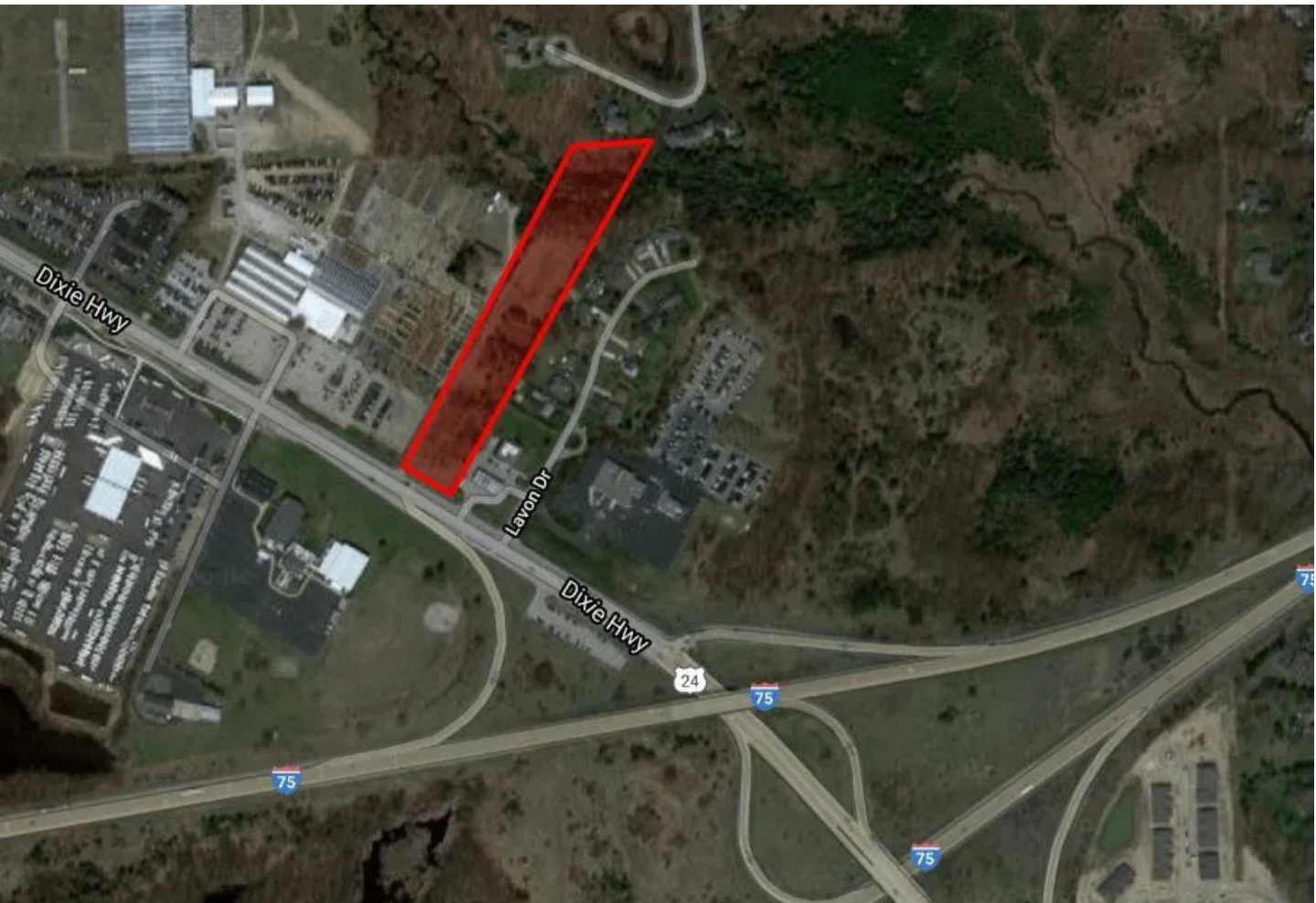


4 Acres Dixie Hwy & I-75

Dixie Hwy, just north of I-75 Clarkston, MI 48348



FOR SALE

Get**Real** *quality*
248.476.3700

LISTED BY:

Eric Szerlag

Vice President
eszerlag@thomasduke.com

FOR SALE

4 Acres Dixie Hwy & I-75

Dixie Hwy, just north of I-75 Clarkston, MI 48348



Sale Price: \$800,000

DESCRIPTION

Vacant land for development right off of I-75. Great opportunity to utilize a deep lot in an up and coming area.

PROPERTY HIGHLIGHTS

- Located directly off of I-75
- Zoned for C-2 General Business
- Nicely situated next to sole gas station at this intersection
- Expressway access for sprawling area
- Ideal for drive thru/fast food



FOR SALE

4 Acres Dixie Hwy & I-75

Dixie Hwy, just north of I-75 Clarkston, MI 48348

BUILDING INFORMATION

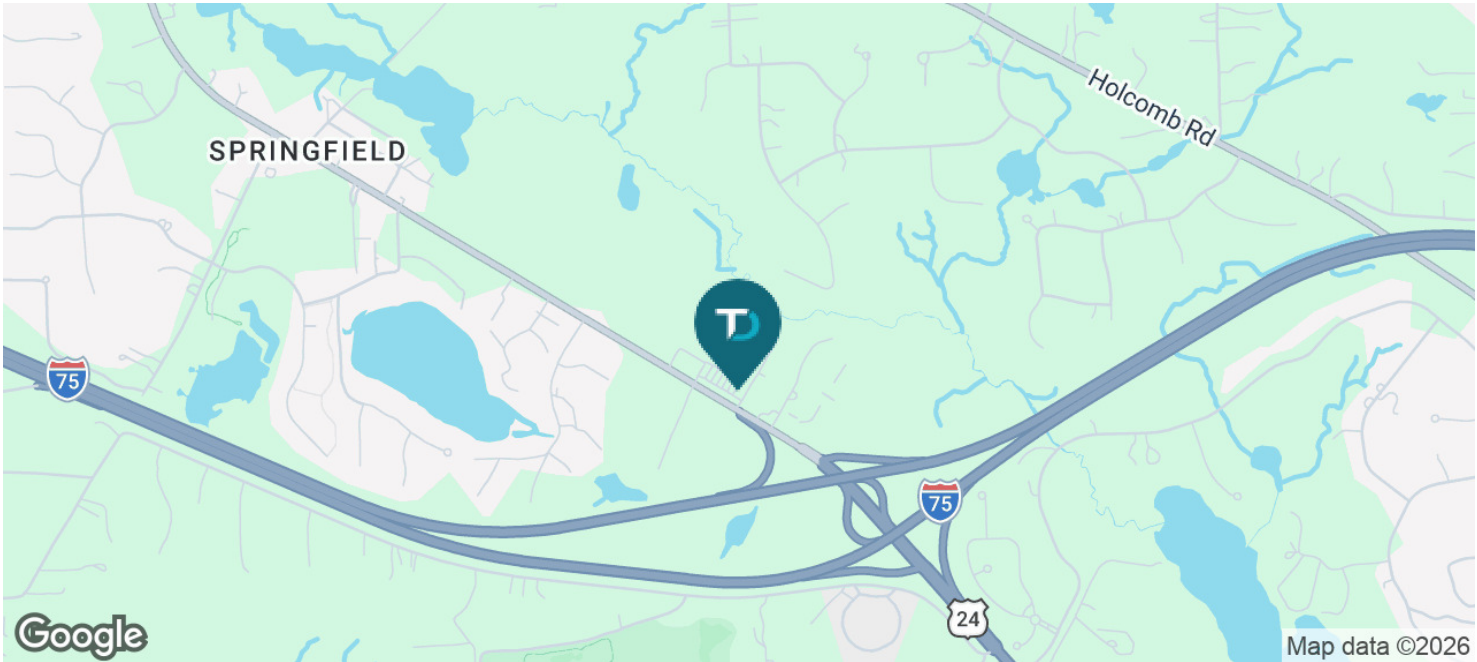
Price/AC:	\$200,000
Utilities:	Well and Septic

PROPERTY INFORMATION

Lot Size:	4 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	C-2 General Business
Traffic Count:	15,677 Vehicles/Day (Costar, 2018)
Legal Description:	Available upon request
APN:	07-24-201-003

LOCATION INFORMATION

Located on the east side of Dixie Hwy, just north of I-75



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DEMOGRAPHIC INFORMATION	1 MILE	5 MILES	10 MILES
Total population	1,777	51,110	238,044
Median age	41.4	40.6	39.5
Total households	662	18,982	89,840
Average HH income	\$98,988	\$89,688	\$82,027
Average house value	\$279,647	\$285,001	\$237,666

