

CAMBRIDGE PARK CONDOMINIUMS

3365 Field Road, Clio, MI 48420



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

ANDREW GOBLE

Associate

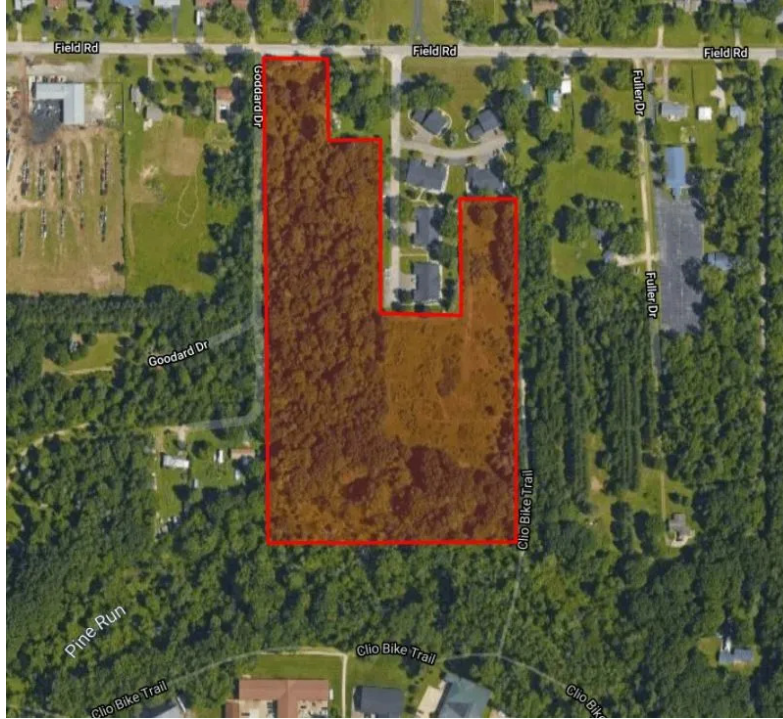
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ERIC SZERLAG

Vice President

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OFFERING SUMMARY: 3365 Field Road | Clio, MI 48420



PROPERTY OVERVIEW

15 acres available for sale. Site plan approved for 53 duplex condominium units.

OFFERING SUMMARY

Sale Price REDUCED: Was \$135,000
 NOW \$125,000

Lot Size: 15 Acres

Price / Acre: \$8,333

Zoning: MU-1

PROPERTY HIGHLIGHTS

- Per unit pricing allows for an attractive development opportunity
- Site plan approved for 53 duplex condominium units
- City water and sewer
- In a growing community
- Land contract terms available

BUILDING/PROPERTY INFORMATION: 3365 Field Road | Clio, MI 48420

LAND INFORMATION

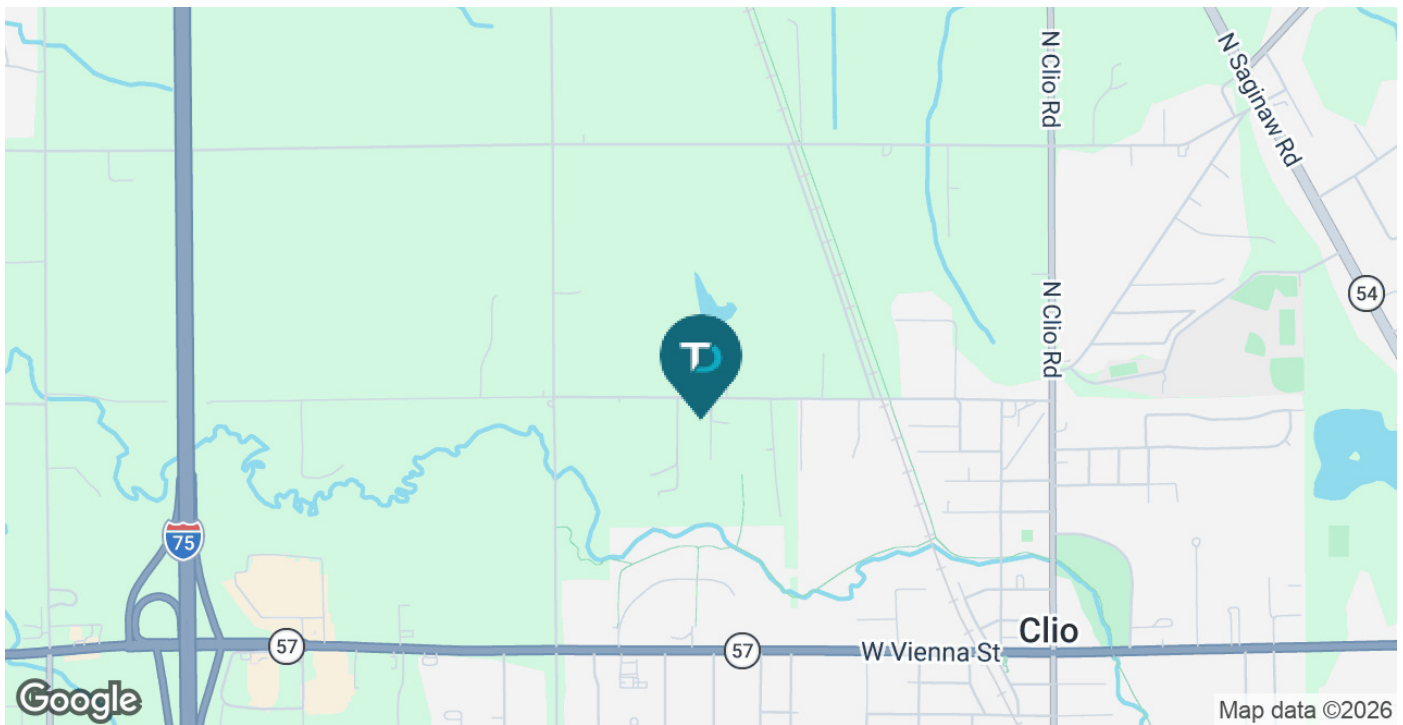
Price/AC:	\$8,333
Utilities:	Municipal water and sanitary available at site.
2025 Winter Tax:	\$1,046.58
2026 Summer Tax:	\$951.21

PROPERTY INFORMATION

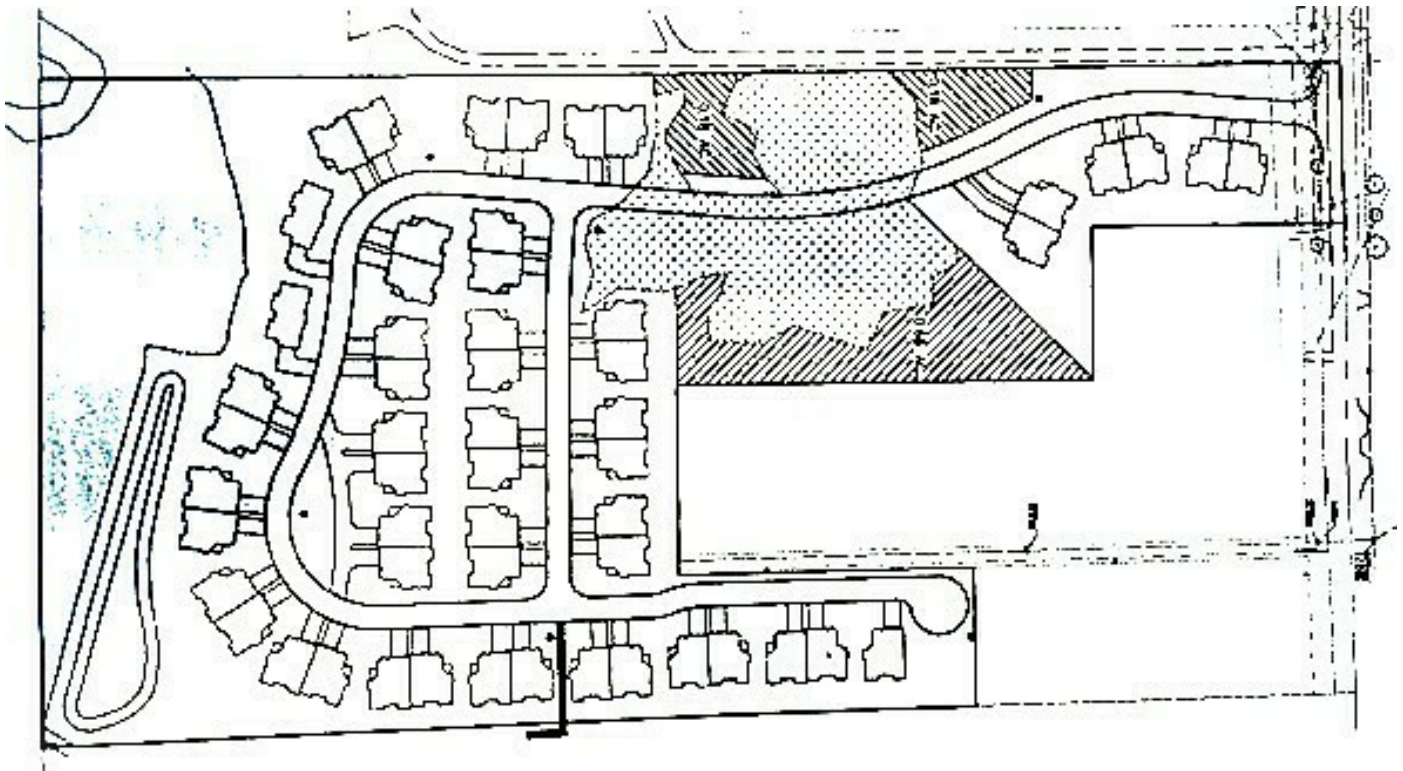
Lot Size:	15 Acres
Property Type:	Land
Property Subtype:	Residential
Zoning	MU-1
Legal Description:	Available upon request
APN:	18-15-300-010; 18-15-300-011

LOCATION INFORMATION

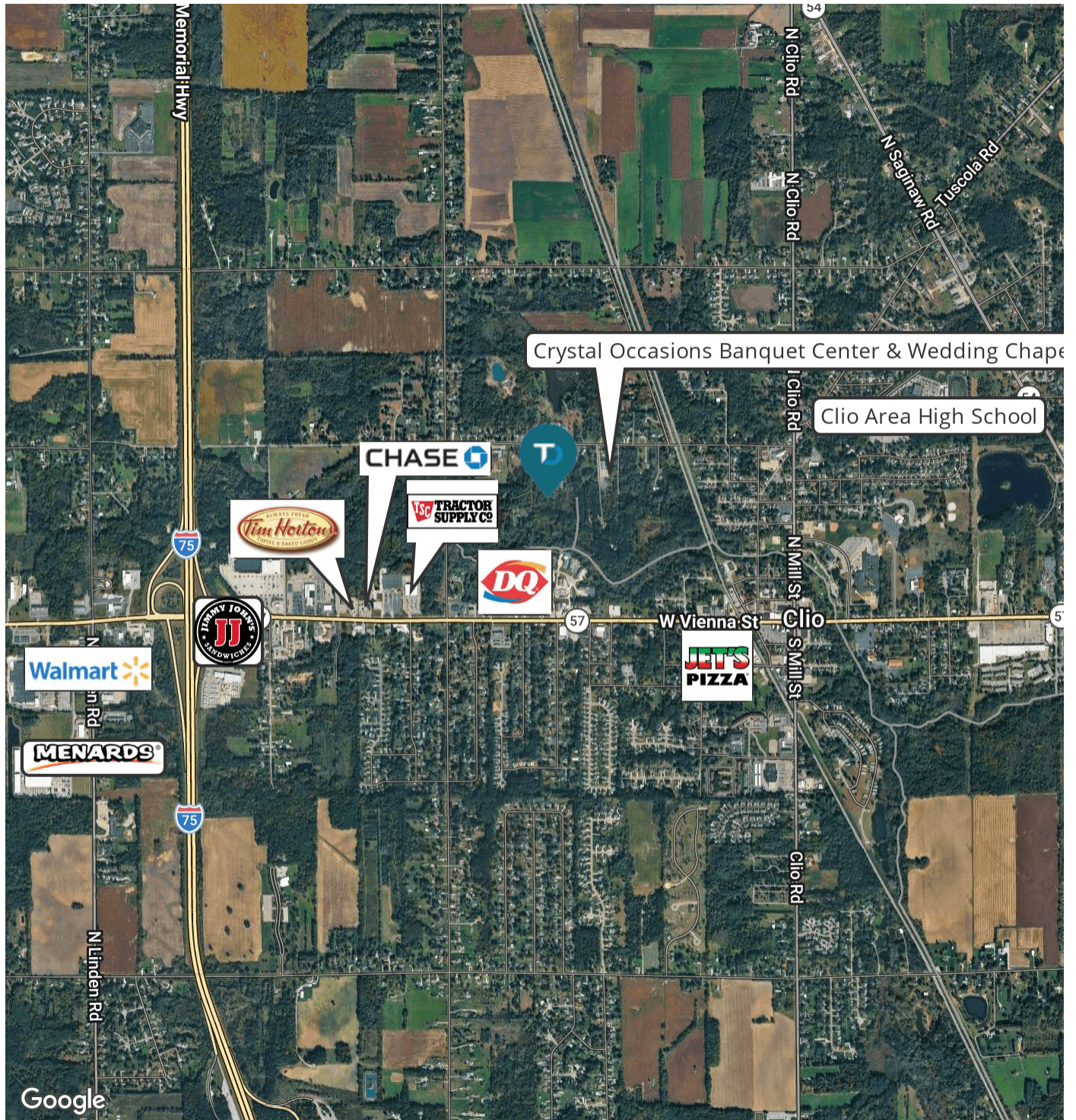
Vienna Township, Genesee County, MI. Located on Field Road, one mile east of I-75.



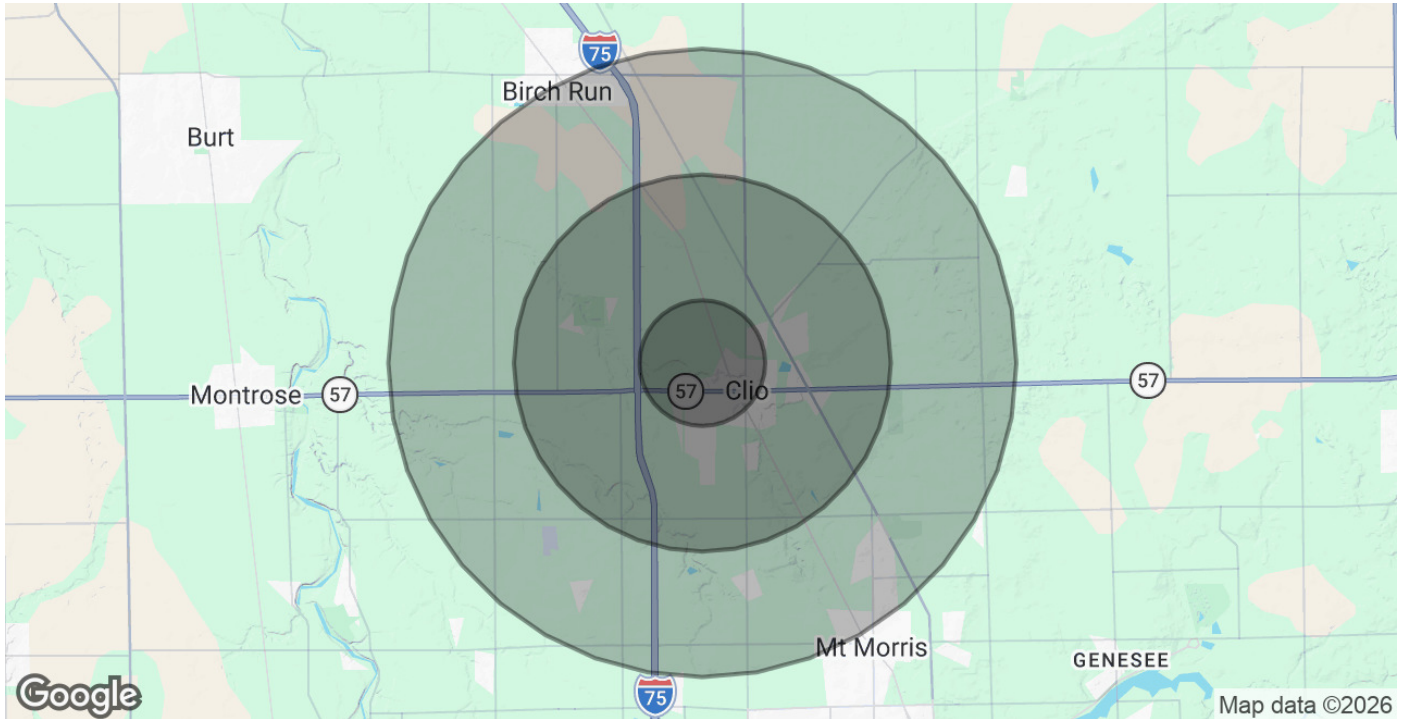
SITE PLAN: 3365 Field Road | Clio, MI 48420



RETAILER MAP: 3365 Field Road | Clio, MI 48420



DEMOGRAPHICS MAP & REPORT: 3365 Field Road | Clio, MI 48420



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,435	12,950	27,188
Average Age	45.4	44.1	43.0
Average Age (Male)	43.4	41.1	41.3
Average Age (Female)	51.3	46.4	45.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,125	5,539	11,027
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$67,320	\$79,858	\$80,054
Average House Value	\$150,139	\$178,866	\$173,625

2023 American Community Survey (ACS)