EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

15+/- ACRES SPENCER ROAD

Brighton, MI 48116



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 15+/- Acres Spencer Road | Brighton, MI 48116



PROPERTY OVERVIEW

Residential Vacant Land. Outstanding development opportunity with utilities nearby.

OFFERING SUMMARY

Sale Price:	$2,950,000.00
Lot Size:	15 Acres
Price / Acre:	$196,666.00
Zoning:	R-3 Residential Single Family District

PROPERTY HIGHLIGHTS

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

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 15+/- Acres Spencer Road | Brighton, MI 48116

BUILDING INFORMATION

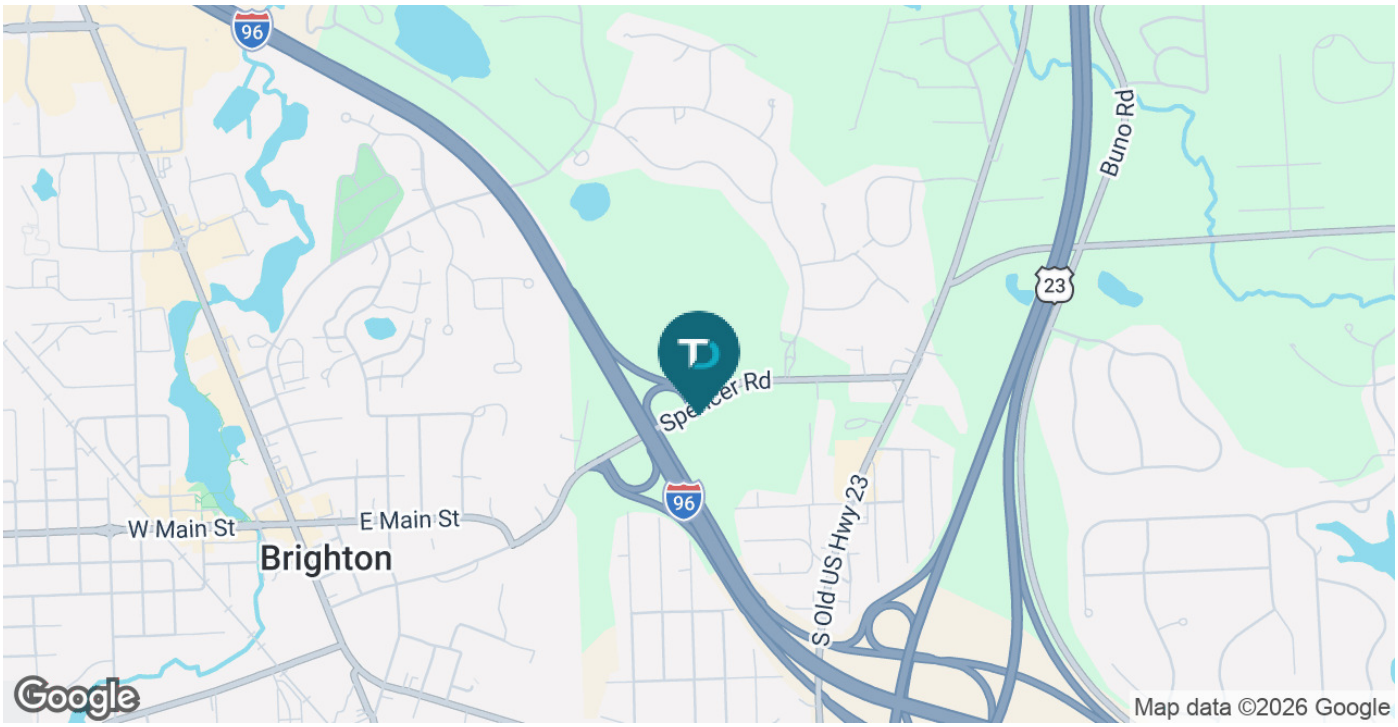
SALE PRICE:	$2,950,000.00
Price/AC:	$196,666.00
Utilities:	Well & Septic (Water & Sewer nearby)
2026 Summer Taxes (Combined):	$5,591.89
2025 Winter Taxes (Combined):	$1,155.20

PROPERTY INFORMATION

Lot Size:	15+/- Acres
Zoning	R-3 Residential Single Family District
Traffic Count:	Spencer Road = 16,687 I-96 = 92,741
School District:	Brighton Area Schools
Legal Description:	Available upon request.
APN:	4712-29-300-010 & 4712-29-300-011

LOCATION INFORMATION

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



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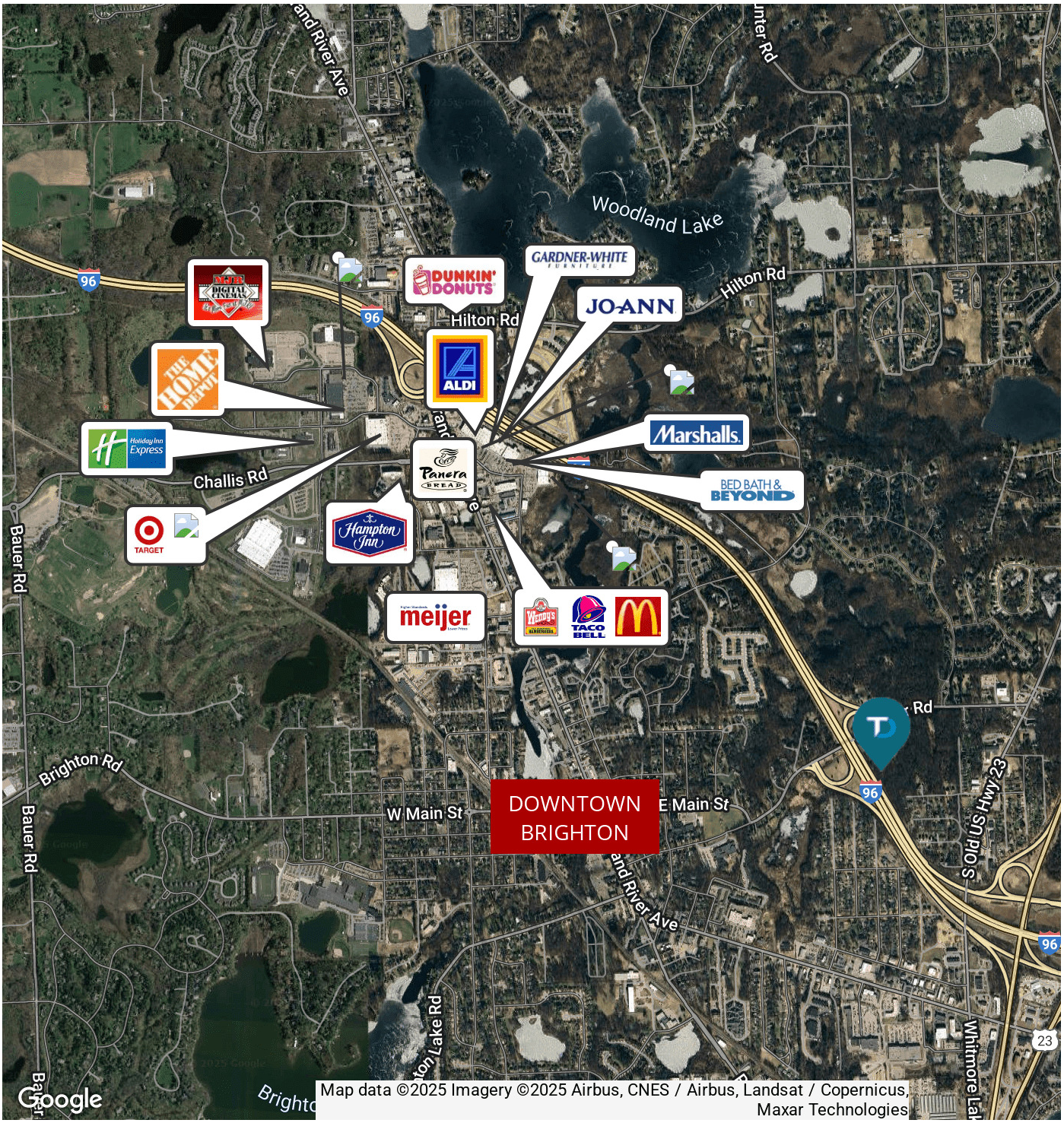
AERIAL MAP: 15+/- Acres Spencer Road | Brighton, MI 48116



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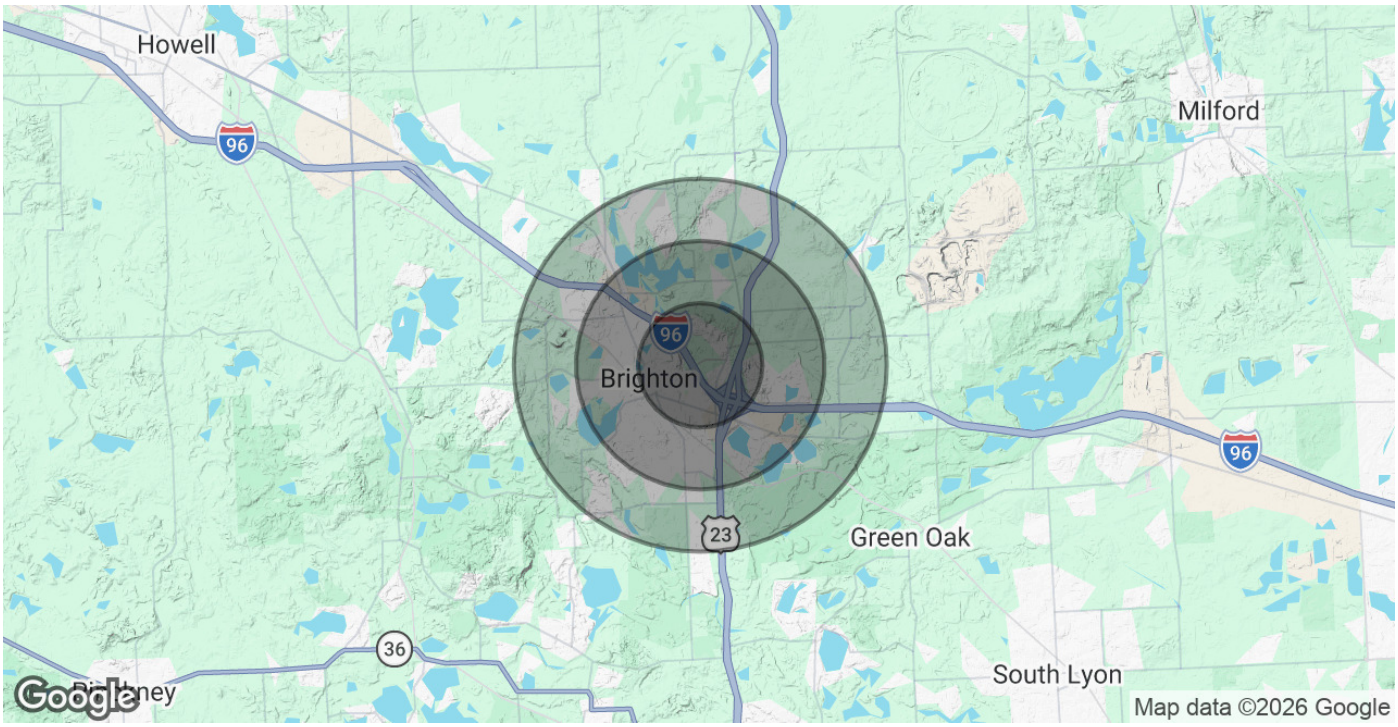
RETAILER MAP: 15+/- Acres Spencer Road | Brighton, MI 48116



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DEMOGRAPHICS MAP & REPORT: 15+/- Acres Spencer Road | Brighton, MI 48116



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,103	15,573	26,538
Average Age	42.7	43.3	43.7
Average Age (Male)	35.2	39.0	40.9
Average Age (Female)	48.7	47.3	46.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,990	6,848	11,062
# of Persons per HH	2.1	2.3	2.4
Average HH Income	$91,414	$102,116	$113,757
Average House Value	$227,498	$252,182	$279,085

2020 American Community Survey (ACS)

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