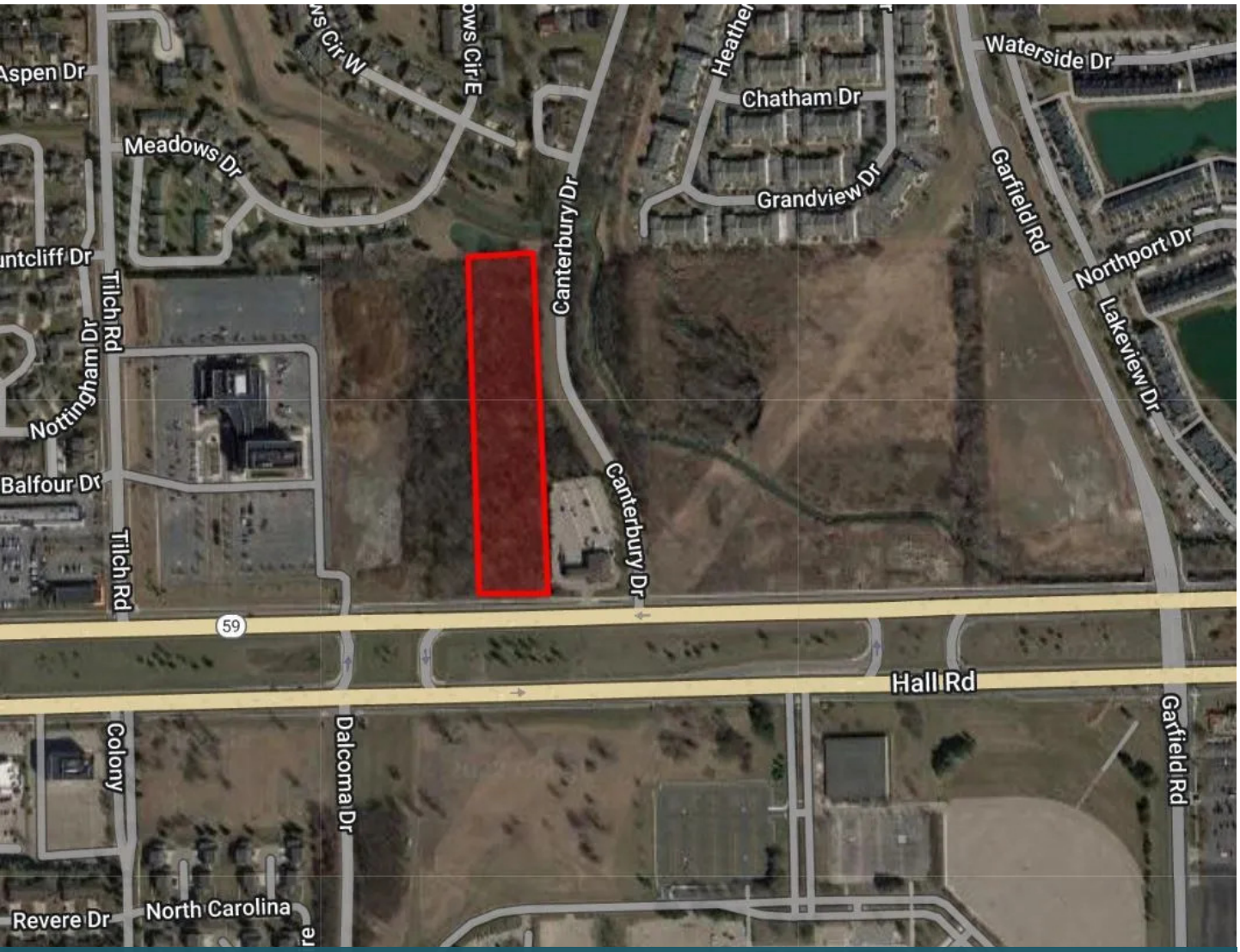
EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

5.22 Acres Hall Rd

Hall Rd Macomb Township, MI 48044



FOR SALE

GetReal*quality*
248.476.3700

LISTED BY:

Dave Tesch
Vice President
dtesch@thomasduke.com

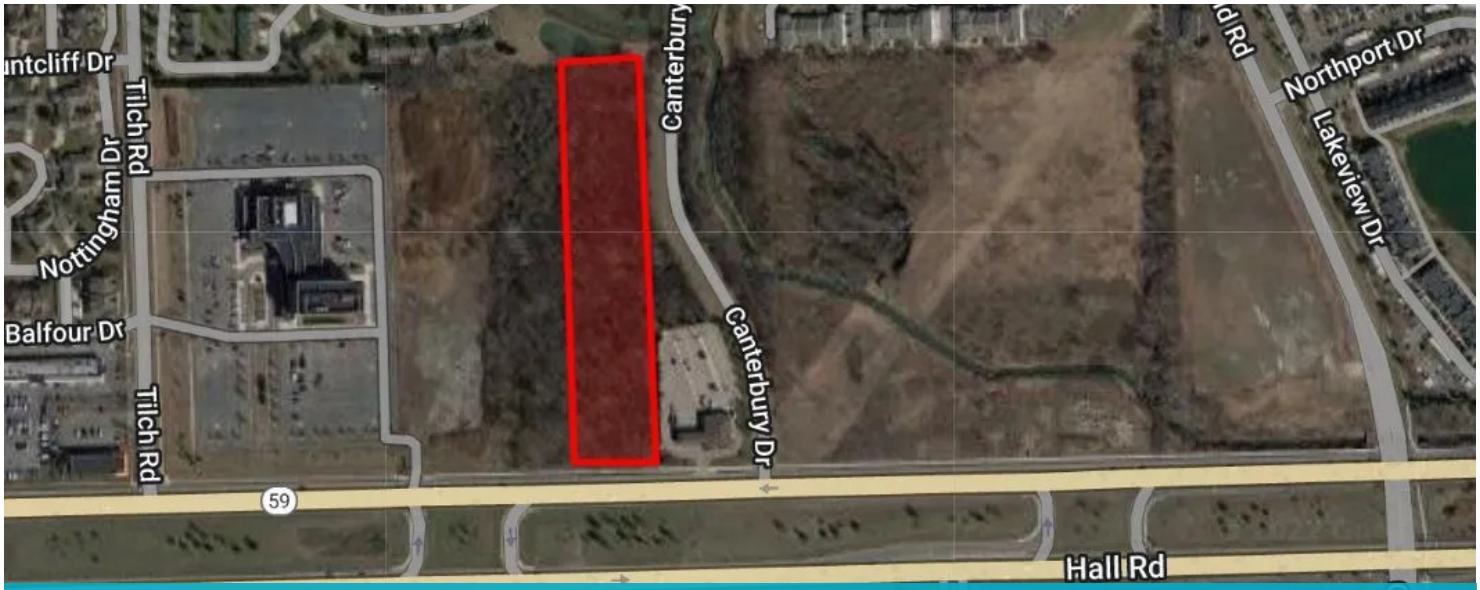
Jordan Schafer
Associate
jschafer@thomasduke.com

WWW.THOMASDUKE.COM

FOR SALE

5.22 Acres Hall Rd

Hall Rd Macomb Township, MI 48044



Price REDUCED: NOW $1,200,000

DESCRIPTION

Located in the heart of one of Michigan's busiest corridors, this 5.22 acre site is primed for new development. This site sits next to a Beaumont Health medical facility, across from Macomb Community College, near many other commercial developments, and is surrounded by a dense residential population.

PROPERTY HIGHLIGHTS

- 5.22 acres currently zoned AG
- Master planned for a flex use site
- Over 220 feet of frontage on Hall Rd
- Traffic counts over 84,000 vehicles/day
- Close proximity to the I-94 and M-53 expressways

For more information, please contact: Dave Tesch / 248.476.3700 / dtesch@thomasduke.com
Jordan Schafer / 248.479.0130 x1105 / jschafer@thomasduke.com

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LAND INFORMATION

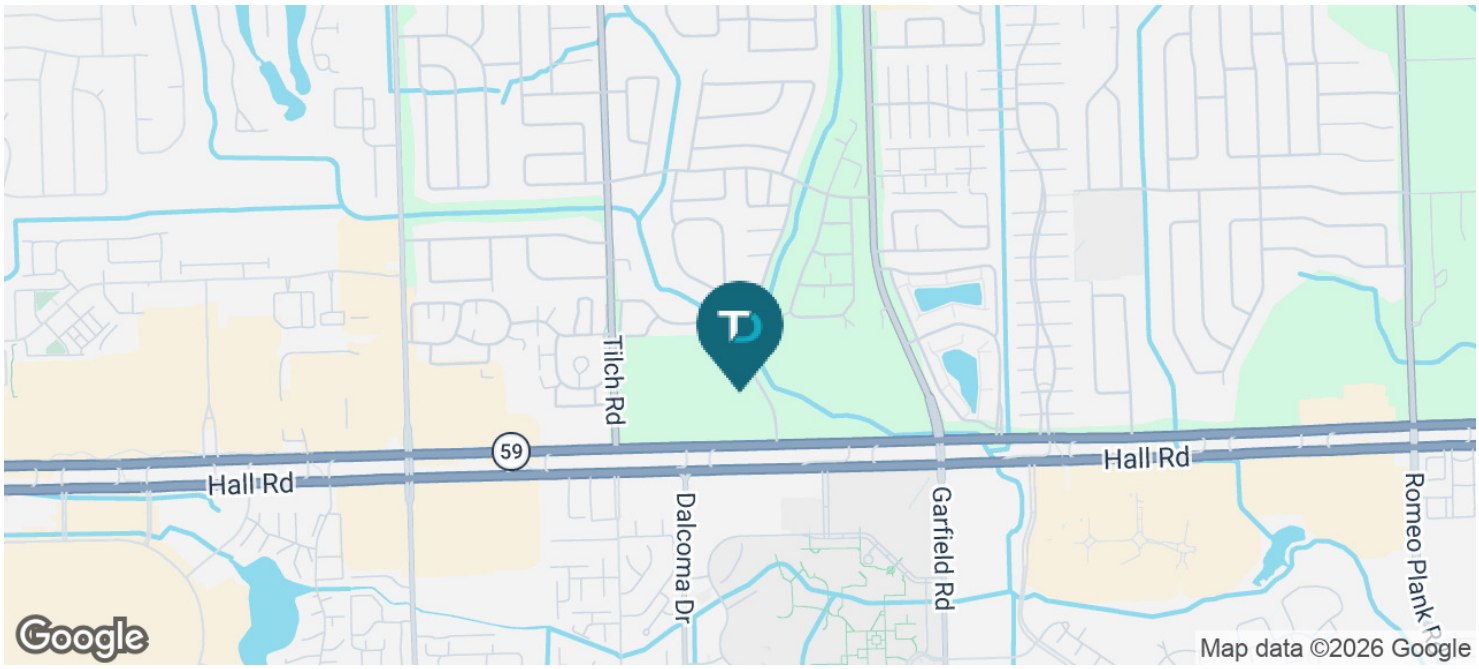
Price/AC:	$229,885
2024 Winter Tax:	$3,778.95
2024 Summer Tax:	$21,722.14
2022 Summer Tax:	$19,656.41
2021 Winter Tax:	$3,384.90

PROPERTY INFORMATION

Lot Size:	5.22 Acres
Property Type:	Land
Property Subtype:	Retail
Traffic Count:	84,517 Vehicles/Day (Costar, 2020)
Legal Description:	Available upon request
APN:	20-08-31-400-004

LOCATION INFORMATION

Located on the north side of Hall Rd between Hayes and Garfield Roads in Macomb Township, MI.



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5.22 Acres Hall Rd

Hall Rd Macomb Township, MI 48044



DEMOGRAPHIC INFORMATION	0.25 MILES	0.5 MILES	1 MILE
Total population	880	2,804	11,783
Median age	43.7	43.5	40.5
Total households	313	993	4,774
Average HH income	$133,014	$131,905	$103,899
Average house value	$290,339	$289,421	$218,135

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