EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

4+/- ACRES GRAND RIVER

6687 Grand River, Fowlerville, MI 48836



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

jkporth@thomasduke.com

OFFERING SUMMARY: 6687 Grand River | Fowlerville, MI 48836



PROPERTY OVERVIEW

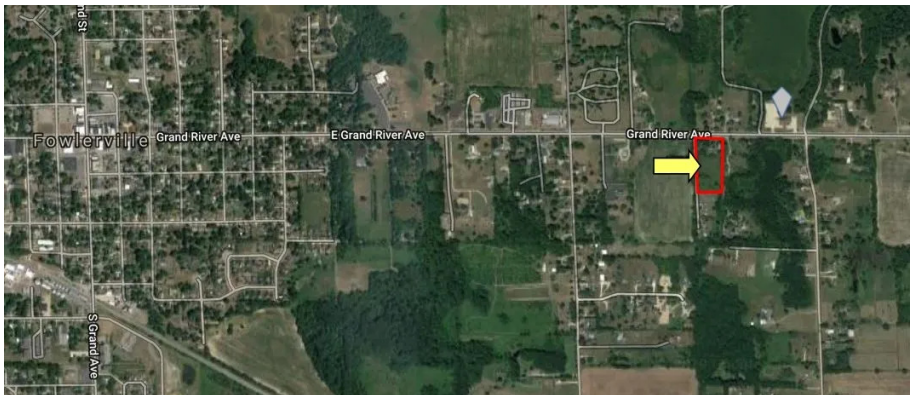
Vacant Land

OFFERING SUMMARY

Sale Price:	$300,000
Lot Size:	4 Acres
Price / Acre:	$75,000
Zoning:	AGG

PROPERTY HIGHLIGHT & RENOVATIONS

- Grand River frontage.
- Master planned Neighborhood Service Commercial.
- Close to Downtown Fowlerville.



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

INVESTMENT OVERVIEW: 6687 Grand River | Fowlerville, MI 48836



Property Type: Land

Land Use: Agricultural Residential

Land Area: 4 Acres

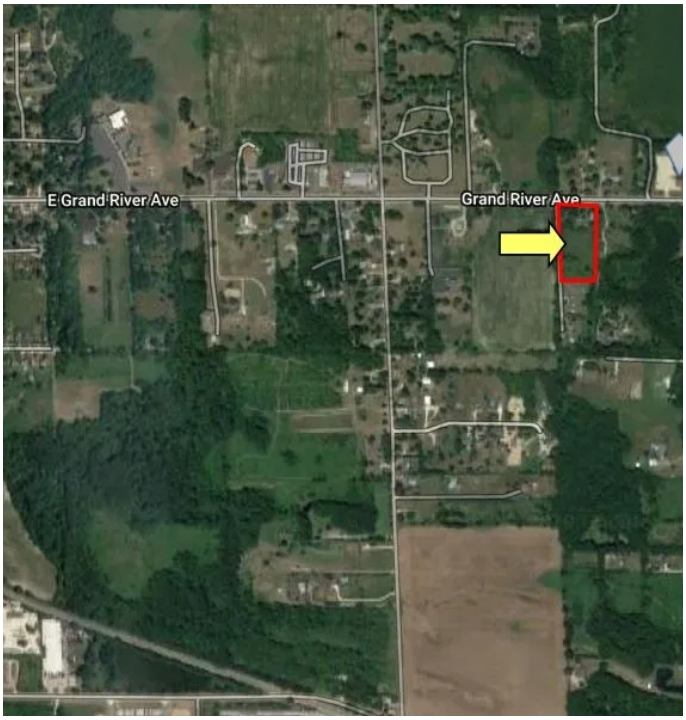
Utilities: Well & Septic

Traffic Count: Grand River - 8,351 vpd(2022)

APN: 4705-12-300-040

Legal Description: 05-12-300-040 SEC 12 T3N R3E COMM S 1/4 COR, TH N 87*W 1298.81 FT TH N01*W 599.91 FT TO POB. TH N01*W 547.55 FT TH S88*E 341.61 FT TH S02*W 549.34 FT TH N87*W 309.55 FT TO POB. PAR C. 4.10 AC M/L SPLIT 5-97 FROM 008

South side of Grand River, west of Hogback and east of Cemetery.



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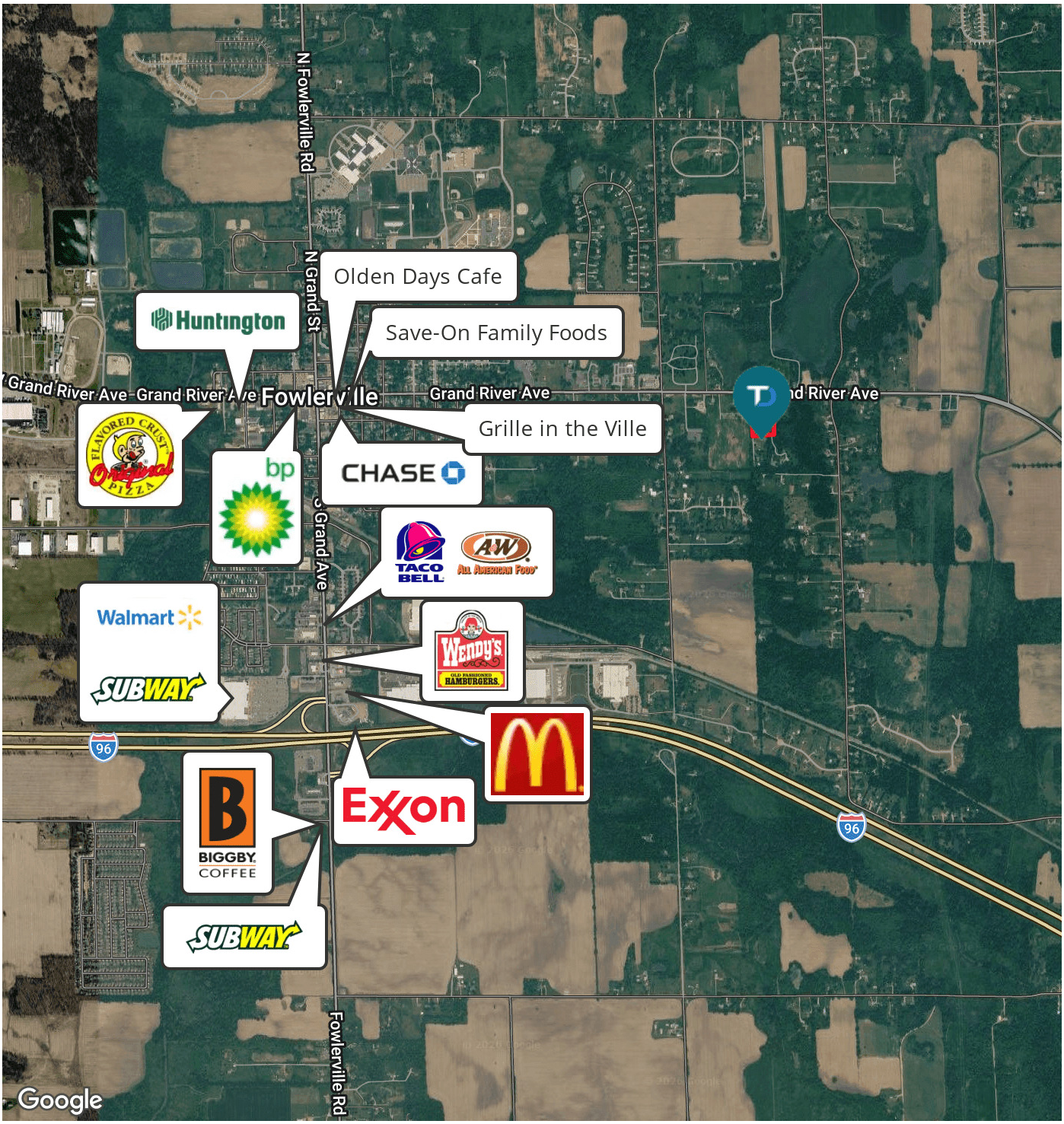
AERIAL MAP: 6687 Grand River | Fowlerville, MI 48836



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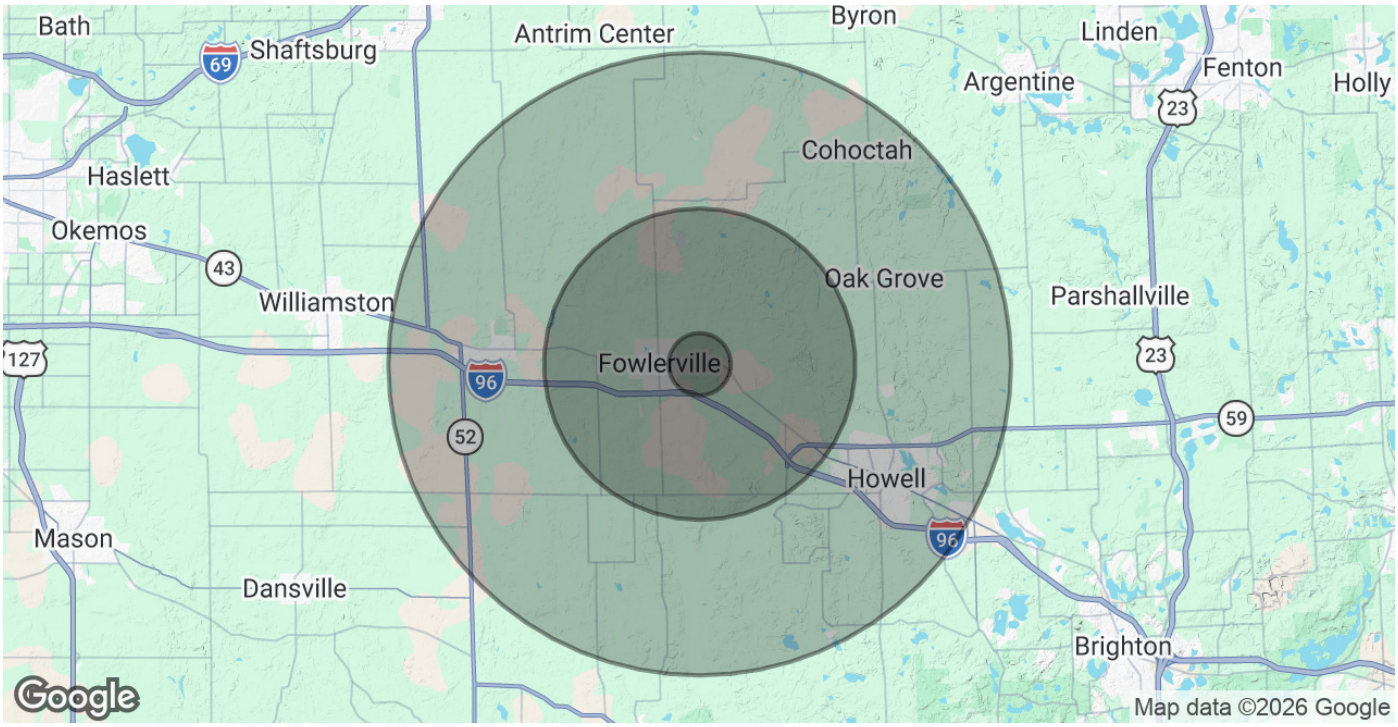
RETAILER MAP: 6687 Grand River | Fowlerville, MI 48836



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DEMOGRAPHICS MAP & REPORT: 6687 Grand River | Fowlerville, MI 48836



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	881	15,428	52,821
Average Age	35.2	35.8	37.5
Average Age (Male)	31.6	33.7	35.3
Average Age (Female)	38.1	37.0	38.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	329	5,872	19,998
# of Persons per HH	2.7	2.6	2.6
Average HH Income	$66,306	$67,423	$71,660
Average House Value	$170,986	$194,650	$203,354

2020 American Community Survey (ACS)

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