



LAND For Sale

Location: 2149 Nine Mile Road
Side of Street: East
City: Warren, MI
Cross Streets: Methuen Ave.
County: Macomb

Acreage: 0.44

Improvements: N/A

Zoning: M-2

Dimensions:

UTILITIES

Sanitary Sewer: No

Gas: No

Storm Sewer: Yes

Outside Storage: No

Water: No

Rail Siding: No

ADJACENT LAND

North: Residential

East: M-2

South: M-2

West: M-1

PRICING INFORMATION

Asking Price: \$149,000.00

Per Acre:

Parcel #: 12-13-30-354-026

Per SqFt :

Assessor Number: N/A

Terms:

Taxes: \$1,398.66 (2023)

TRAFFIC INFORMATION

Yr: 2025 Count: 13,845 Ryan Rd. N. of 9 Mile Rd.

Yr: 2025 Count: 13,624 Ryan Rd. S. of 9 Mile Rd.

Yr: 2025 Count: 14,022 9 Mile Rd. W. of Ryan Rd.

Yr: 2025 Count: 12,143 9 Mile Rd. E. of Ryan Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	15,719	\$55,835
3 Mile Radius	125,647	\$61,773
5 Mile Radius	355,071	\$64,348

Comments: Land with parking lot and ability to expand on 9 Mile in Warren. Income generating billboards in place. Parking lot is in good shape, has been very lightly used since installation. Can be purchased with 2219 E Nine Mile, which is directly East of parking lot.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Dan Morrow, (248) 799-3144, dmorrow@signatureassociates.com

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.