

3.57 ACRES NEC TELEGRAPH & PENNSYLVANIA - FOR SALE

NEC TELEGRAPH & PENNSYLVANIA RD, TAYLOR, MI 48180



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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 3.57 Acres NEC Telegraph & Pennsylvania | Taylor, MI 48180



OFFERING SUMMARY

Sale Price REDUCED: Was \$350,000
NOW \$300,000

Price / Acre: \$84,034

Lot Size: 3.57 Acres

Location Description: Located on the northeast corner of Telegraph Rd and Pennsylvania Rd in Taylor, MI.

APN: 60-091-99-0011-003

Zoning: I-2

PROPERTY HIGHLIGHTS

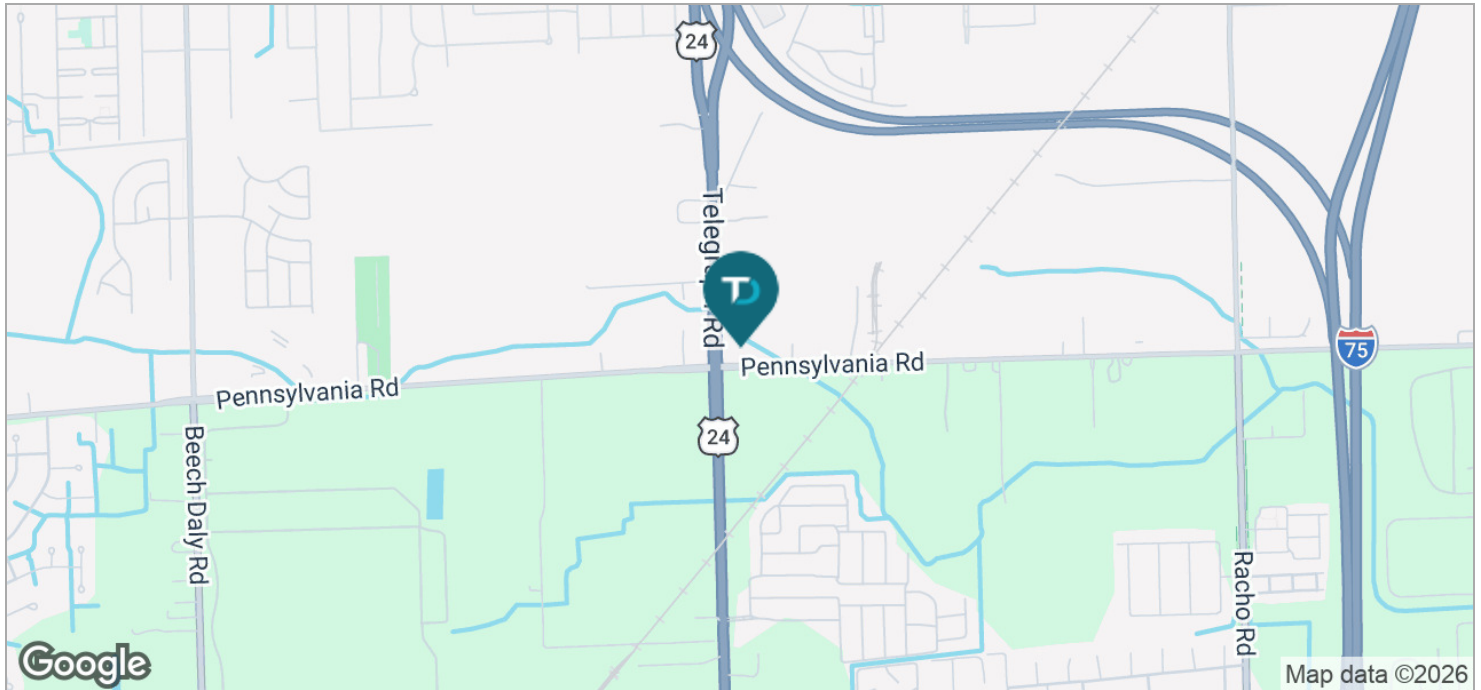
- Highly visible hard commercial corner for development
- Potential gas station or oil change facility
- Motivated seller
- Additional income from billboard lease (\$6,000/yr)

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,257	18,310	63,403
Total Population:	6,197	48,958	167,378
Average HH Income:	\$54,168	\$55,782	\$61,099

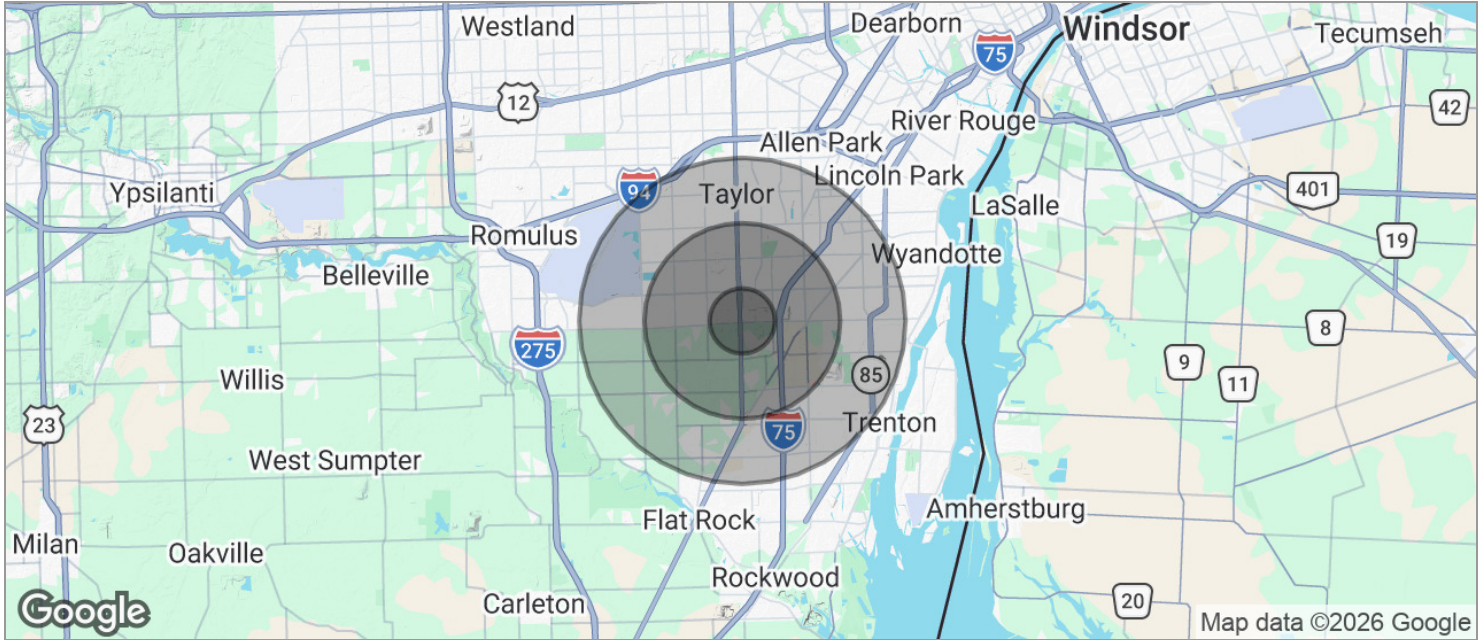
PROPERTY DETAILS: 3.57 Acres NEC Telegraph & Pennsylvania | Taylor, MI 48180

PROPERTY NAME:	3.57 Acres NEC Telegraph & Pennsylvania
PROPERTY ADDRESS:	No Address - NEC Telegraph & Pennsylvania Rd Taylor, MI 48180
APN:	60-091-99-0011-003
ZONING:	I-2
TAXES:	2024: \$6,684.06
LAND LEGAL DESCRIPTION:	33R2A1A SS2 TT1 PT OF SW 1/4 SEC 33 T3S R10E BEG N00DEG 55M 40S W 60.00FT FROM SW COR SEC 33 TH N00DEG 55M 40S W 421.00FT TH N89DEG 04M 20S E 62.61FT TH N01DEG 07M 54S W 34.52FT TH S44DEG 43M 04S E 623.06FT TH S88DEG 24M 20S W 493.69FT POB 2.85 AC
TRAFFIC COUNT & STREETS:	18,243 Vehicles/Day on Telegraph; 12,845 Vehicles/Day on Pennsylvania (Costar, 2022)

LOCATION MAPS: 3.57 Acres NEC Telegraph & Pennsylvania | Taylor, MI 48180



DEMOGRAPHICS MAP: 3.57 Acres NEC Telegraph & Pennsylvania | Taylor, MI 48180



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,197	48,958	167,378
MEDIAN AGE	33.6	35.3	38.0
MEDIAN AGE (MALE)	31.0	33.3	36.7
MEDIAN AGE (FEMALE)	34.8	36.5	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,257	18,310	63,403
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$54,168	\$55,782	\$61,099
AVERAGE HOUSE VALUE	\$216,110	\$167,266	\$168,019

* Demographic data derived from 2020 ACS - US Census