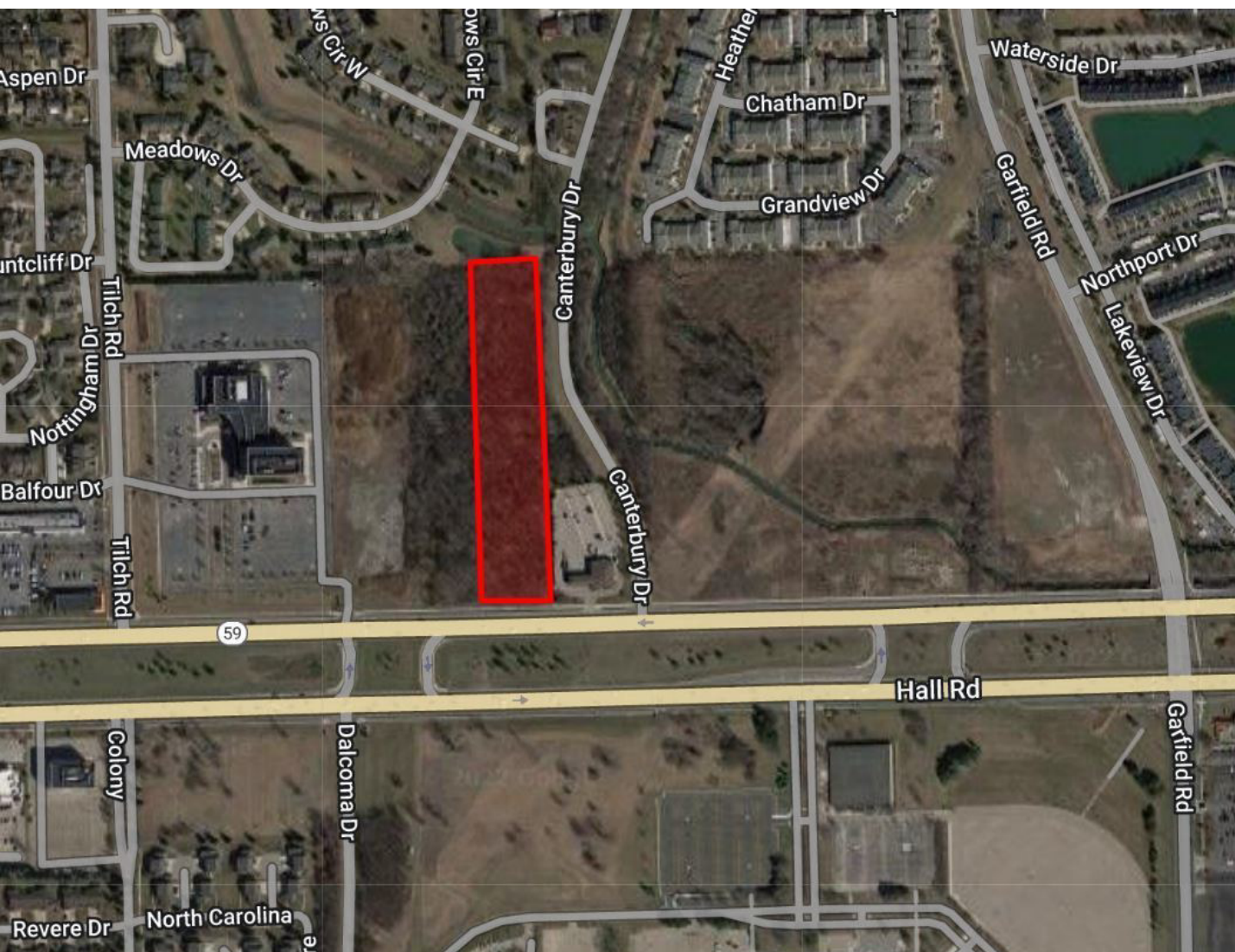




FOR SALE

Get**Real** *quality*
248.476.3700

LISTED BY:

Dave Tesch

Vice President

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Associate

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FOR SALE

5.22 Acres Hall Rd

Hall Rd Macomb Township, MI 48044



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 SALE

5.22 Acres Hall Rd

Hall Rd Macomb Township, MI 48044

LAND INFORMATION

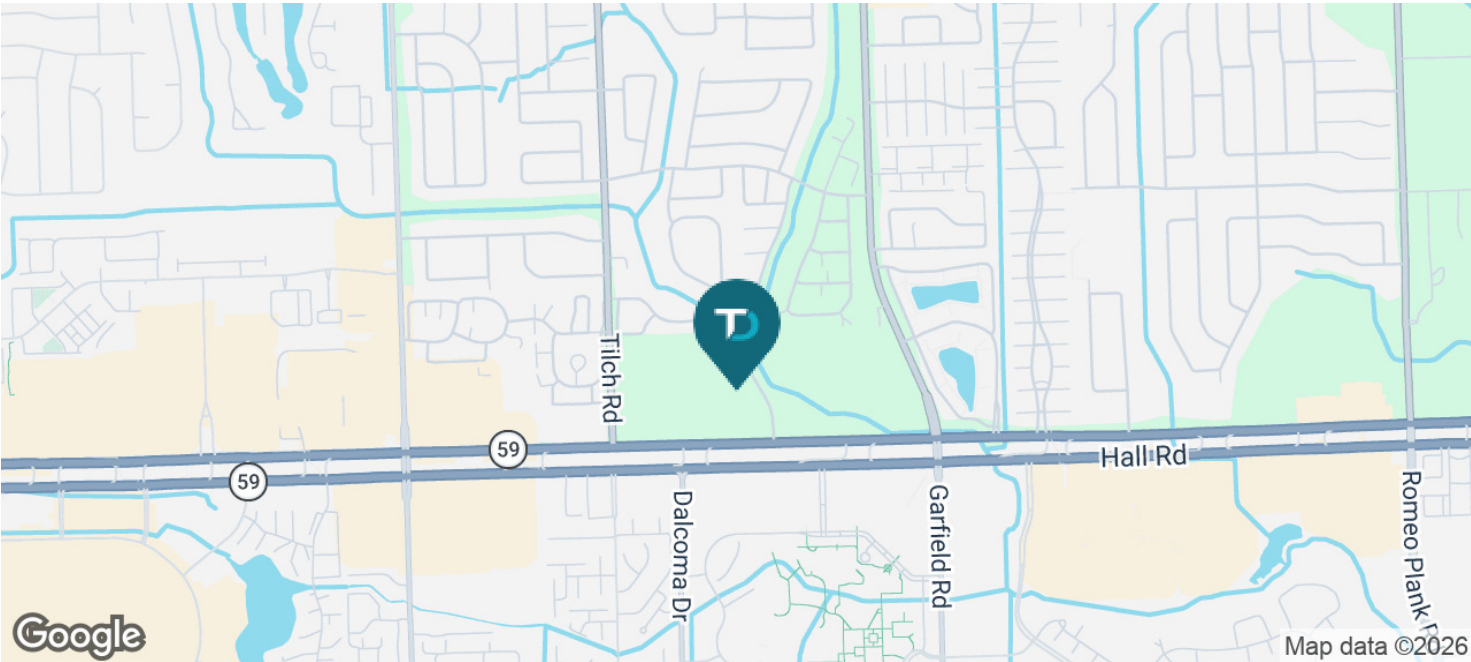
Price/AC:	\$229,885
2024 Winter Tax:	\$3,778.95
2024 Summer Tax:	\$21,722.14
2022 Summer Tax:	\$19,656.41
2021 Winter Tax:	\$3,384.90

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.



FOR SALE

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