

## 1.75 ACRES OLD US 23

1.75 Acres Old US 23, Brighton, MI 48114



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 1.75 Acres Old US 23 | Brighton, MI 48114

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**PROPERTY OVERVIEW**

This 1.75 Acre site offers significant upfront cost savings and streamlined readiness for construction. Ideal for Commercial, Office, of Mixed-Use Development.

**OFFERING SUMMARY**

Sale Price:	\$238,500
Lot Size:	1.75 Acres
Price / Acre:	\$136,286
Zoning:	B-2 Commercial

**PROPERTY HIGHLIGHTS**

- 200' Frontage on S Old US-23
- Zoned B-2 Commercial
- Corner Lot
- Build Ready
- Joint Venture Possible
- Office, Retail, Medical
- Installed Retention/Detention Infrastructure
- Completed Curb Cut & Approach

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**BUILDING/PROPERTY INFORMATION: 1.75 Acres Old US 23 | Brighton, MI 48114**

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**BUILDING INFORMATION**

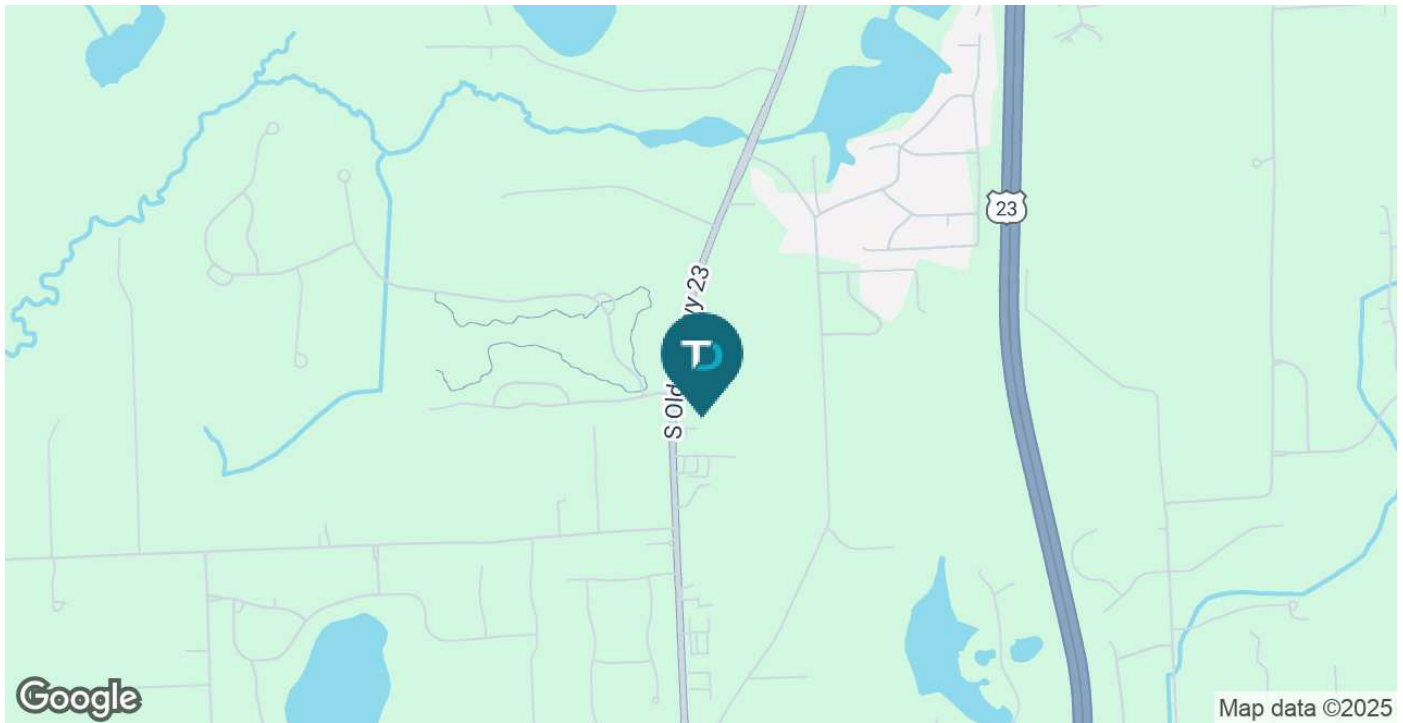
Price/SF: \$3.13  
Price/AC: \$136,286  
Utilities: Municipal Sewer at Site Line

**PROPERTY INFORMATION**

Lot Size: 1.75 Acres  
Property Type: Land  
Property Subtype: Industrial  
Zoning: B-2 Commercial  
Taxes: 2025 Summer - \$2,068  
2024 Winter - \$923  
Traffic Count: Old US-23 - 13,814 VPD  
Taylor Rd - 2,443 VPD  
(MPSI 2024)  
Legal Description: Available Upon Request  
APN: 1204300043

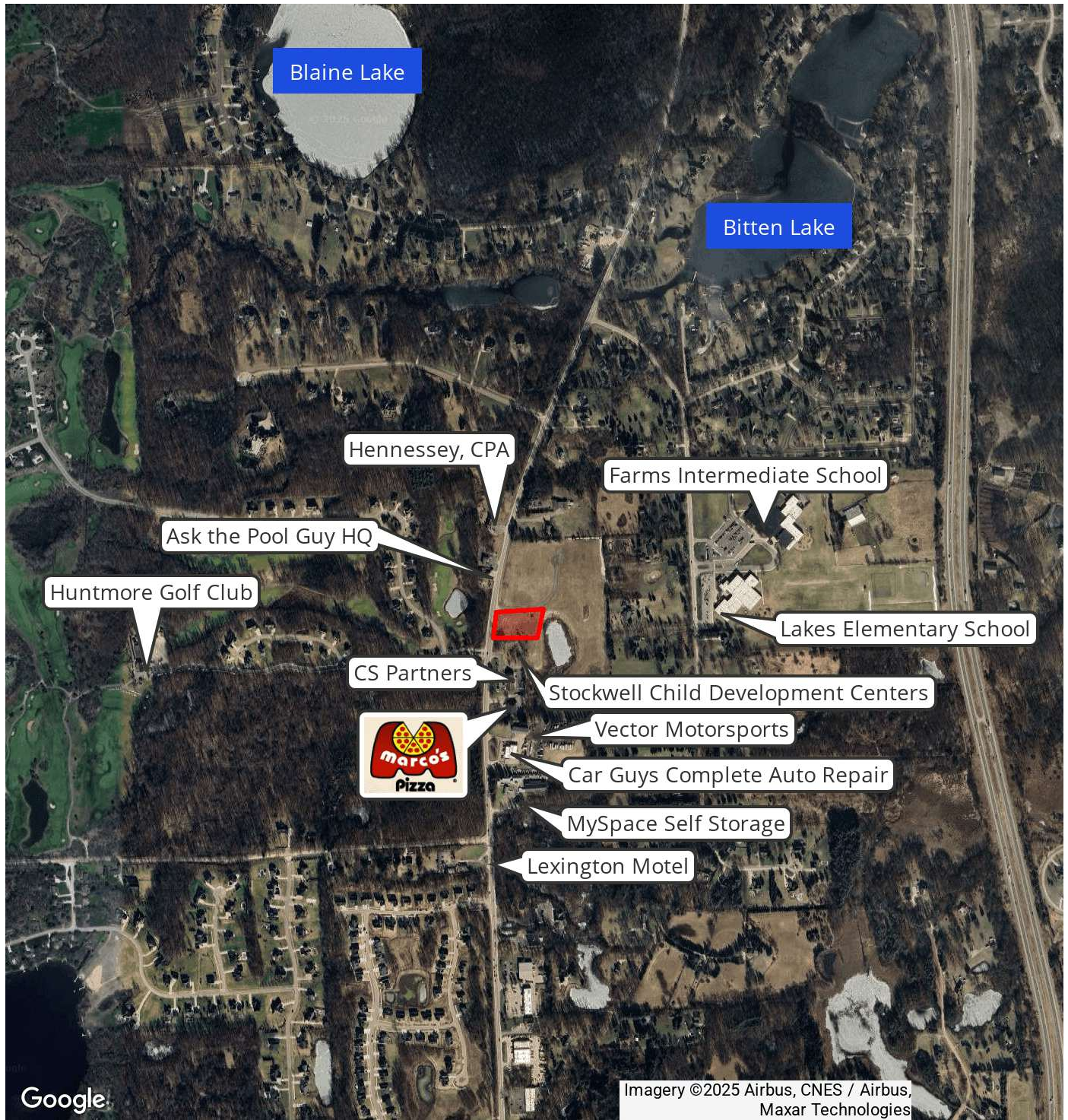
**LOCATION INFORMATION**

Located on East side of Old US-23, across from Estancia Dr.





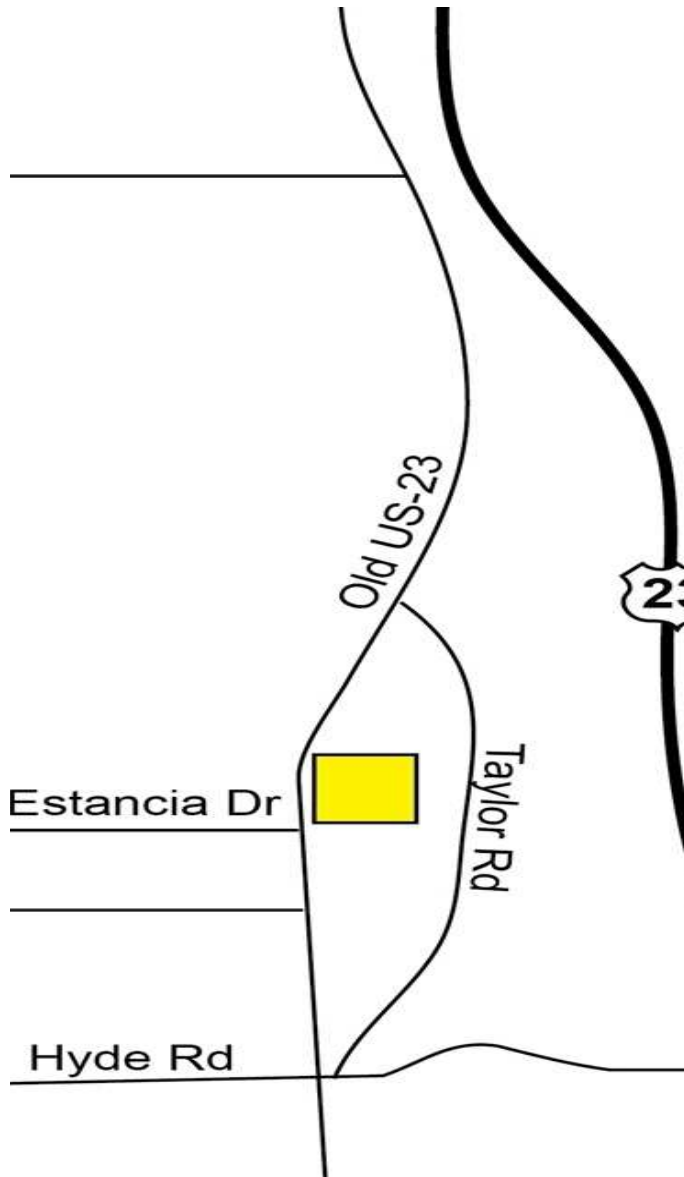
**RETAILER MAP:** 1.75 Acres Old US 23 | Brighton, MI 48114



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**COMPLETE HIGHLIGHTS:** 1.75 Acres Old US 23 | Brighton, MI 48114

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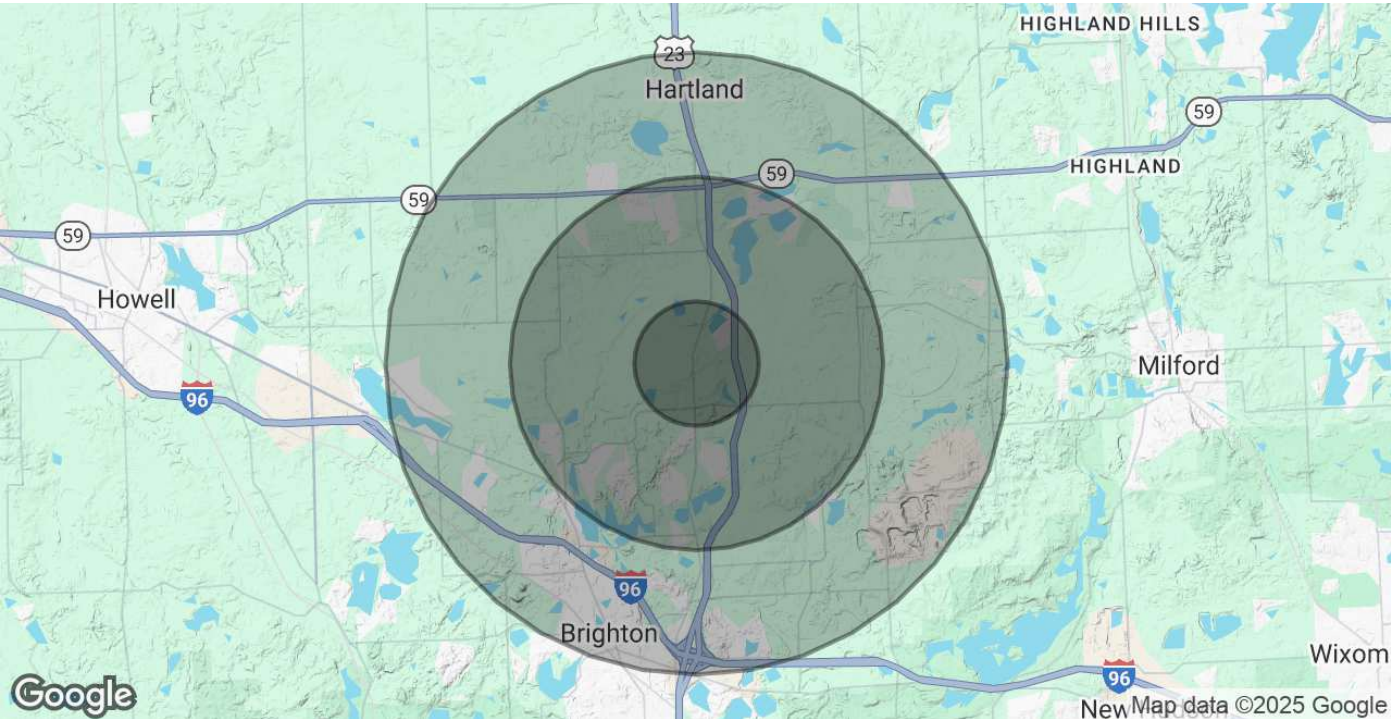
**PROPERTY HIGHLIGHTS**

- Situated in Brighton Township, this 1.75-acre property is zoned for commercial, retail, and medical use, offering endless possibilities for development.
- Conveniently located near major highways, ensuring easy access for customers and clients. The property is just minutes away from I-96, providing excellent connectivity to surrounding areas.
- Ideal for a variety of commercial ventures, including retail stores, medical offices, and professional services. The zoning allows for flexible use, making it perfect for businesses looking to expand or establish a presence in a thriving community.
- Brighton Township is experiencing rapid growth, with increasing demand for commercial spaces. This property offers a unique opportunity to capitalize on the area's expanding market and vibrant economic environment.
- High visibility location with significant vehicle traffic, ensuring maximum exposure for your business. The property is positioned on Old US-23, attracting potential customers and clients.
- With the area's growth trajectory, this property is ideal for developers and investors looking to tap into the commercial real estate market.



DEMOGRAPHICS MAP & REPORT:

1.75 Acres Old US 23 | Brighton, MI 48114



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,612	18,089	43,697
Average Age	41	41	43
Average Age (Male)	40	40	42
Average Age (Female)	42	42	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	565	6,532	16,939
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$156,488	\$147,886	\$133,898
Average House Value	\$431,819	\$452,494	\$416,247

Demographics data derived from AlphaMap