EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

31 Acres Spencer Road

9440 Spencer Road Brighton, MI 48116



FOR SALE

GetReal*quality*
248.476.3700

LISTED BY:

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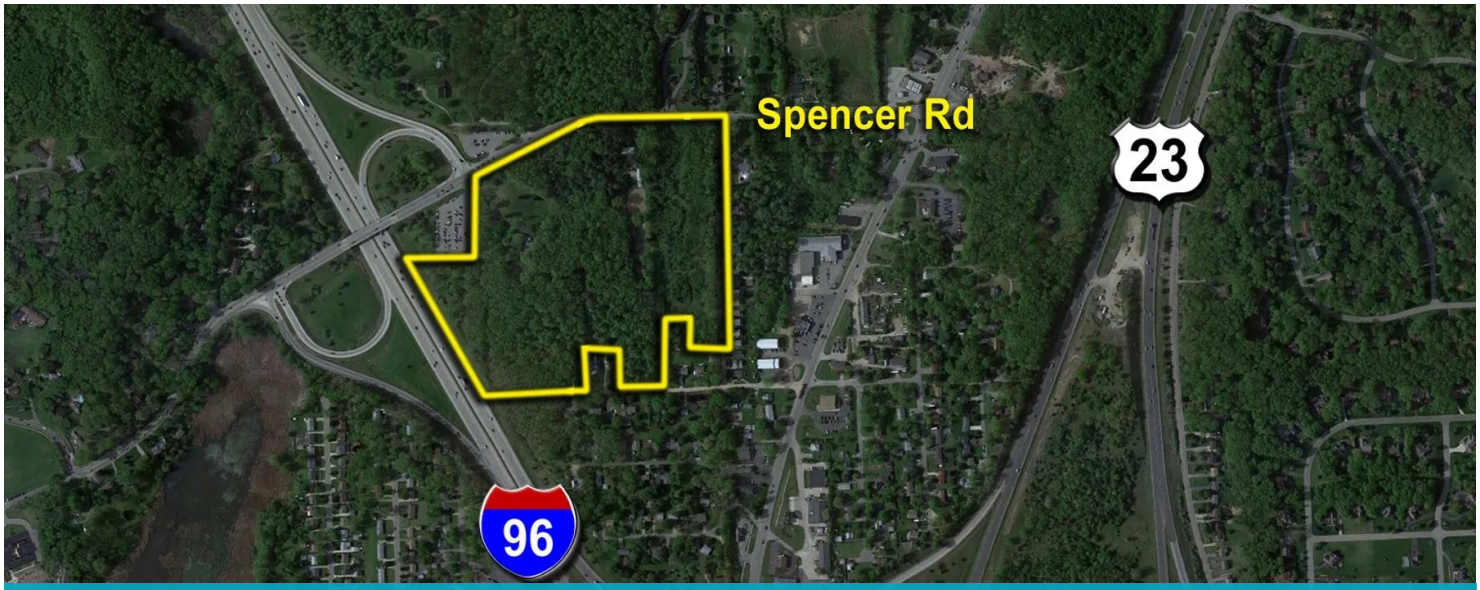
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Sale Price: $5,255,000.00

DESCRIPTION

Residential Vacant Land. Outstanding development opportunity in Brighton with utilities nearby.

PROPERTY HIGHLIGHTS

- Easy Freeway Access
- Close to Downtown Brighton
- I-96 Frontage
- Brighton Area Schools

For more information, please contact: Mark Szerlag / 248.476.3700 / mszerlag@thomasduke.com
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LAND INFORMATION

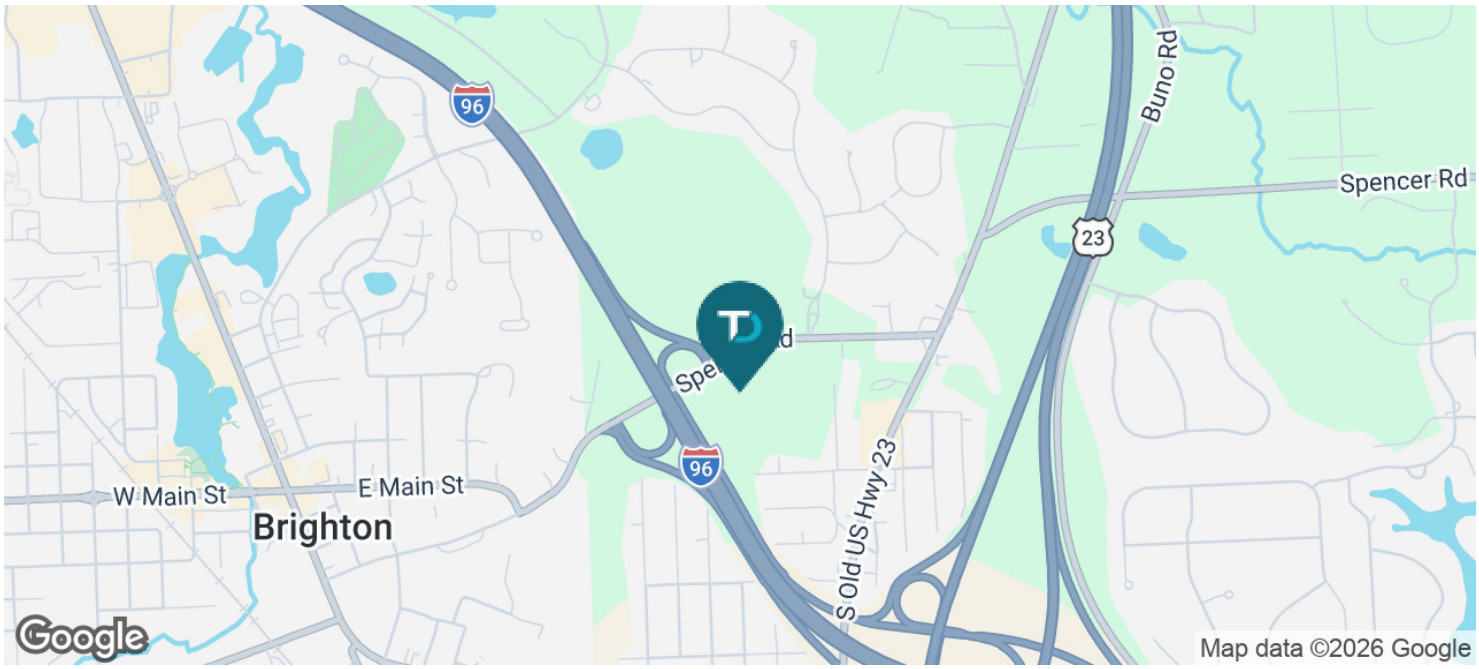
Price:	$5,255,000.00
Price / AC:	$169,516.00
Utilities:	Well & Septic (Water & Sewer nearby).
2025 Winter Combined Taxes:	$2,240.57
2025 Summer Combined Taxes:	$10,509.27

PROPERTY INFORMATION

Zoning:	R-3 Residential Single Family District
Traffic Counts:	Spencer Road = 15,533; I-96 = 101,140 (2020 counts)
Legal Description:	Available upon request.
APN:	4712-29-300-010 4712-29-300-011 4712-29-300-018 4712-29-300-025

LOCATION INFORMATION

Located at the Southeast corner of I-96 and Spencer Road



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DEMOGRAPHIC INFORMATION	1 MILE	5 MILES	10 MILES
Total population	3,209	48,933	163,543
Median age	42.1	42.3	39.9
Total households	1,384	18,896	61,337
Average HH income	$75,187	$88,026	$86,861
Average house value	$247,757	$260,197	$258,910

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