

5.15 ACRES KEEWAHDIN RD

2844-2850 Keewahdin Rd, Fort Gratiot, MI 48059



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

DAVE TESCH

Vice President

dtesch@thomasduke.com

JORDAN SCHAFER

Associate

jschafer@thomasduke.com

OFFERING SUMMARY: 2844-2850 Keewahdin Rd | Fort Gratiot, MI 48059

**PROPERTY OVERVIEW**

Prime ±5.15-acre development opportunity located in the heart of Fort Gratiot's main retail corridor. The site is currently zoned for single-family residential and was previously approved for a 72-unit apartment development, offering strong potential for redevelopment or re-entitlement. Situated less than half a mile from Lake Huron and surrounded by national retailers, dining, and everyday amenities, the property benefits from an exceptional location within the Fort Gratiot trade area.

OFFERING SUMMARY

Sale Price - REDUCED: Was \$1,200,000
NOW \$1,100,000

Lot Size: 5.15 Acres

Price / Acre: \$213,592

Zoning: R-1A

PROPERTY HIGHLIGHTS

- 5.15 acres vacant land
- Zoned R-1A
- Previously approved for 72 multi family units
- Located in the heart of Fort Gratiot and minutes away from Lake Huron

BUILDING/PROPERTY INFORMATION:

2844-2850 Keewahdin Rd | Fort Gratiot, MI 48059

LAND INFORMATION

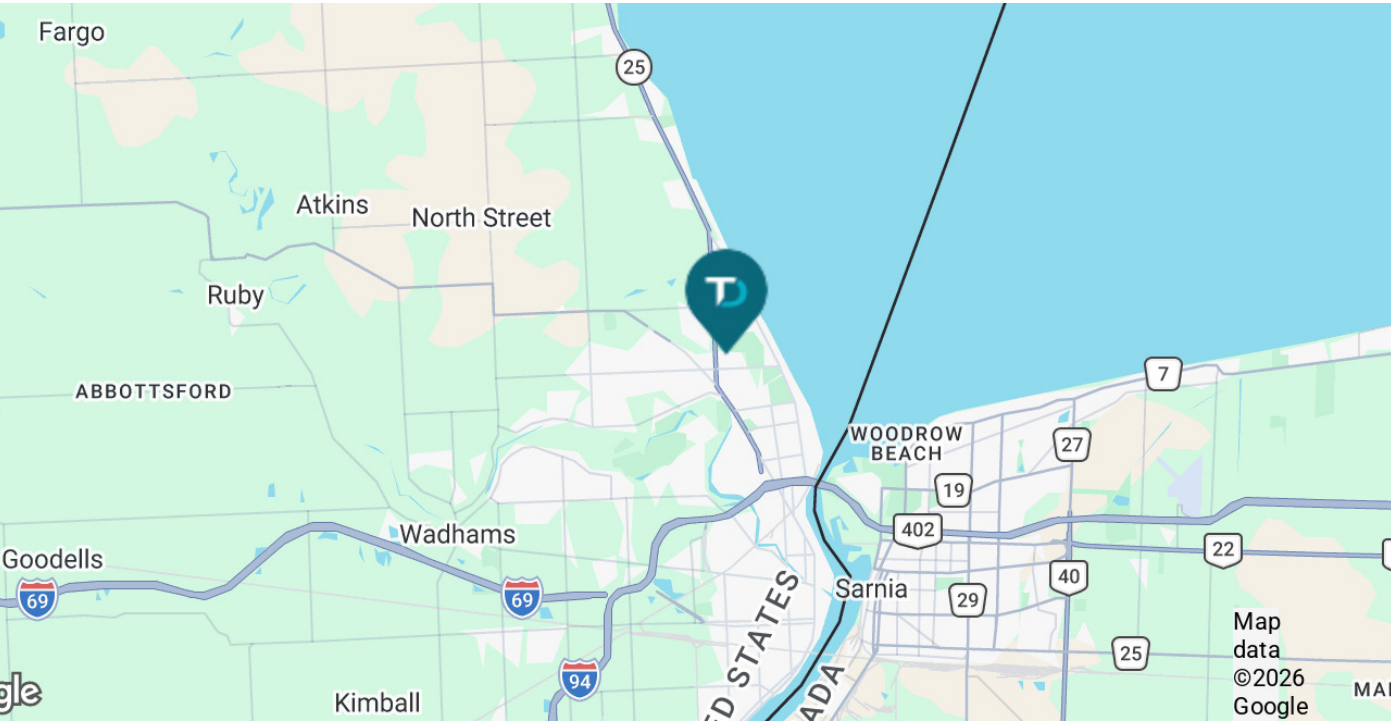
Price/AC:	\$213,592
Utilities:	-
2025 Winter Taxes:	\$1,550
2025 Summer Taxes:	\$1,905

PROPERTY INFORMATION

Lot Size:	5.15 Acres
Property Type:	Land
Property Subtype:	Multifamily
Zoning	R-1A
Legal Description:	Available upon request
APN:	20-015-4038-000 & 20-015-40001

LOCATION INFORMATION

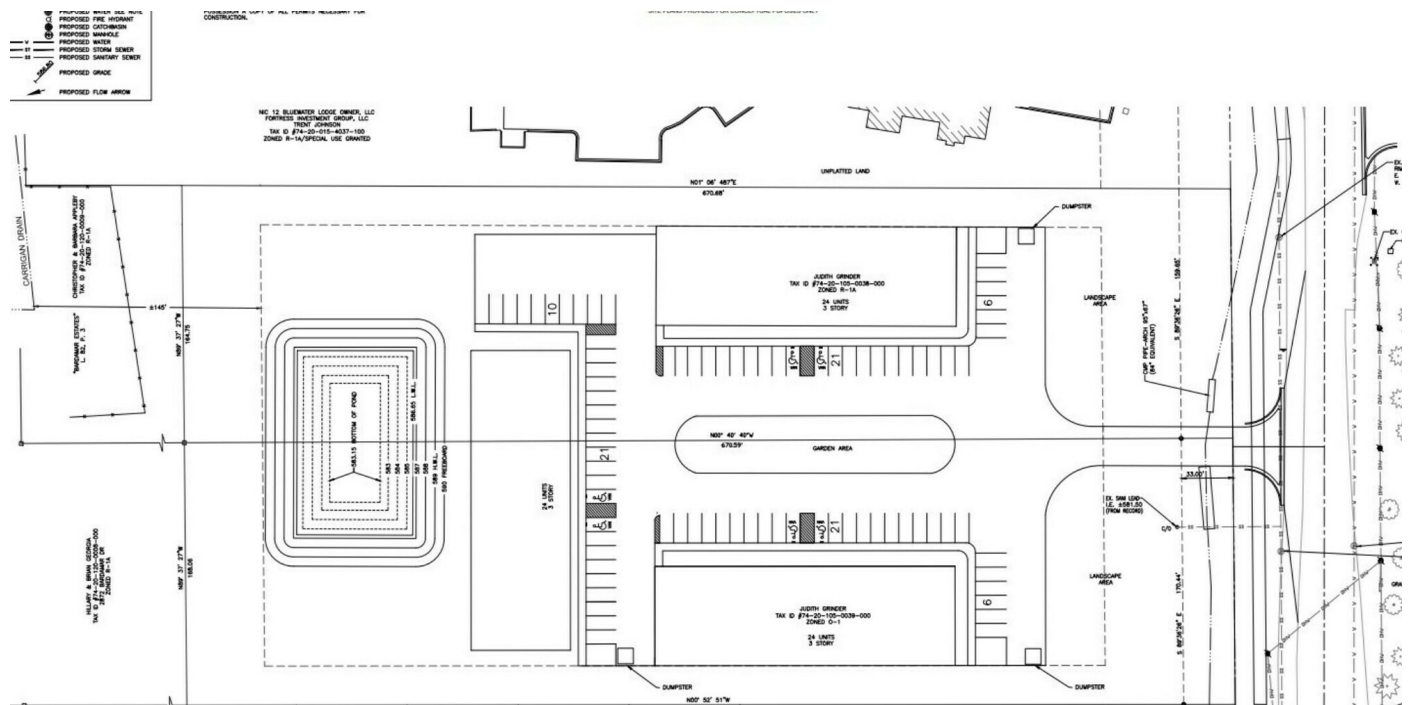
Located on the north side of Keewahdin Rd, just east of 24th Ave in Fort Gratiot, MI.



ELEVATION: 2844-2850 Keewahdin Rd | Fort Gratiot, MI 48059



SITE PLAN: 2844-2850 Keewahdin Rd | Fort Gratiot, MI 48059



AERIAL MAP: 2844-2850 Keewahdin Rd | Fort Gratiot, MI 48059

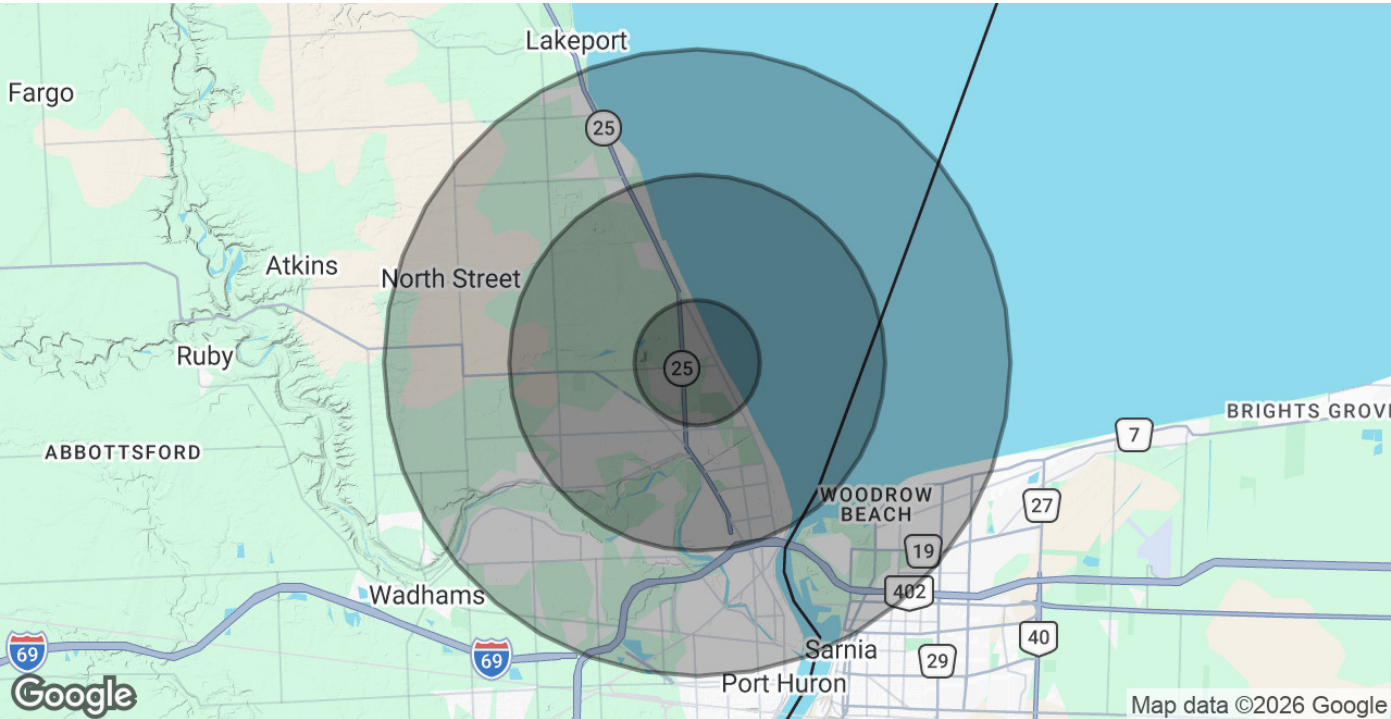


RETAILER MAP: 2844-2850 Keewahdin Rd | Fort Gratiot, MI 48059



DEMOGRAPHICS MAP & REPORT:

2844-2850 Keewahdin Rd | Fort Gratiot, MI 48059



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,606	18,885	42,530
Average Age	52.4	47.7	43.8
Average Age (Male)	50.5	46.0	42.5
Average Age (Female)	50.6	48.1	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,322	8,443	18,179
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$80,901	\$89,079	\$84,252
Average House Value	\$213,573	\$211,050	\$194,504
2023 American Community Survey (ACS)			