

13+/- ACRES
OLD US23
FOR SALE

BRIGHTON, MI

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 13+/- Acres Old US23 | Brighton, MI 48116



OFFERING SUMMARY

Sale Price: PRICE REDUCED!
Was: \$375,000.00
NOW: \$329,000.00

Lot Size: 13.2 Acres

APN: 12-20-400-017

Zoning: B-3 and RM-1

Price / AC: \$24,924.24

Utilities: Municipal Water
Sanitary Sewer

Location Description: South of Hilton Road,
North of Spencer Road
on the west side of Old
US23.

PROPERTY HIGHLIGHTS

- Excellent frontage along Old US23
- Beautiful views of Lyons Lake creates an optimum setting for offices and retail.
- B-3 and RM-1 Zoning.
- 2.5 Acres buildable.

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	902	19,074	60,919
Total Population:	2,631	49,796	162,725
Average HH Income:	\$114,395	\$87,862	\$86,694

PROPERTY DETAILS: 13+/- Acres Old US23 | Brighton, MI 48116

SALE PRICE

\$329,000.00

LOCATION INFORMATION

Property Name 13+/- Acres Old US23
City, State, Zip Brighton, MI 48116
County/Township Livingston County

LAND

Irrigation Yes
Water Yes
Telephone Yes
Cable Yes
Sewer Yes

PROPERTY DETAILS

Zoning B-3 and RM-1
Lot Size 13.2 Acres
APN# 12-20-400-017
Legal Description PART OF THE SE 1/4 OF SEC 20 AND THE SW 1/4 OF SEC 21 T2N R6E DESC AS BEG AT THE SE COR OF SEC 20 TH ALG THE S LN OF SEC 20 N88*22'36"W 250.00 FT TH N14*08'13"W 1238.44 FT TH N10*42'42"W 153.12 FT TH S88*36'02"E 521.93 FT TH ALG THE C-L OF WHITMORE LAKE RD S10*20'42"E 161.55 FT TH CONT ALG THE C-L OF WHITMORE LAKE RD ON THE ARC OF A CURVE RIGHT 1192.16 FT SAID CURVE HAS A RADIUS OF 3819.83 FT A CENTRAL ANGLE OF 17*52'55" AND A LONG CHORD WHICH BEARS S01*24'14"E 1187.34 FT TO THE POB 13.23 ACRES M OR L SPLIT FROM 20-400-004 9/7/01 LD# 00/332

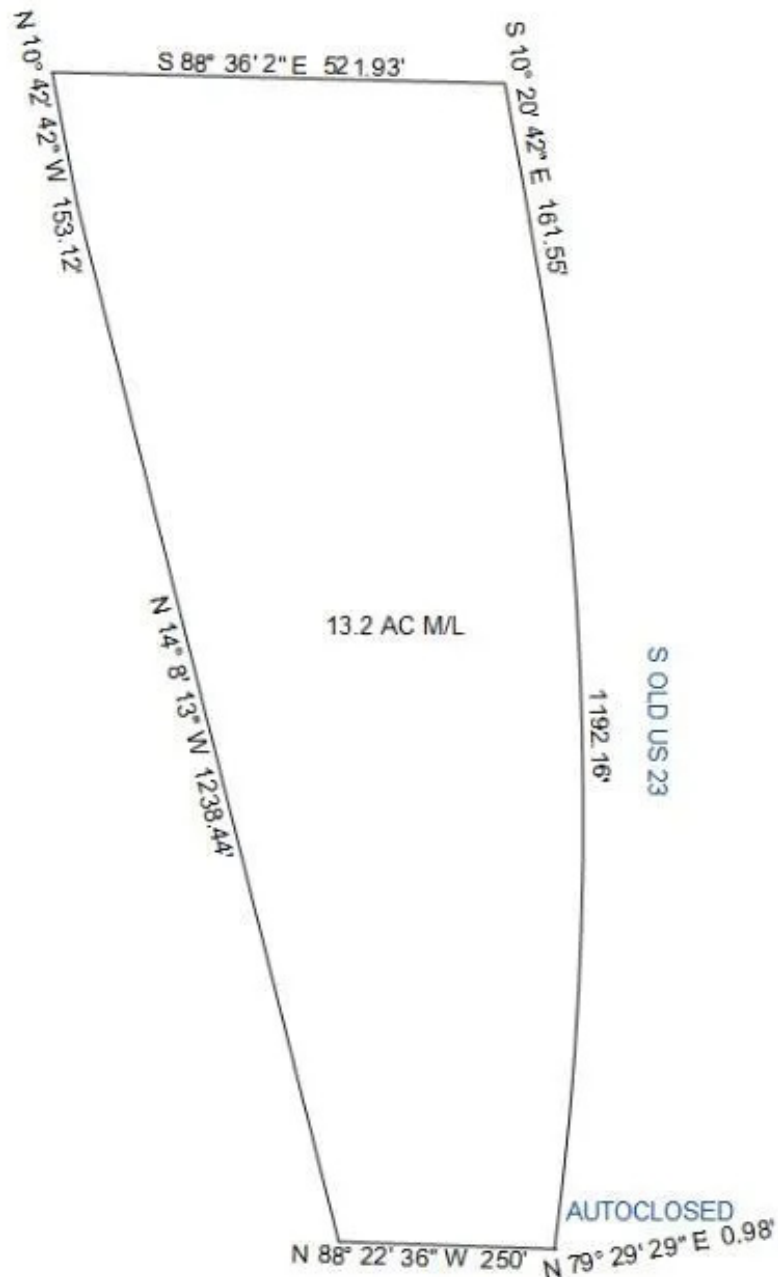
PARKING & TRANSPORTATION

Street Parking Yes

UTILITIES, TRAFFIC COUNTS & TAXES

Utilities Description Municipal Water & Sanitary Sewer
Traffic Counts Old US23 = 14,521; Hilton Road = 7,991
Taxes 2026 Summer = \$3926.66
2025 Winter = \$811.22

ADDITIONAL PHOTOS: 13+/- Acres Old US23 | Brighton, MI 48116

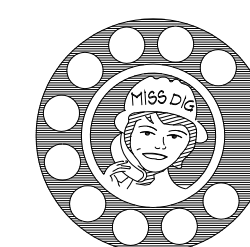




SP-1

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD CALL MISS DIG

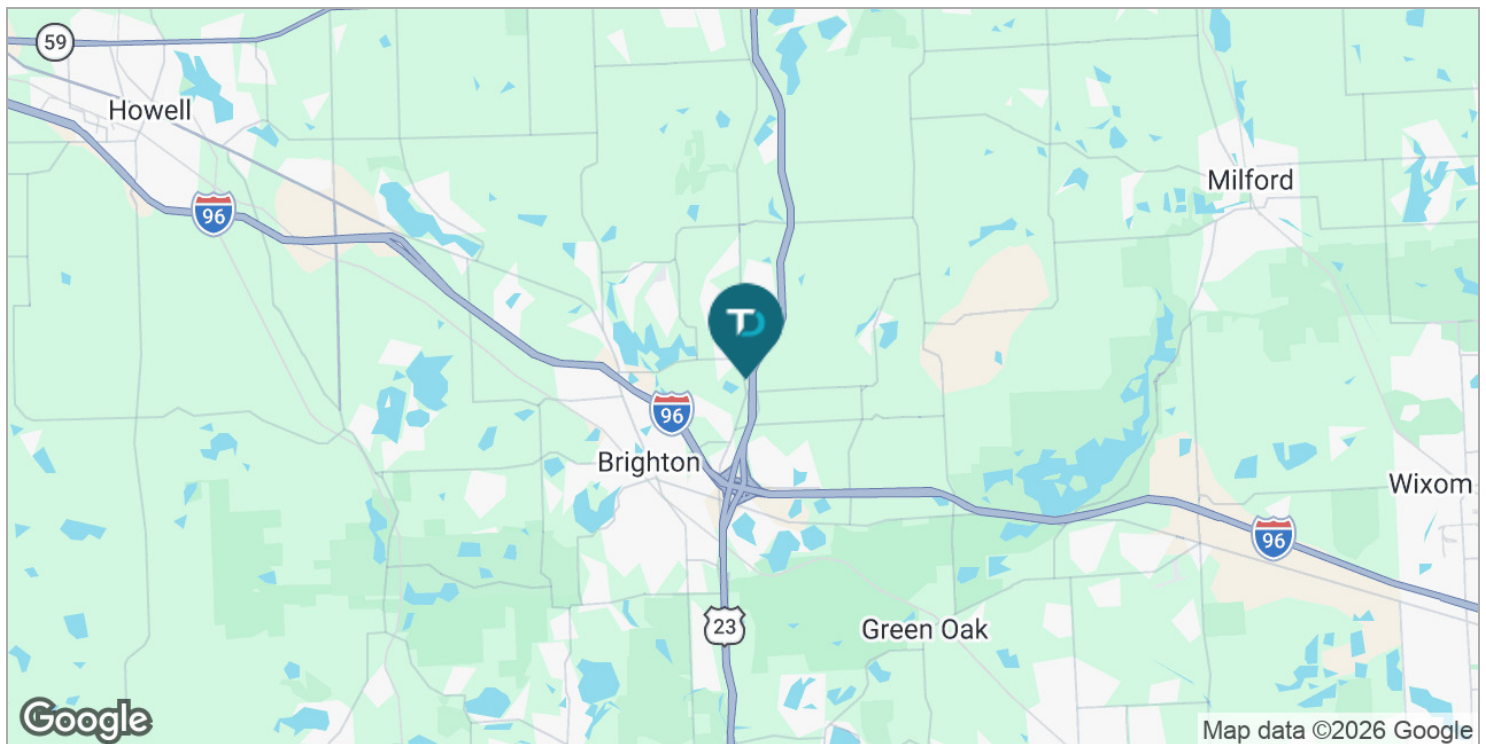
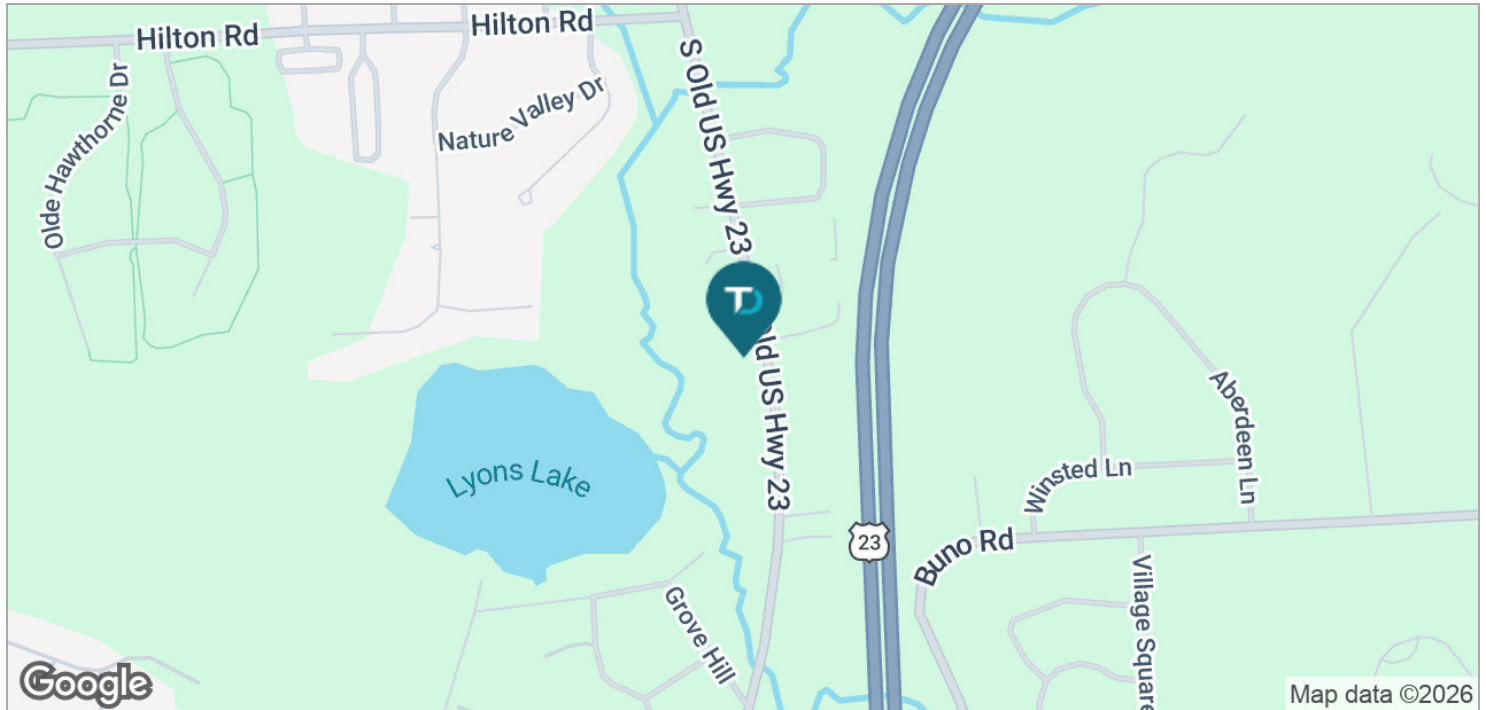
12 HOURS
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)



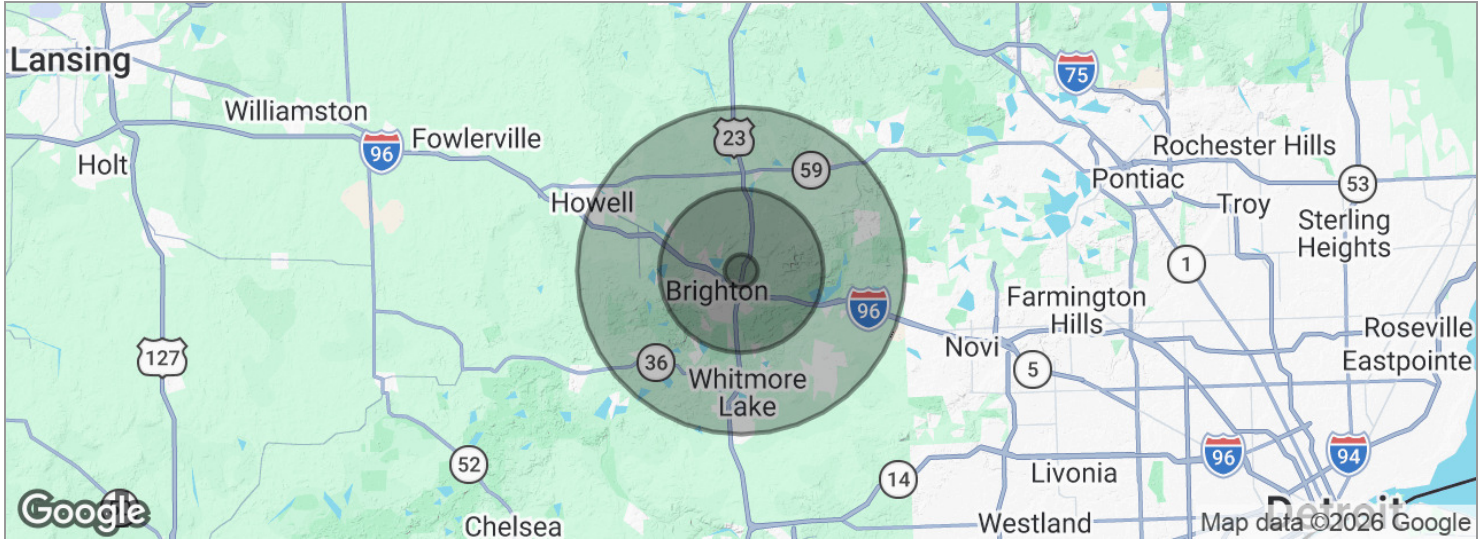
RETAILER MAP: 13+/- Acres Old US23 | Brighton, MI 48116



LOCATION MAPS: 13+/- Acres Old US23 | Brighton, MI 48116



DEMOGRAPHICS MAP: 13+/- Acres Old US23 | Brighton, MI 48116



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,631	49,796	162,725
Median age	40.5	41.7	39.9
Median age (male)	40.9	41.6	39.5
Median age (Female)	40.2	41.8	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	902	19,074	60,919
# of persons per HH	2.9	2.6	2.7
Average HH income	\$114,395	\$87,862	\$86,694
Average house value	\$292,217	\$260,963	\$262,346

* Demographic data derived from 2020 ACS - US Census