



FOR SALE

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LISTED BY:
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FOR SALE

88+/- Acres S. Lapeer Road

Metamora Twp., MI 48455



Sale Price: \$1,760,000.00

DESCRIPTION

88 Flat Acres just south of the Village of Metamora. This site is located at the corner of Brauer Road and M-24 Highway.

PROPERTY HIGHLIGHTS

- 88 Acres in desirable Oakland County.
- Master Planned for 1 acre lots.
- Build near the beautiful Metamora Golf Club.
- Lapeer Community Schools.

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BUILDING INFORMATION

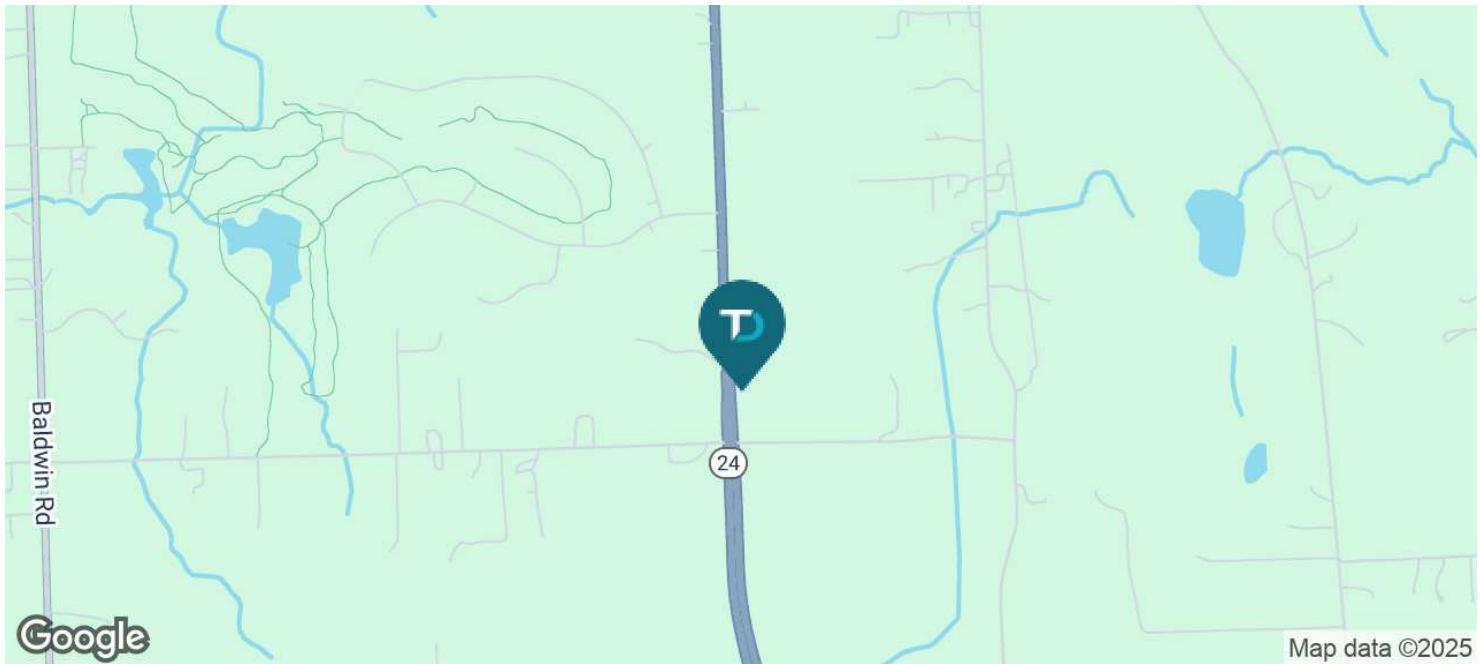
SALE PRICE:	\$1,760,000.00
Price/AC:	\$20,000
Utilities:	Municipal Water & Septic
School District:	Lapeer Community Schools
Taxes:	2024 Winter = \$9,179.66 2025 Summer = \$2,850.38

PROPERTY INFORMATION

Lot Size:	88 Acres
Property Type:	Residential Land
Zoning	Agricultural
Traffic Count:	Lapeer Road = 18,200
Legal Description:	Available upon request.
APN:	015-029-002-10

LOCATION INFORMATION

Located on the east side of M-24 (Lapeer Road), just south of Brocker Road and east of Baldwin Road.



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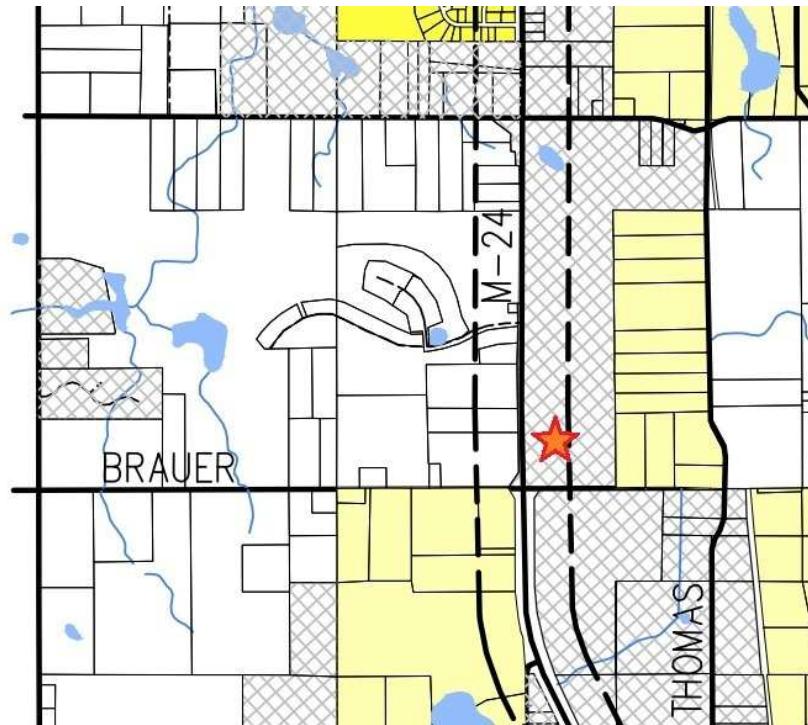
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- (diagonal lines) A-1 AGRICULTURAL
- (white) A-2 AGRICULTURAL
- (yellow) R-1 SINGLE FAMILY
- (light yellow) R-2 SINGLE FAMILY
- (light green) OSR OPEN SPACE RESIDENTIAL
- (red) RM MULTIPLE FAMILY
- (dark red) MH MOBILE HOME
- (blue) O-1 LOCAL OFFICE
- (pink) B-1 LOCAL BUSINESS
- (orange) B-2 GENERAL BUSINESS
- (purple) M-1 LIGHT MANUFACTURING
- (green) RC RECREATION
- (double line) M-24 CORRIDOR ACCESS MANAGEMENT OVERLAY
- (light blue) TRANSITORY EXTRACTION USE PLANNED UNIT DEVELOPMENT
- (grey) VILLAGE OF METAMORA
- PRIVATE ROAD
- UNIMPROVED RIGHT OF WAY

	LOT SIZE (ACRES)	HOUSE SIZE (SQ. FT)
A-1	1	1100
A-2	10	2000
R-1	1	1200
R-2	5	1600
OSR	2.5	1600

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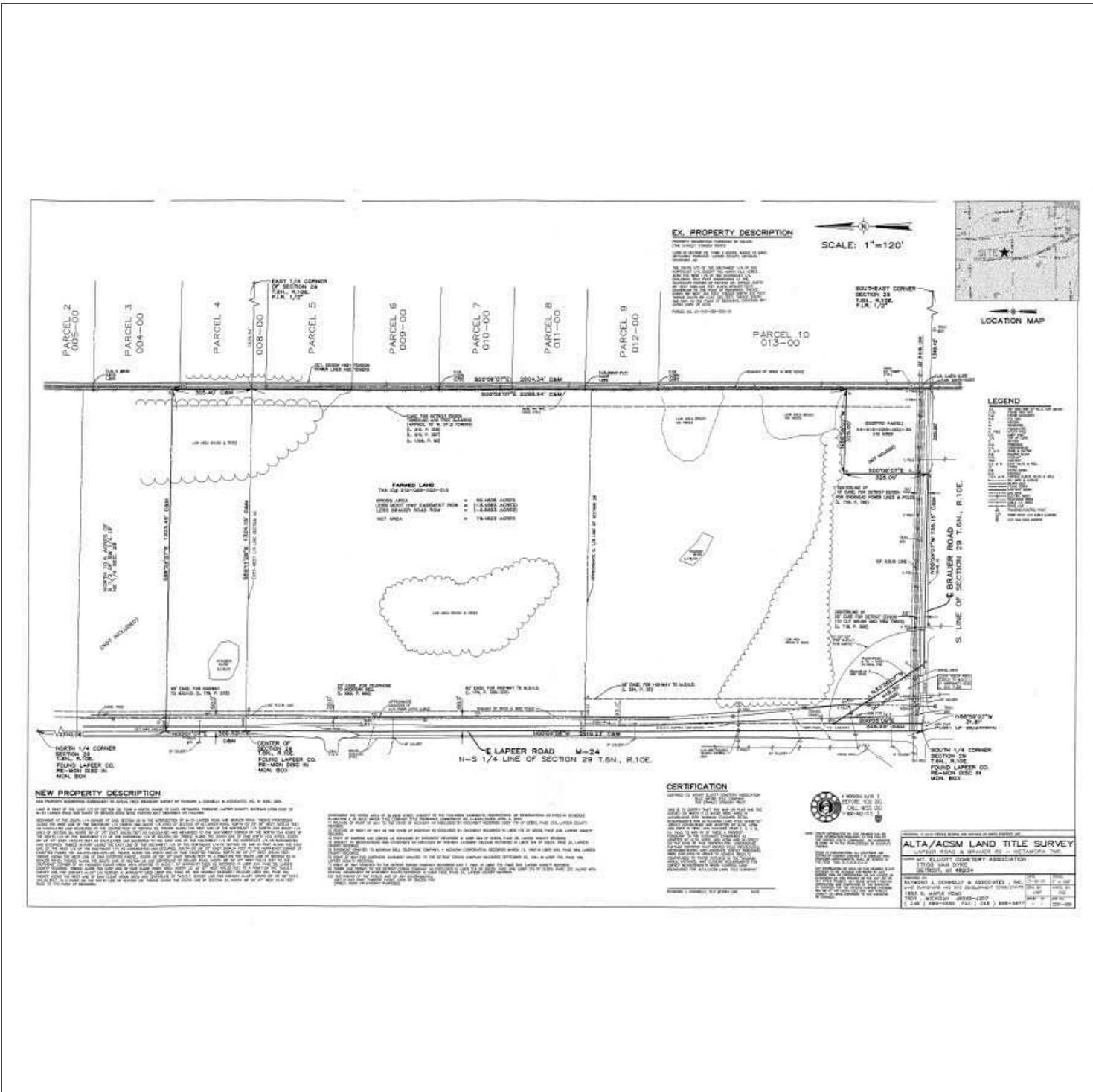
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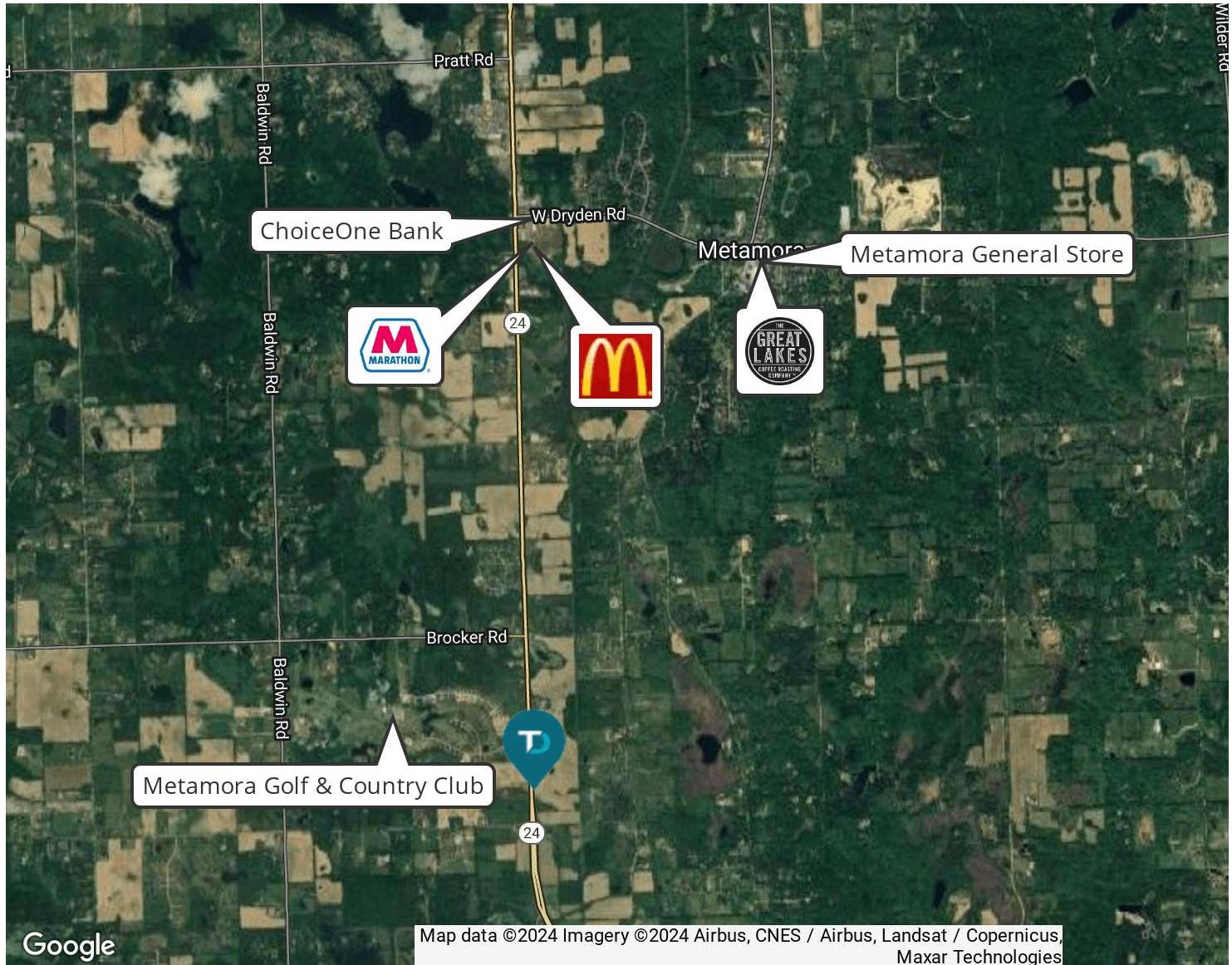
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DEMOGRAPHIC INFORMATION

	1 MILE	5 MILES	10 MILES
Total population	383	15,900	100,801
Median age	39.9	39.6	39.8
Total households	141	5,653	35,855
Average HH income	\$84,709	\$86,597	\$86,061
Average house value	\$301,408	\$272,607	\$248,718

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