EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

Grand River & Clessie Court Land

Lyon Township, MI 48165



FOR SALE

GetReal*quality*
248.476.3700

LISTED BY:
Mark Szerlag
Senior Partner
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WWW.THOMASDUKE.COM

FOR SALE

Grand River & Clessie Court Land

Clessie Court Lyon Township, MI 48165



SALE PRICE - $2,400,000.00

DESCRIPTION

Vacant Land for development.

PROPERTY HIGHLIGHTS

- Zoned I-1 Light Industrial.
- Will divide.
- Located in one of the fastest growing communities in the State of Michigan.
- Frontage on Grand River, Clessie Court and I-96

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PROPERTY INFORMATION

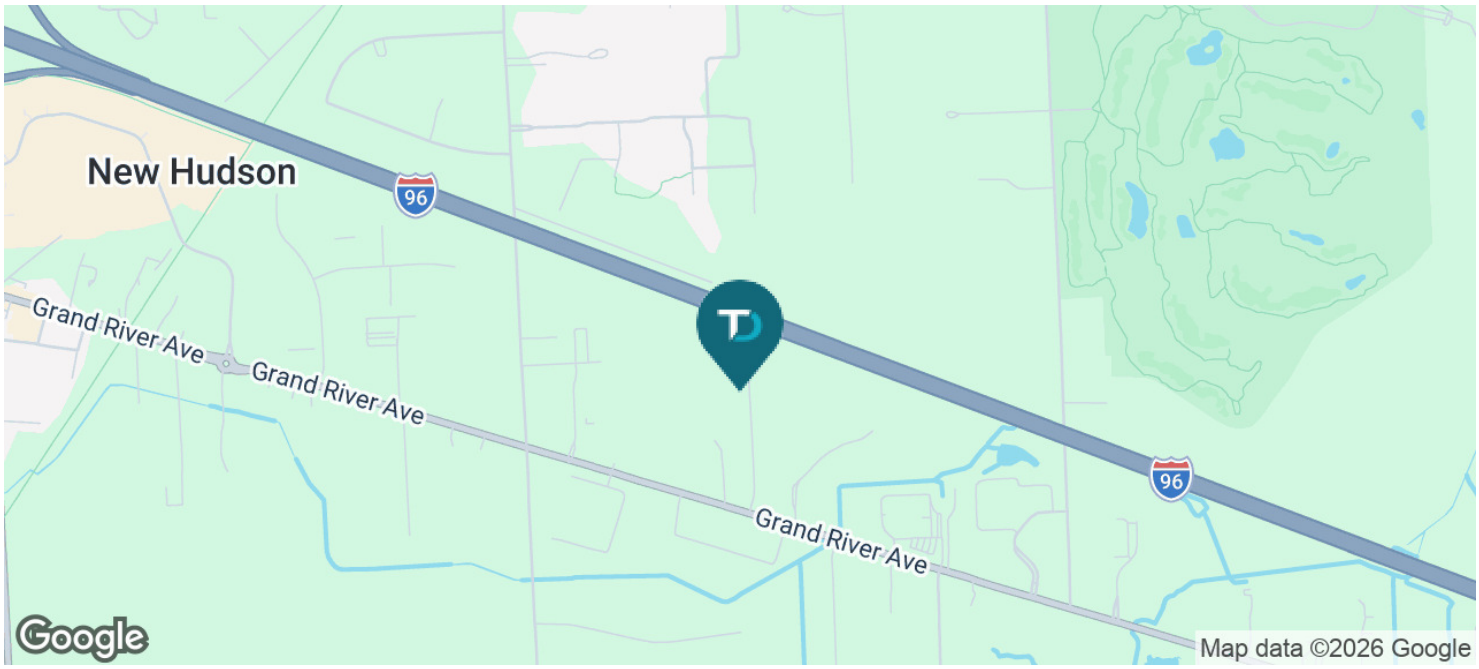
SALE PRICE:	$2,400,000.00
Size:	12.80 Acres
Utilities:	Municipal Water & Sanitary Sewer
APN:	Parent Parcel - 21-02-376-021

PROPERTY INFORMATION

Property Type:	Vacant Land
Property Subtype:	Industrial
Zoning	I-1 Light Industrial
2024 Traffic Count:	Grand River = 13,113 I-96 = 108,234
Property Taxes:	Contact Listing Agent for details.

LOCATION INFORMATION

Located on the west side of Clessie Court, north off of Grand River, east of Milford Road.

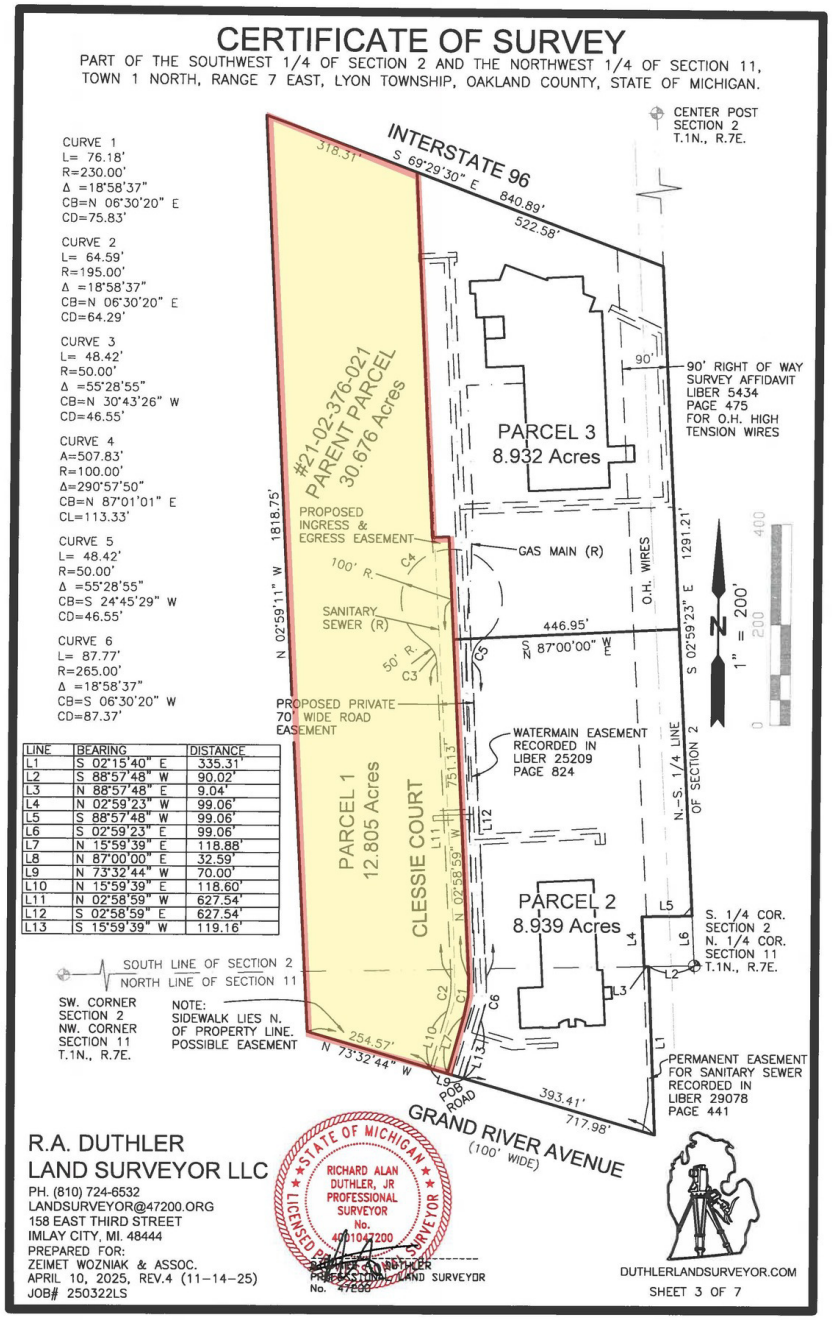


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CERTIFICATE OF SURVEY
PART OF THE SOUTHWEST 1/4 OF SECTION 2 AND THE NORTHWEST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 7 EAST, LYON TOWNSHIP, OAKLAND COUNTY, STATE OF MICHIGAN.
CENTER POST SECTION 2 T.1N., R.7E.
INTERSTATE 96
S 69°29'30" E
840.89'
522.58'
318.31'
#21-02-376-021 PARENT PARCEL 30.676 Acres
PARCEL 3 8.932 Acres
PARCEL 1 12.805 Acres
PARCEL 2 8.939 Acres
CLESSIE COURT
90' RIGHT OF WAY SURVEY AFFIDAVIT LIBER 5434 PAGE 475 FOR O.H. HIGH TENSION WIRES
PROPOSED INGRESS & EGRESS EASEMENT
GAS MAIN (R)
O.H. WIRES
SANITARY SEWER (R)
100' R.
50' R.
446.95'
S 87°00'00" W
N 87°00'00" E
1818.75'
N 02°59'11" W
1291.21'
S 02°59'23" E
PROPOSED PRIVATE 70' WIDE ROAD EASEMENT
WATERMAIN EASEMENT RECORDED IN LIBER 25209 PAGE 824
N.-S. 1/4 LINE OF SECTION 2
751.13'
N 02°58'59" W
S. 1/4 COR. SECTION 2
N. 1/4 COR. SECTION 11
T.1N., R.7E.
SOUTH LINE OF SECTION 2
NORTH LINE OF SECTION 11
SW. CORNER SECTION 2
NW. CORNER SECTION 11
T.1N., R.7E.
NOTE: SIDEWALK LIES N. OF PROPERTY LINE. POSSIBLE EASEMENT
254.57'
N 73°32'44" W
POB ROAD
393.41'
717.98'
GRAND RIVER AVENUE (100' WIDE)
PERMANENT EASEMENT FOR SANITARY SEWER RECORDED IN LIBER 29078 PAGE 441
1" = 200'
CURVE 1
L= 76.18'
R=230.00'
Δ =18°58'37"
CB=N 06°30'20" E
CD=75.83'
CURVE 2
L= 64.59'
R=195.00'
Δ =18°58'37"
CB=N 06°30'20" E
CD=64.29'
CURVE 3
L= 48.42'
R=50.00'
Δ =55°28'55"
CB=N 30°43'26" W
CD=46.55'
CURVE 4
A=507.83'
R=100.00'
Δ=290°57'50"
CB=N 87°01'01" E
CL=113.33'
CURVE 5
L= 48.42'
R=50.00'
Δ =55°28'55"
CB=S 24°45'29" W
CD=46.55'
CURVE 6
L= 87.77'
R=265.00'
Δ =18°58'37"
CB=S 06°30'20" W
CD=87.37'
LINE | BEARING | DISTANCE
L1 | S 02°15'40" E | 335.31'
L2 | S 88°57'48" W | 90.02'
L3 | N 88°57'48" E | 9.04'
L4 | N 02°59'23" W | 99.06'
L5 | S 88°57'48" W | 99.06'
L6 | S 02°59'23" E | 99.06'
L7 | N 15°59'39" E | 118.88'
L8 | N 87°00'00" E | 32.59'
L9 | N 73°32'44" W | 70.00'
L10 | N 15°59'39" E | 118.60'
L11 | N 02°58'59" W | 627.54'
L12 | S 02°58'59" E | 627.54'
L13 | S 15°59'39" W | 119.16'
R.A. DUTHLER
LAND SURVEYOR LLC
PH. (810) 724-6532
LANDSURVEYOR@47200.ORG
158 EAST THIRD STREET
IMLAY CITY, MI. 48444
PREPARED FOR:
ZEIMET WOZNIAK & ASSOC.
APRIL 10, 2025, REV.4 (11-14-25)
JOB# 250322LS
STATE OF MICHIGAN
RICHARD ALAN DUTHLER, JR
PROFESSIONAL SURVEYOR
No. 4001047200
LICENSED PROFESSIONAL LAND SURVEYOR
RICHARD ALAN DUTHLER
PROFESSIONAL LAND SURVEYOR
No. 47200
DUTHLERLANDSURVEYOR.COM
SHEET 3 OF 7

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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	517	15,905	74,226
Median age	41.3	38.4	39.2
Total households	198	6,093	30,382
Average HH income	$152,855	$112,578	$109,612
Average house value	$388,952	$281,029	$258,780