EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

4 Acres Dixie Hwy & I-75

Dixie Hwy, just north of I-75 Clarkston, MI 48348



FOR SALE

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248.476.3700

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Sale Price: $800,000

DESCRIPTION

Vacant land for development right off of I-75. Great opportunity to utilize a deep lot in an up and coming area.

PROPERTY HIGHLIGHTS

- Located directly off of I-75
- Zoned for C-2 General Business
- Nicely situated next to sole gas station at this intersection
- Expressway access for sprawling area
- Ideal for drive thru/fast food

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BUILDING INFORMATION

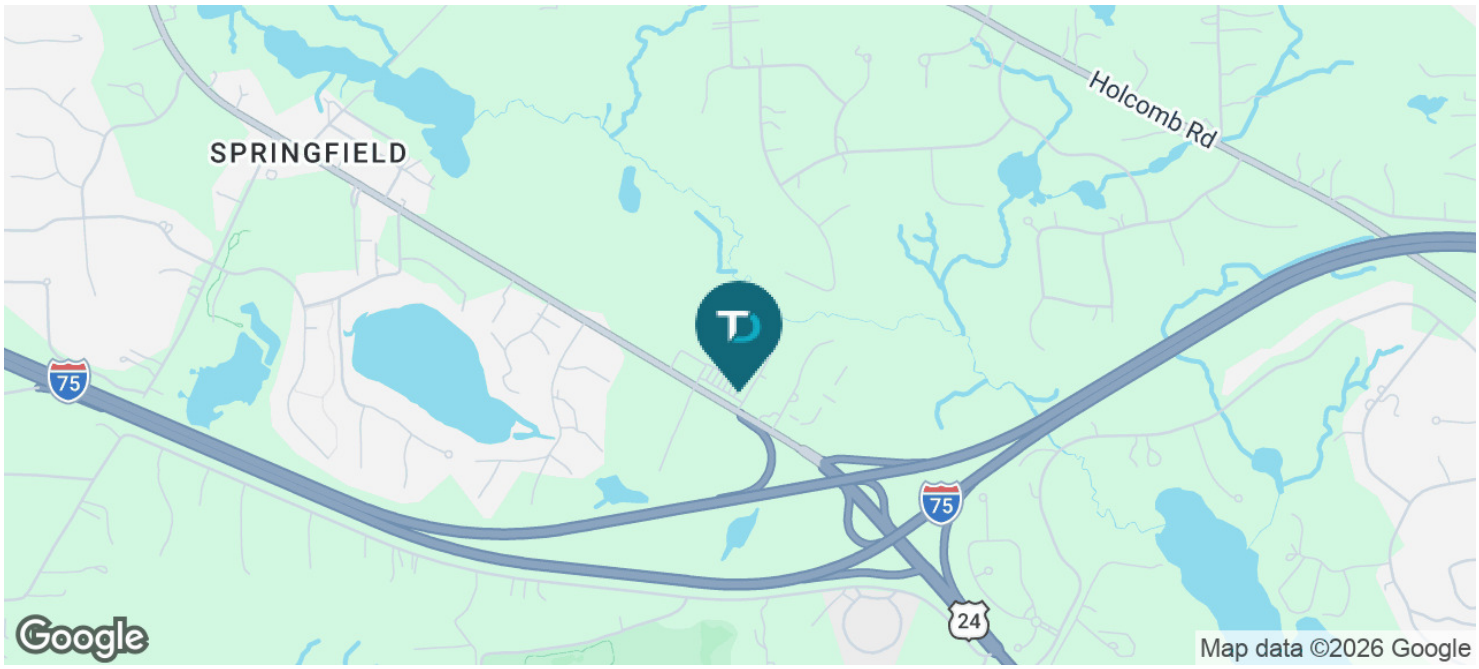
Price/AC:	$200,000
Utilities:	Well and Septic

PROPERTY INFORMATION

Lot Size:	4 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	C-2 General Business
Traffic Count:	15,677 Vehicles/Day (Costar, 2018)
Legal Description:	Available upon request
APN:	07-24-201-003

LOCATION INFORMATION

Located on the east side of Dixie Hwy, just north of I-75



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DEMOGRAPHIC INFORMATION	1 MILE	5 MILES	10 MILES
Total population	1,777	51,110	238,044
Median age	41.4	40.6	39.5
Total households	662	18,982	89,840
Average HH income	$98,988	$89,688	$82,027
Average house value	$279,647	$285,001	$237,666