EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

CAMBRIDGE PARK CONDOMINIUMS

3365 Field Road, Clio, MI 48420



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 3365 Field Road | Clio, MI 48420



PROPERTY OVERVIEW

15 acres available for sale. Site plan approved for 53 duplex condominium units.

OFFERING SUMMARY

Sale Price REDUCED:	Was $135,000 NOW $125,000
Lot Size:	15 Acres
Price / Acre:	$8,333
Zoning:	MU-1

PROPERTY HIGHLIGHTS

- Per unit pricing allows for an attractive development opportunity
- Site plan approved for 53 duplex condominium units
- City water and sewer
- In a growing community
- Land contract terms available

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 3365 Field Road | Clio, MI 48420

LAND INFORMATION

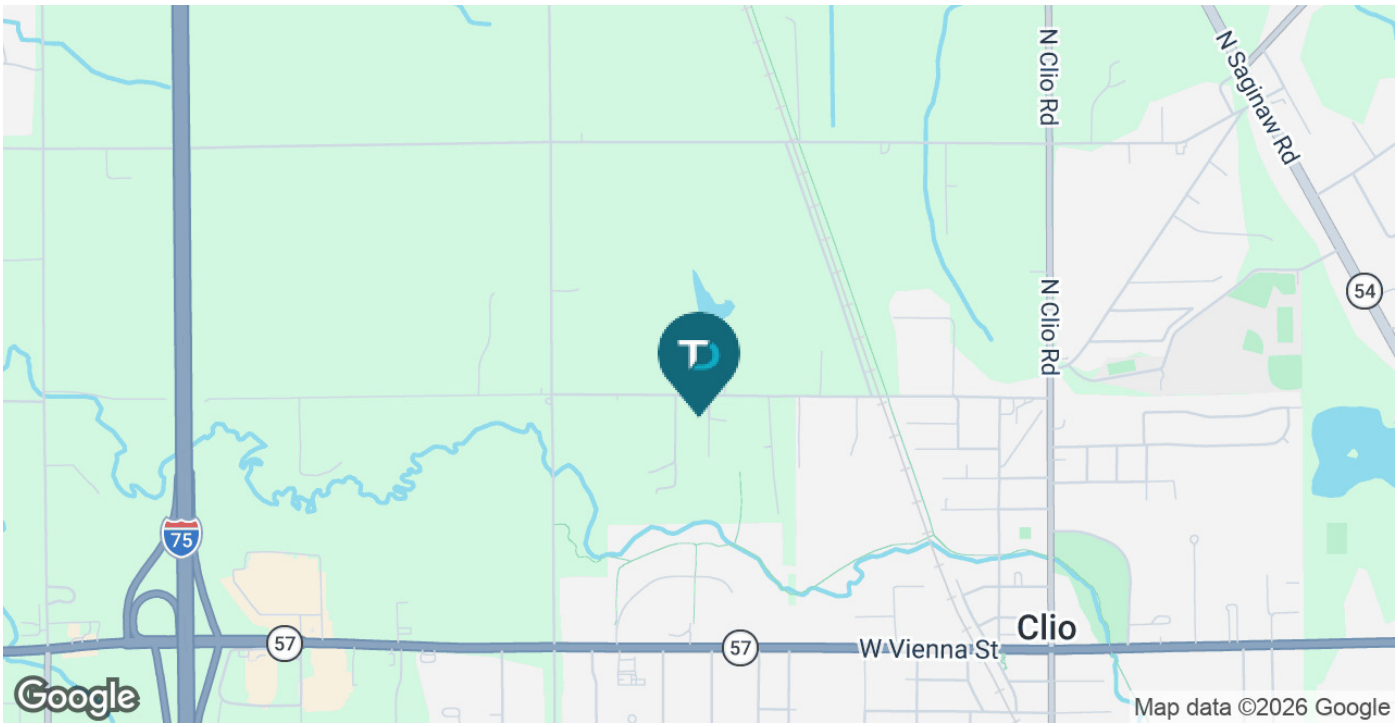
Price/AC:	$8,333
Utilities:	Municipal water and sanitary available at site.
2025 Winter Tax:	$1,046.58
2026 Summer Tax:	$951.21

PROPERTY INFORMATION

Lot Size:	15 Acres
Property Type:	Land
Property Subtype:	Residential
Zoning	MU-1
Legal Description:	Available upon request
APN:	18-15-300-010; 18-15-300-01

LOCATION INFORMATION

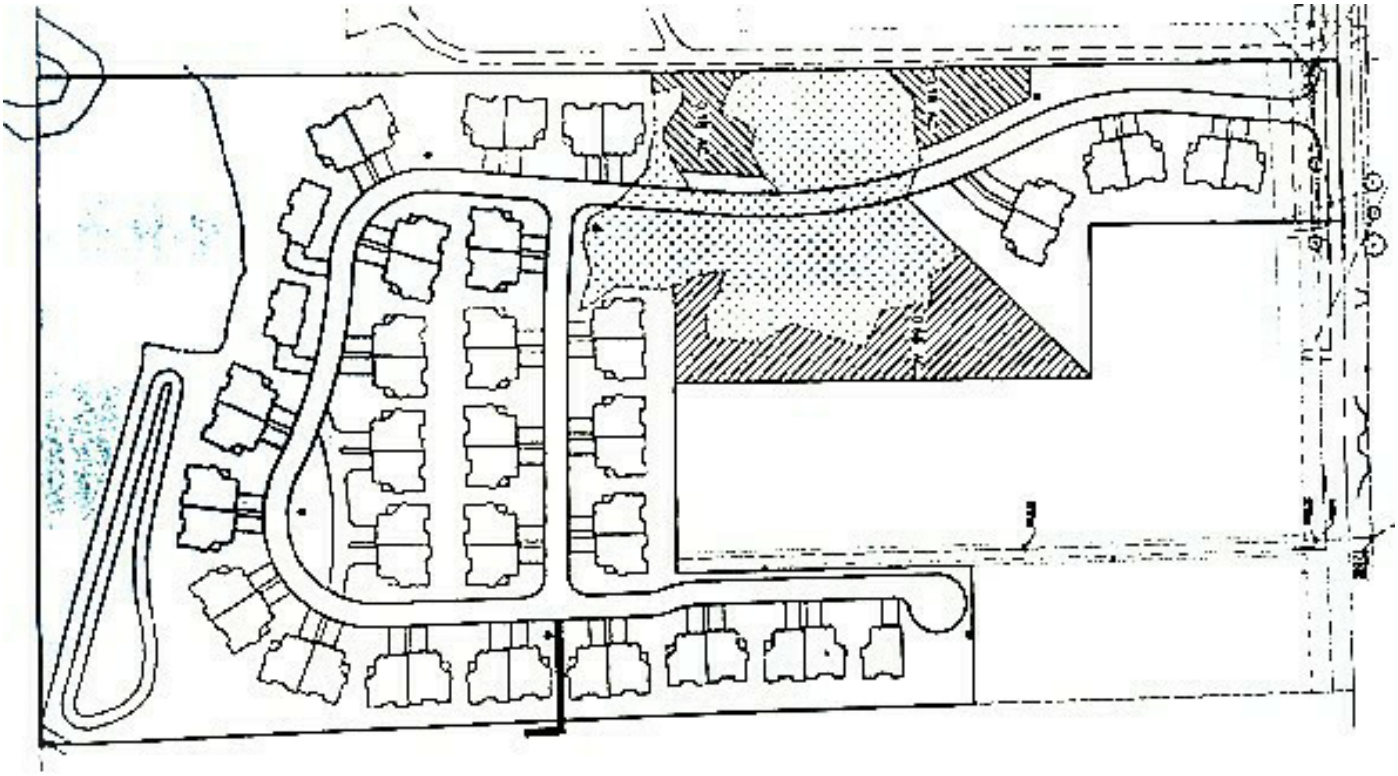
Vienna Township, Gennesee County, MI. Located on Field Road, one mile east of I-75.



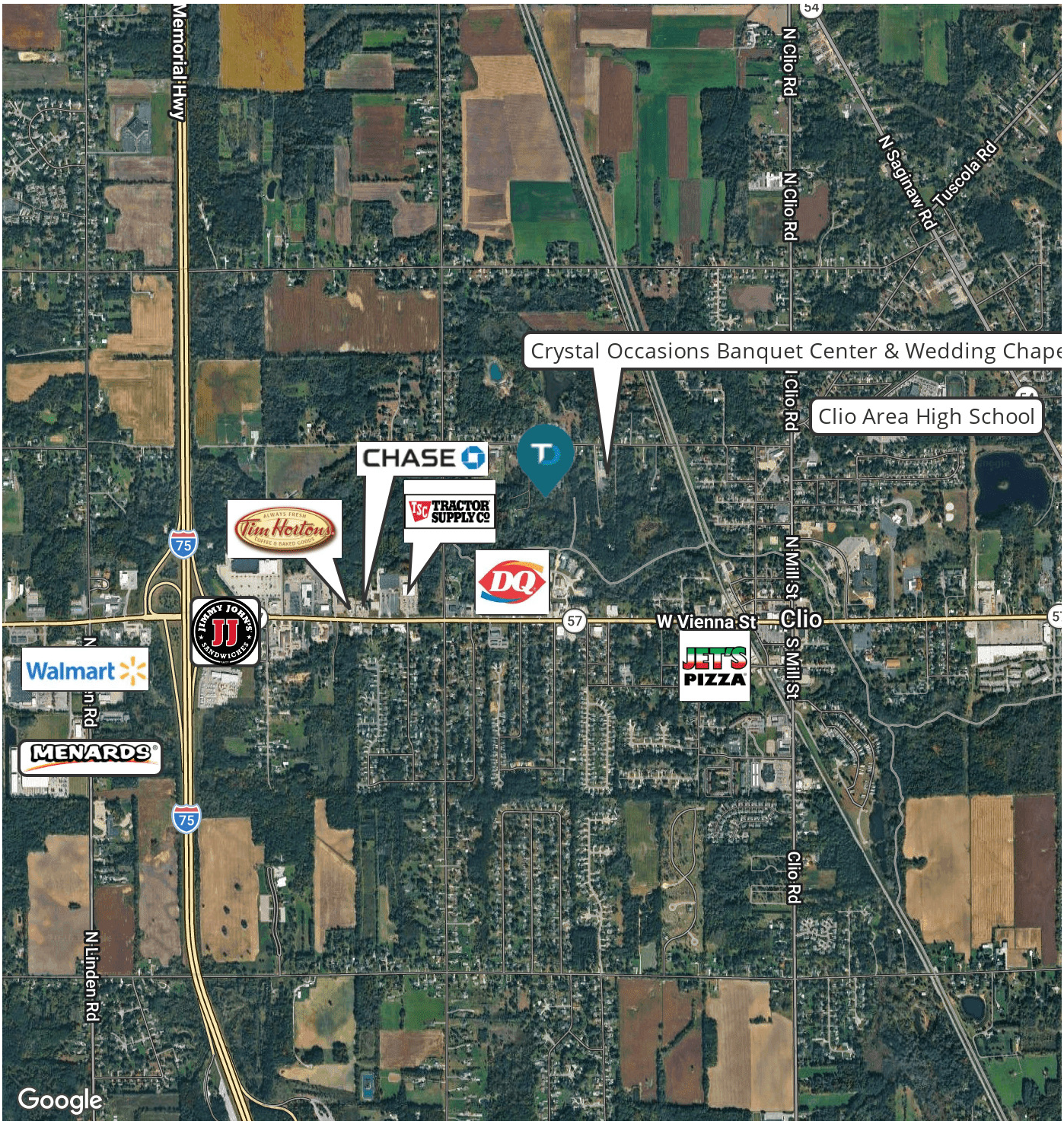
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SITE PLAN: 3365 Field Road | Clio, MI 48420



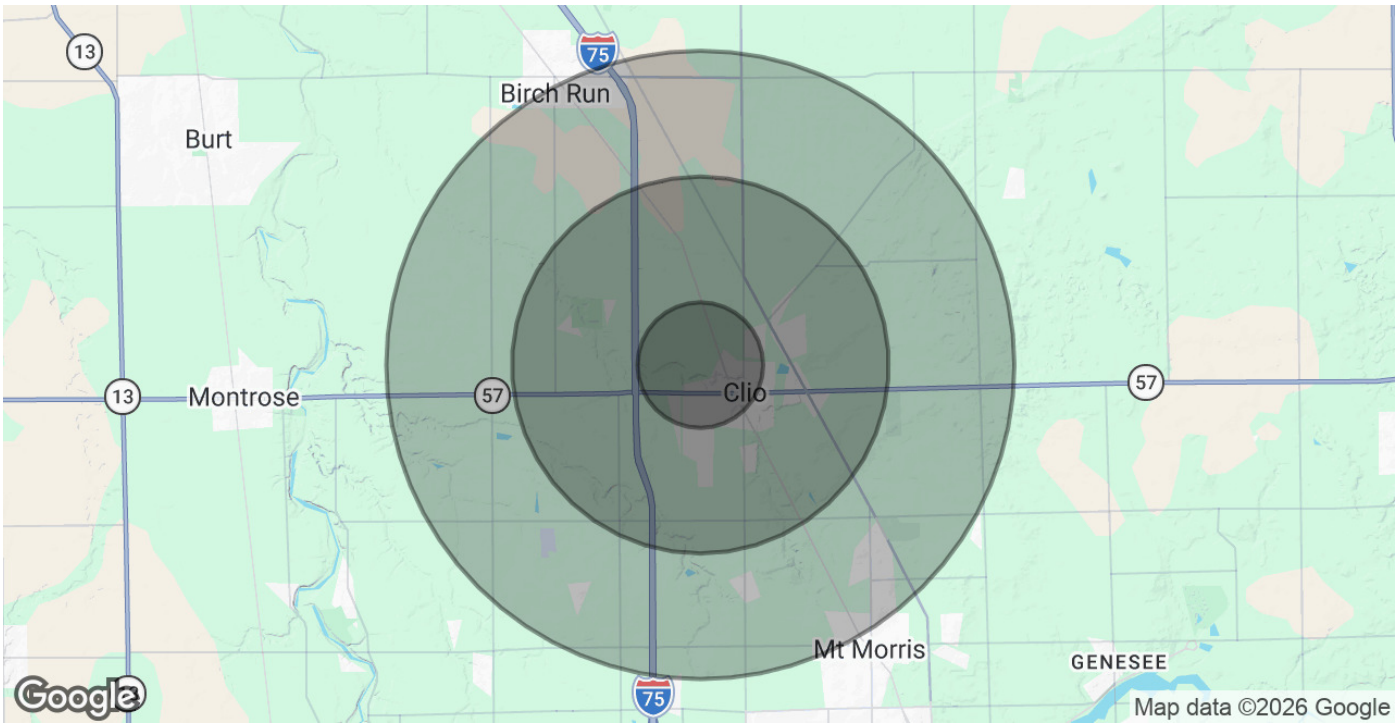
RETAILER MAP: 3365 Field Road | Clio, MI 48420



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DEMOGRAPHICS MAP & REPORT: 3365 Field Road | Clio, MI 48420



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,435	12,950	27,188
Average Age	45.4	44.1	43.0
Average Age (Male)	43.4	41.1	41.3
Average Age (Female)	51.3	46.4	45.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,125	5,539	11,027
# of Persons per HH	2.2	2.3	2.5
Average HH Income	$67,320	$79,858	$80,054
Average House Value	$150,139	$178,866	$173,625

2023 American Community Survey (ACS)

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