:

$$HT \text{ TO RIDGE} = 22 \text{ FT}, HT \text{ TO EAVE} = 9 \text{ FT}$$

$$H = (22-9)/2 + 9 = 15.5 \text{ FT}$$

BUILDING	L (ft)	H (ft)	Y=9L+2H)/3 (ft)
4 UNIT	112.5	15.5	47.83
6 UNIT	168.8	15.5	66.6
8 UNIT	225.0	15.5	85.33

4. DISTANCE BETWEEN BUILDINGS: 400.1800(h) : 30 FT ; 15 FT CORNER TO CORNER



1 LAYOUT 2-revised 12-16-20 ~66 UNITS

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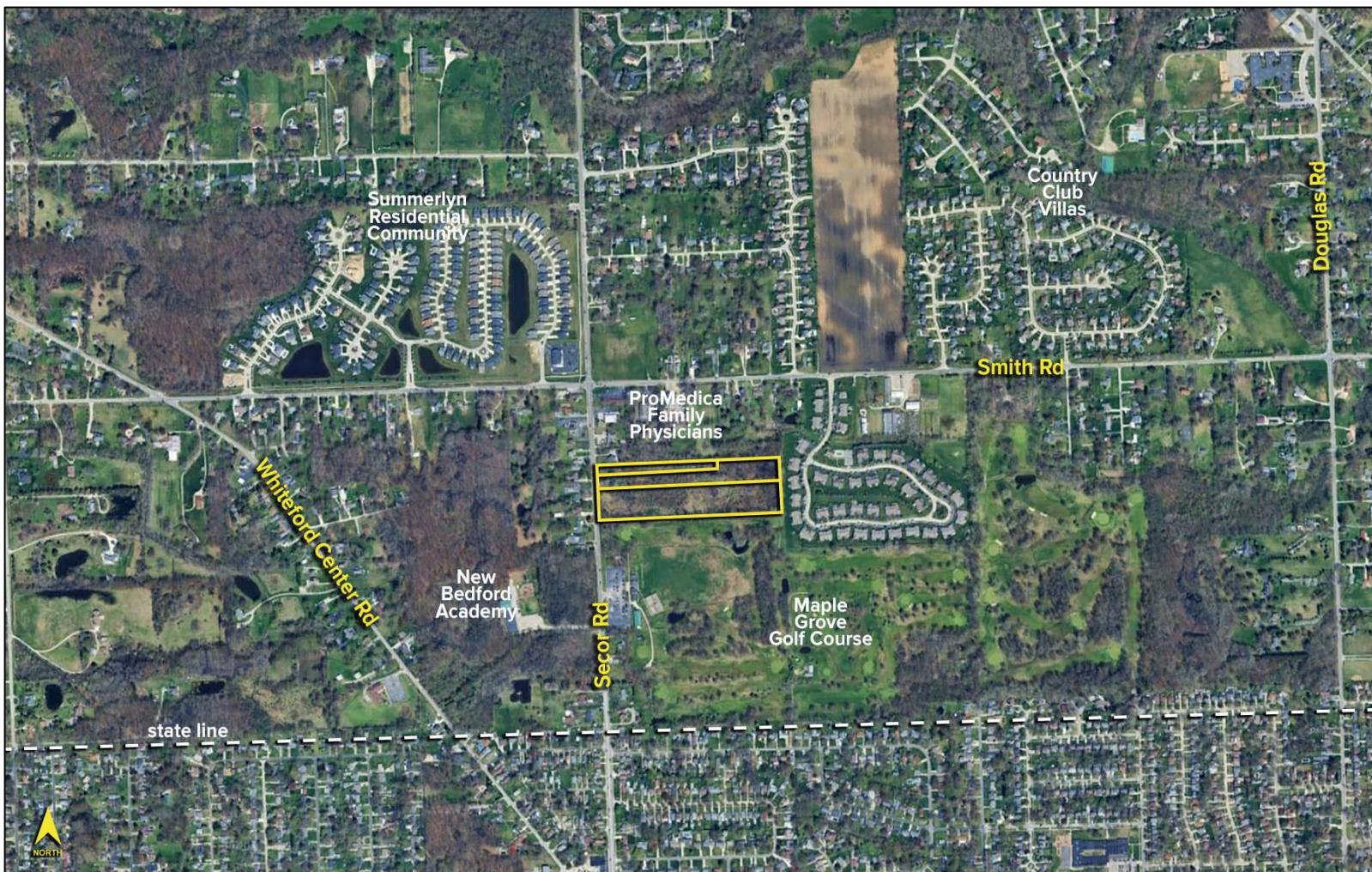
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