

## 38.56 ACRES LAKESHORE RD

Lakeshore Rd, Fort Gratiot, MI 48059



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** Lakeshore Rd | Fort Gratiot, MI 48059

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**PROPERTY OVERVIEW**

±38.56-acre development opportunity on Lakeshore Road in Fort Gratiot featuring mixed zoning with commercial frontage and multifamily in the rear. Positioned across from luxury lakefront estates along Lake Huron, the site offers strong visibility, flexibility, and premier location appeal. Ideal for mixed-use or residential development in one of the area's most desirable corridors.

**OFFERING SUMMARY**

|               |                                                      |
|---------------|------------------------------------------------------|
| Sale Price:   | \$2,200,000                                          |
| Lot Size:     | 38.56 Acres                                          |
| Price / Acre: | \$57,054                                             |
| Zoning:       | C-1 Neighborhood Business District & RM Multi Family |

**PROPERTY HIGHLIGHTS**

- 38.56 acres vacant land
- Front 17 acres zoned C-1 Neighborhood Business District
- Back 21 acres zoned RM Multi Family
- Ideal mixed use or multi family development

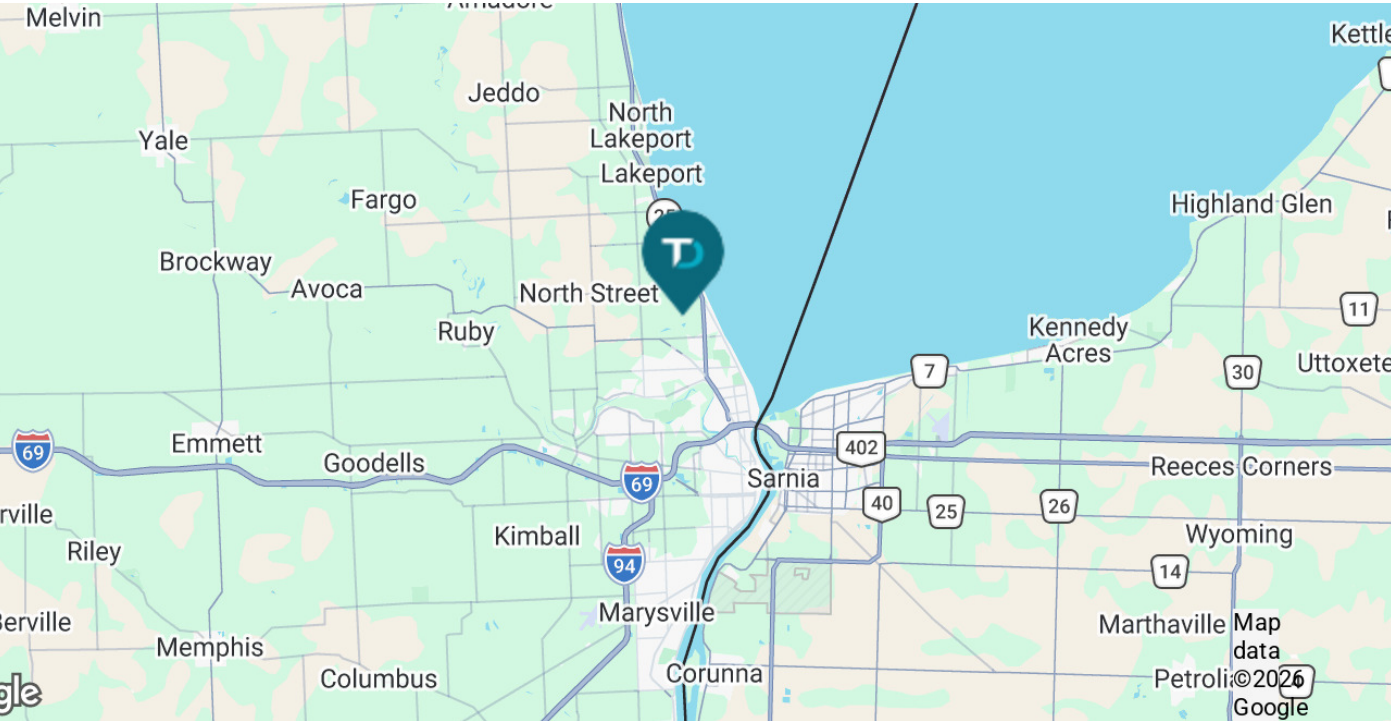
BUILDING/PROPERTY INFORMATION:

Lakeshore Rd | Fort Gratiot, MI 48059

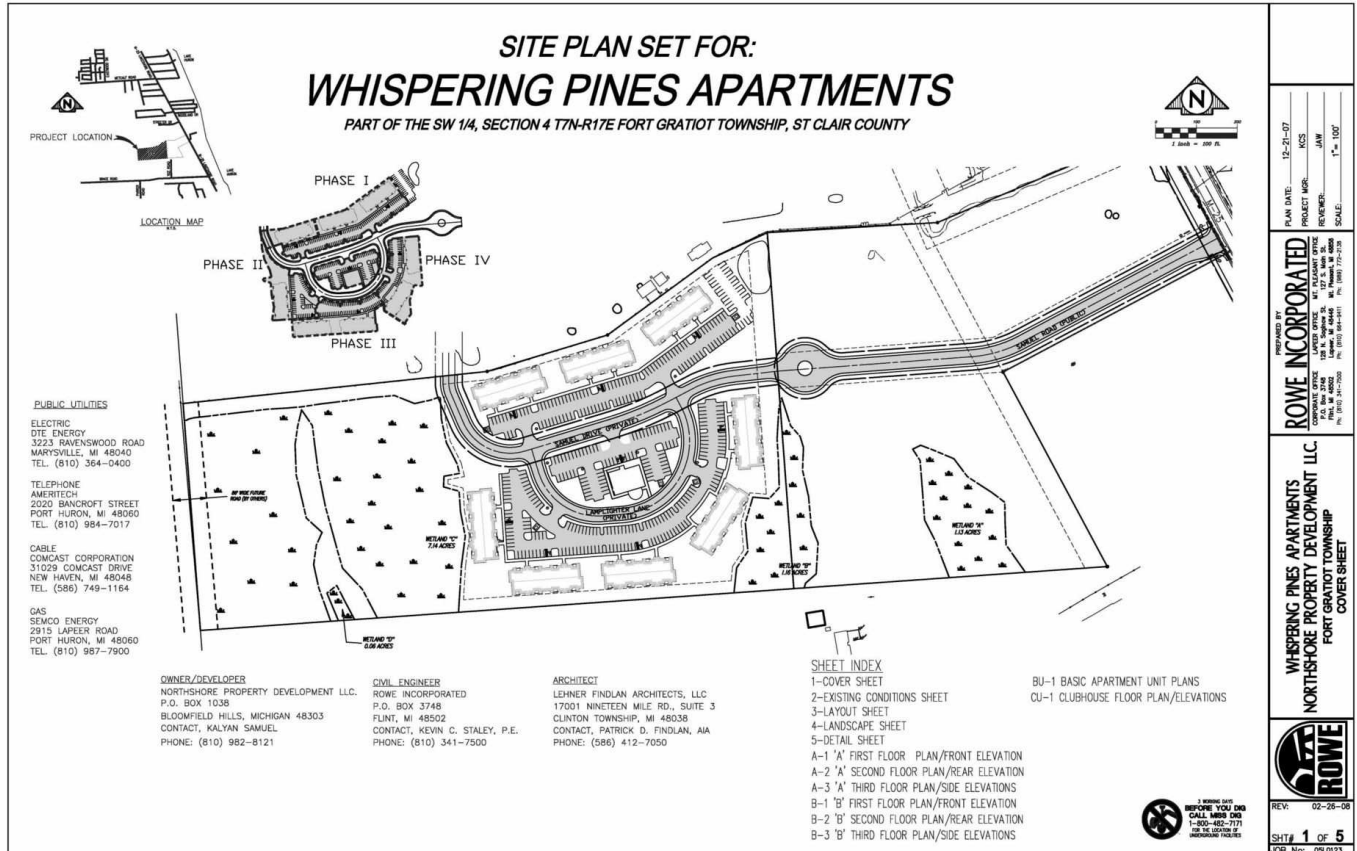
| BUILDING INFORMATION |          | PROPERTY INFORMATION |                                                      |
|----------------------|----------|----------------------|------------------------------------------------------|
| Price/AC:            | \$57,054 | Lot Size:            | 38.56 Acres                                          |
| Utilities:           | -        | Property Type:       | Land                                                 |
| 2025 Winter Taxes:   | \$1,561  | Property Subtype:    | Multifamily                                          |
| 2025 Summer Taxes:   | \$4,417  | Zoning               | C-1 Neighborhood Business District & RM Multi Family |
|                      |          | Traffic Count:       | 13,717 Vehicles/Day (Costar, 2024)                   |
|                      |          | Legal Description:   | Available upon request                               |
|                      |          | APN:                 | 20-004-4008-100 & 20-004-4039-000                    |

LOCATION INFORMATION

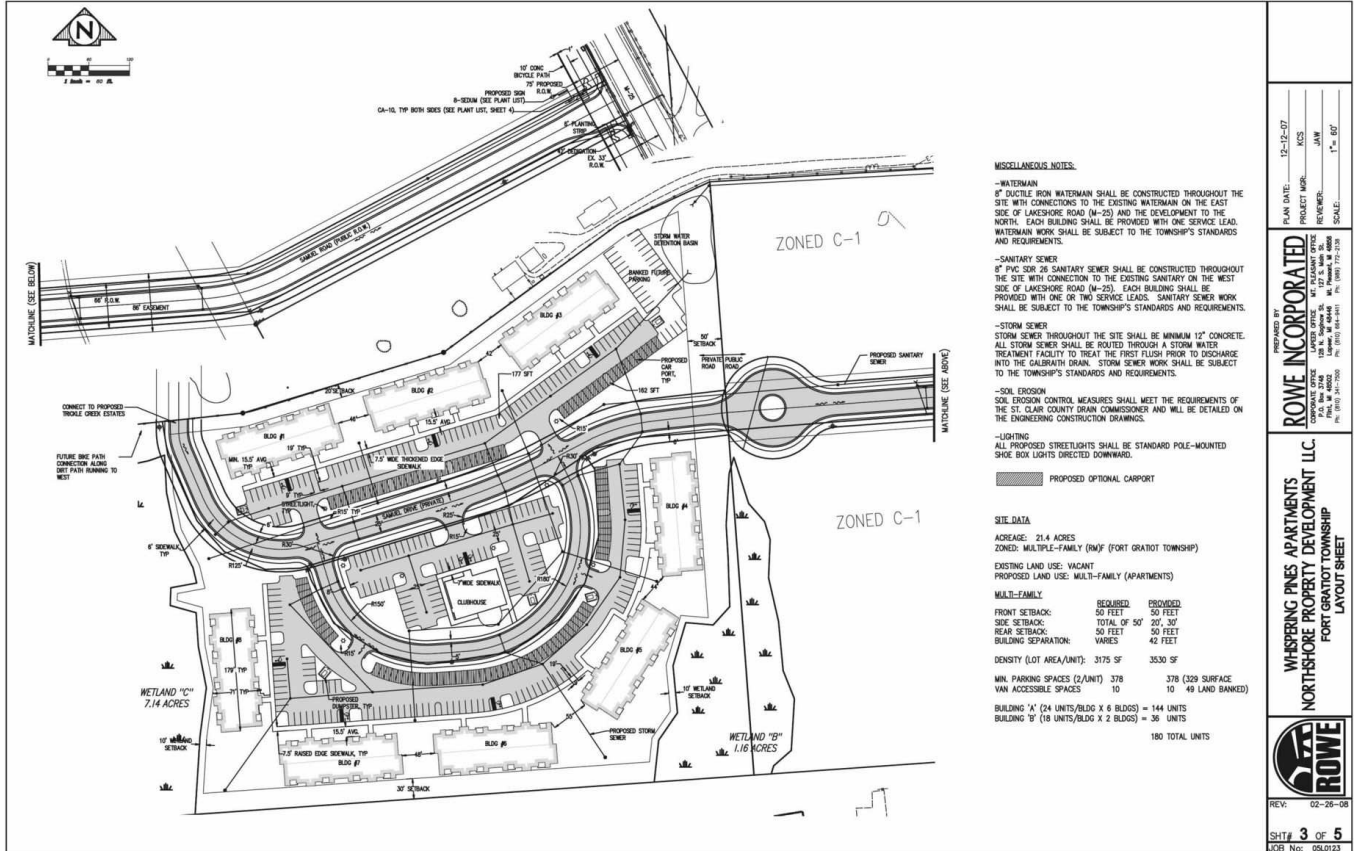
Located on the west side of Lakeshore Rd, just north of Brace Rd, at the north end of Fort Gratiot.



**CONCEPTUAL:** Lakeshore Rd | Fort Gratiot, MI 48059



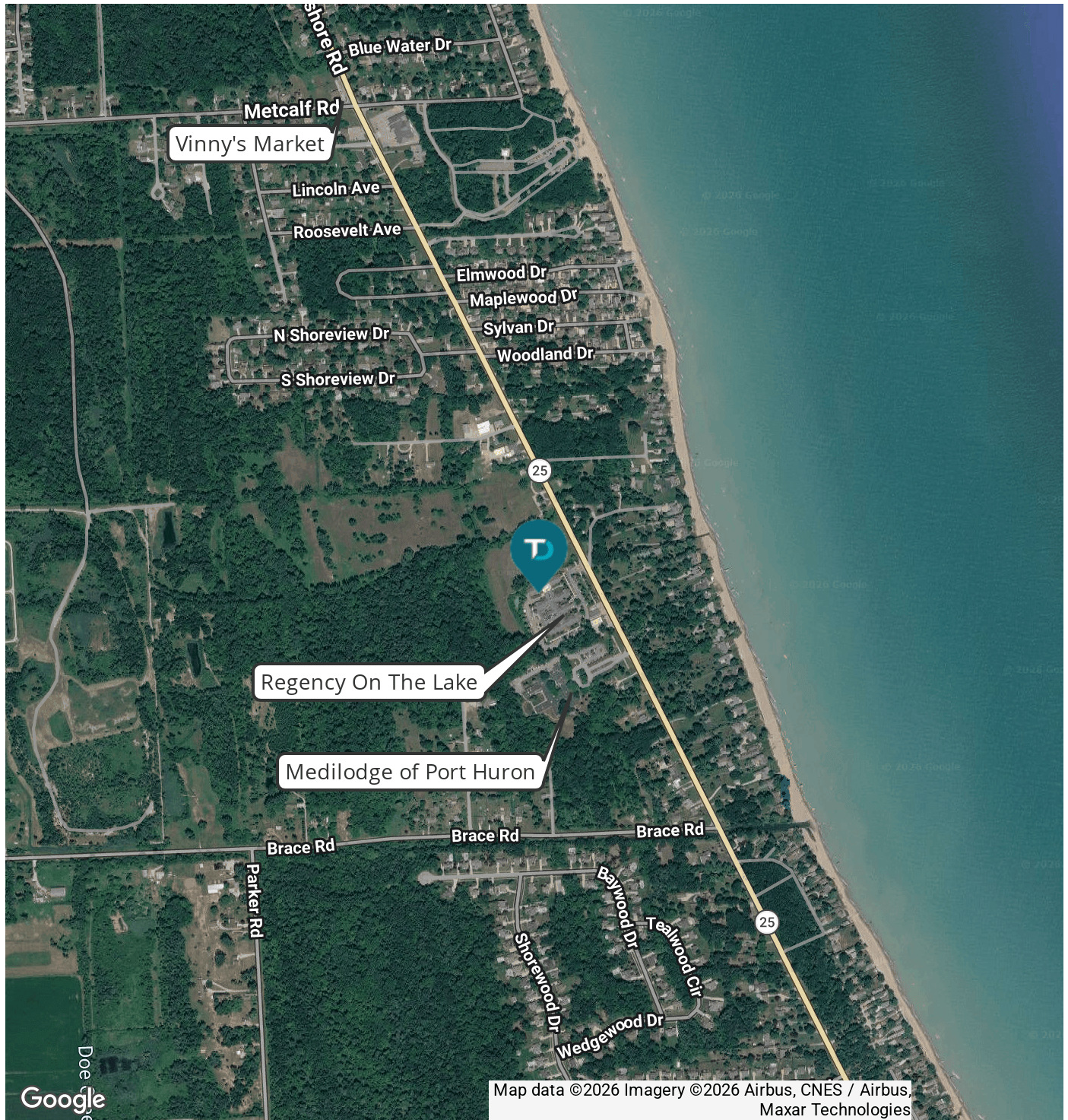
**CONCEPTUAL: Lakeshore Rd | Fort Gratiot, MI 48059**



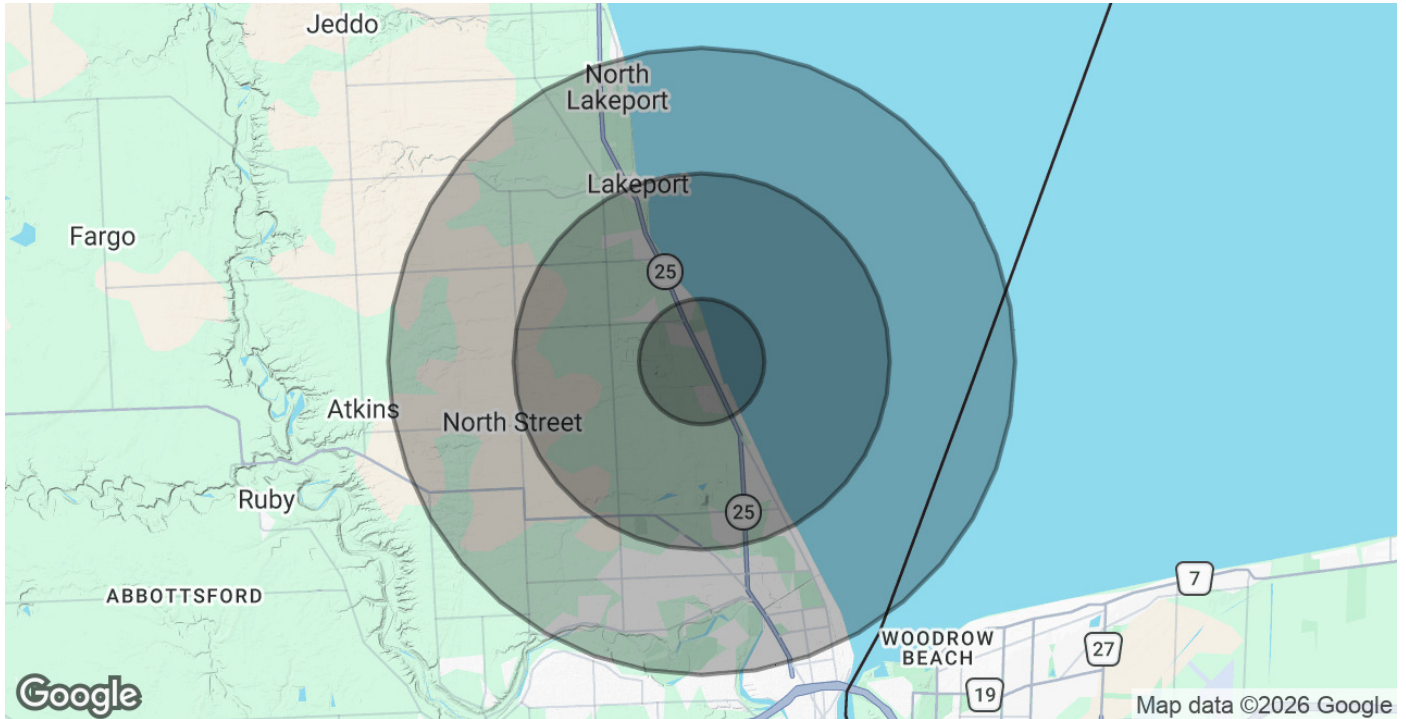
**AERIAL MAP:** Lakeshore Rd | Fort Gratiot, MI 48059



**RETAILER MAP:** Lakeshore Rd | Fort Gratiot, MI 48059



## DEMOGRAPHICS MAP & REPORT: Lakeshore Rd | Fort Gratiot, MI 48059



### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 711    | 3,119   | 7,618   |
| Average Age          | 51.3   | 46.7    | 49.2    |
| Average Age (Male)   | 46.4   | 44.9    | 47.6    |
| Average Age (Female) | 51.6   | 45.7    | 48.8    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 311       | 1,349     | 3,204     |
| # of Persons per HH | 2.3       | 2.3       | 2.4       |
| Average HH Income   | \$98,053  | \$87,893  | \$89,805  |
| Average House Value | \$175,140 | \$167,897 | \$197,346 |

2023 American Community Survey (ACS)