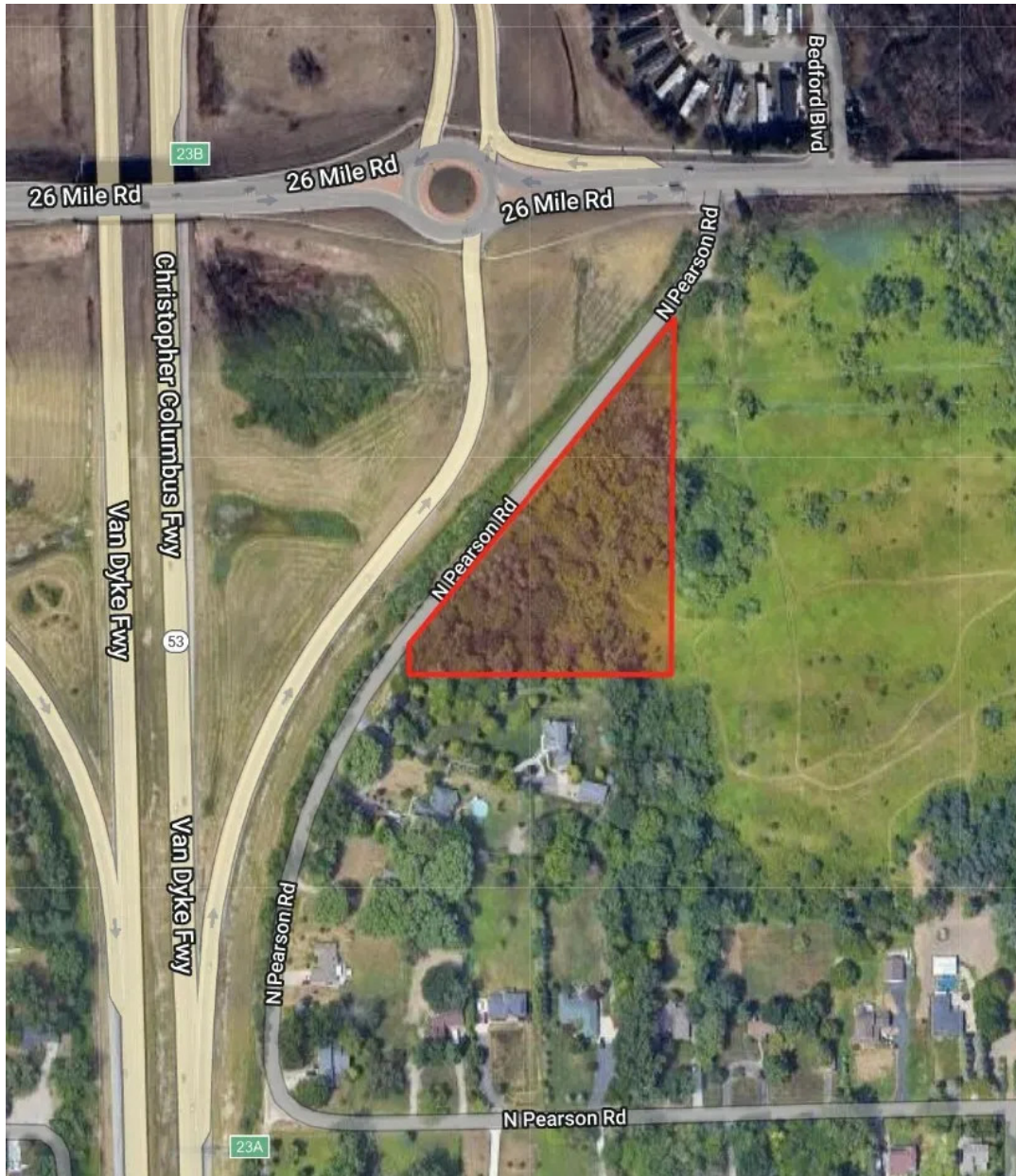


3.99 ACRES N PEARSON RD

0 N Pearson Rd, Shelby Township, MI 48316



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

DAVE TESCH

Vice President

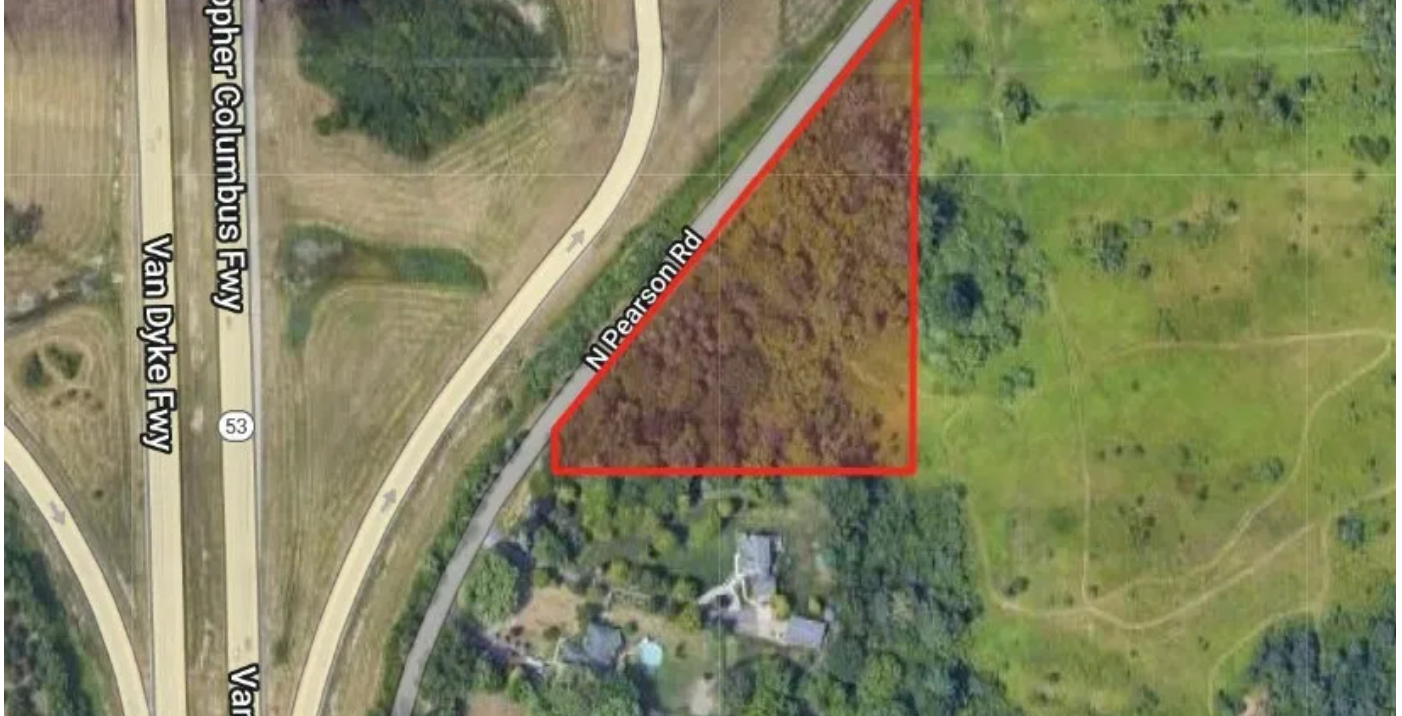
dtesch@thomasduke.com

JORDAN SCHAFER

Associate

jschafer@thomasduke.com

OFFERING SUMMARY: 0 N Pearson Rd | Shelby Township, MI 48316



PROPERTY OVERVIEW

Located on one of the last remaining areas of Shelby Township to be developed, this 3.99 acre parcel is situated at the 26 Mile Rd and M-53 interchange. This site offers easy access to many national retailers and is just a few miles from Stoney Creek Metro Park.

OFFERING SUMMARY

Sale Price: \$475,000
Lot Size: 3.99 Acres
Price / Acre: \$119,048
Zoning: R-1-B

PROPERTY HIGHLIGHTS

- 3.99 acres zoned R-1-B residential
- Zoning allows for 1/3 of an acre, 90 foot wide residential lots
- Easy access to the M-53 expressway
- Minutes to every major retailer in the area
- Romeo community school district

BUILDING/PROPERTY INFORMATION: 0 N Pearson Rd | Shelby Township, MI 48316

LAND INFORMATION

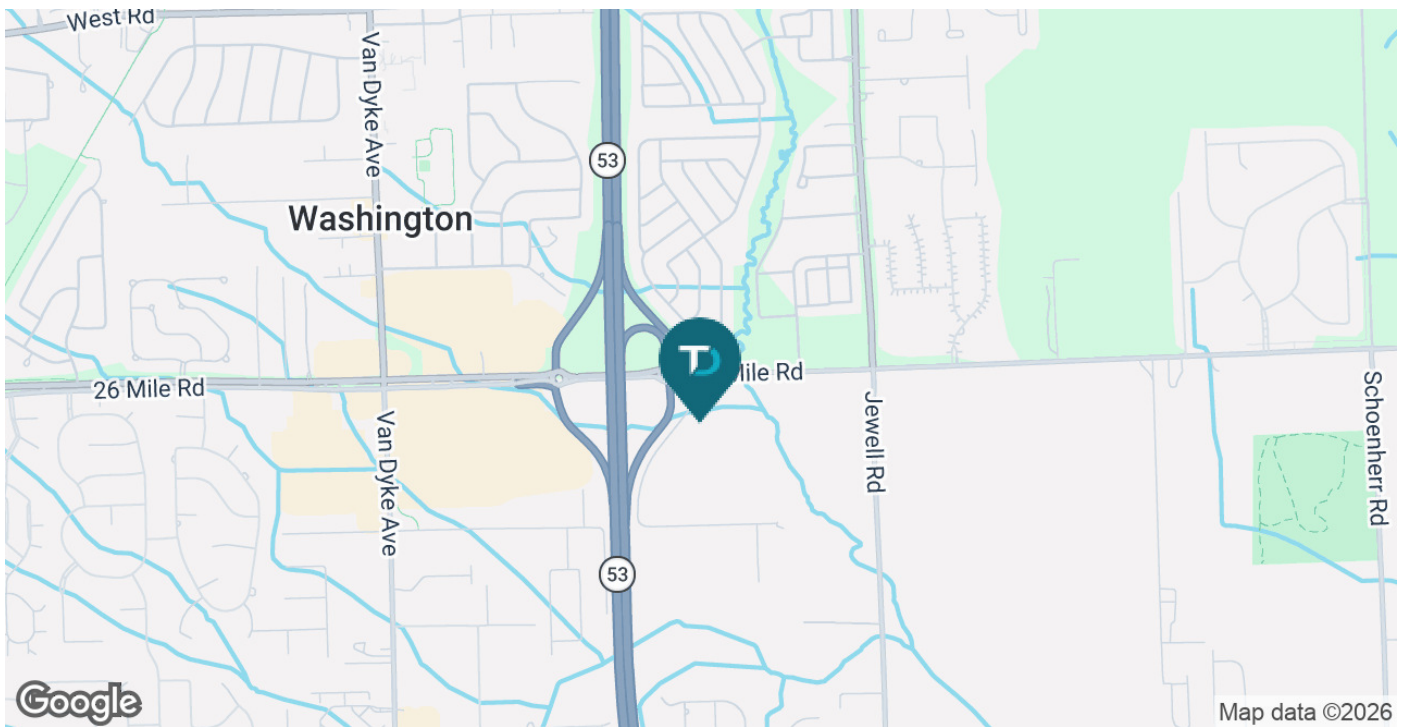
Price/AC:	\$119,048
2024 Summer Tax:	\$11,428.30
2024 Winter Tax:	\$3,255.34
Utilities:	-

PROPERTY INFORMATION

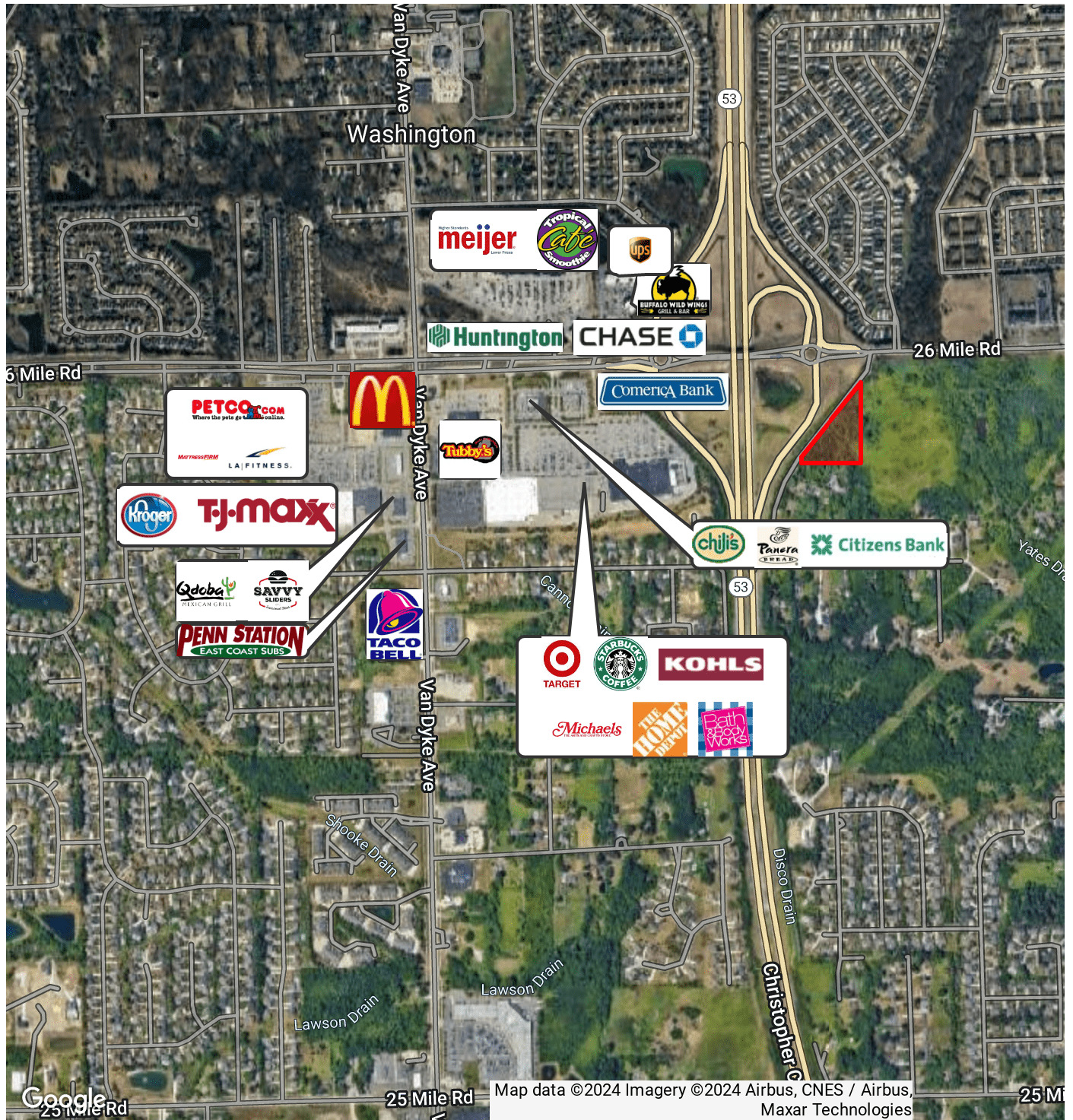
Lot Size:	3.99 Acres
Property Type:	Land
Property Subtype:	Residential
Zoning	R-1-B
Traffic Count:	24,710 Vehicles/Day 26 Mile at M-53 (Costar, 2022)
School District:	Romeo Community School District
Legal Description:	Available upon request
APN:	23-07-03-201-007

LOCATION INFORMATION

Located on N Pearson Rd, just east of the M-53 expressway and just south of 26 Mile Rd

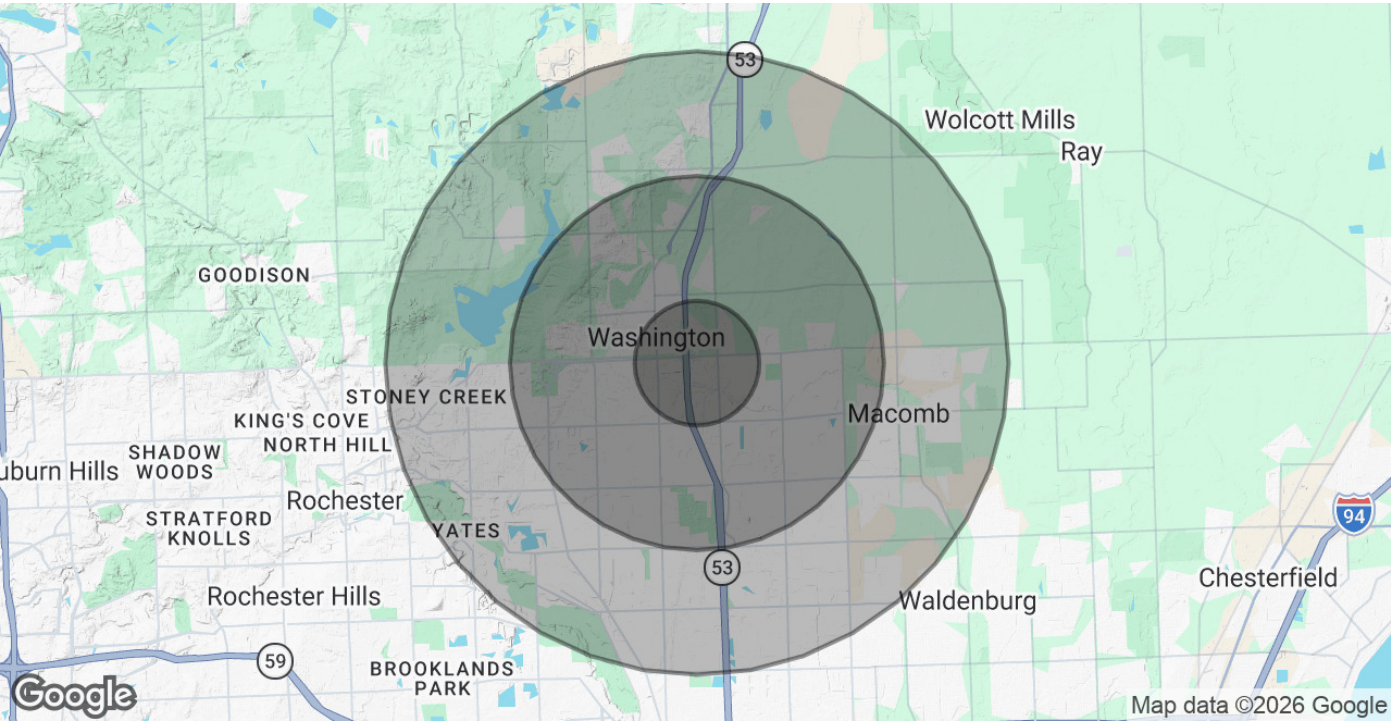


RETAILER MAP: 0 N Pearson Rd | Shelby Township, MI 48316



DEMOGRAPHICS MAP & REPORT:

0 N Pearson Rd | Shelby Township, MI 48316



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,168	47,725	117,530
Average Age	40	43	43
Average Age (Male)	39	42	42
Average Age (Female)	41	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,394	18,200	43,862
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$116,337	\$133,578	\$135,597
Average House Value	\$349,378	\$450,964	\$431,545
2020 American Community Survey (ACS)			