

LAND FOR SALE/LAND LEASE

3.25 Acre Development Site in Wixom

2120 N WIXOM RD
WIXOM, MI 48393



PRICE REDUCED!

3.25
ACRES

Located at the Commerce Twp/Wixom border
Strong demographics
Ideal for residential or mixed-use development
Surrounded by new neighborhood
developments



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

| | |
|----------------------|-----------------------|
| Sale Price: | \$699,000 |
| Lease Rate | \$7,000 p/month |
| Lot Size: | 3.25 Acres |
| Zoning: | RA-1 |
| Market: | Detroit |
| Submarket: | Central I-96 Corridor |
| 2021 Property Taxes: | \$4,661 |

PROPERTY OVERVIEW

Perfect opportunity for residential or mixed-use development. Previously approved site for 26,000 SF office/bank development at the corner of N Wixom Rd and Loon Lake Rd. Land Lease Available

LOCATION OVERVIEW

Located at a busy corner of the Commerce Twp / Wixom border.

PROPERTY HIGHLIGHTS

- Located at the Commerce Twp/Wixom border
- Strong demographics
- Perfect opportunity for a residential or mixed-use development
- Consent judgment approved for office/bank user
- Surrounded by new neighbourhood developments

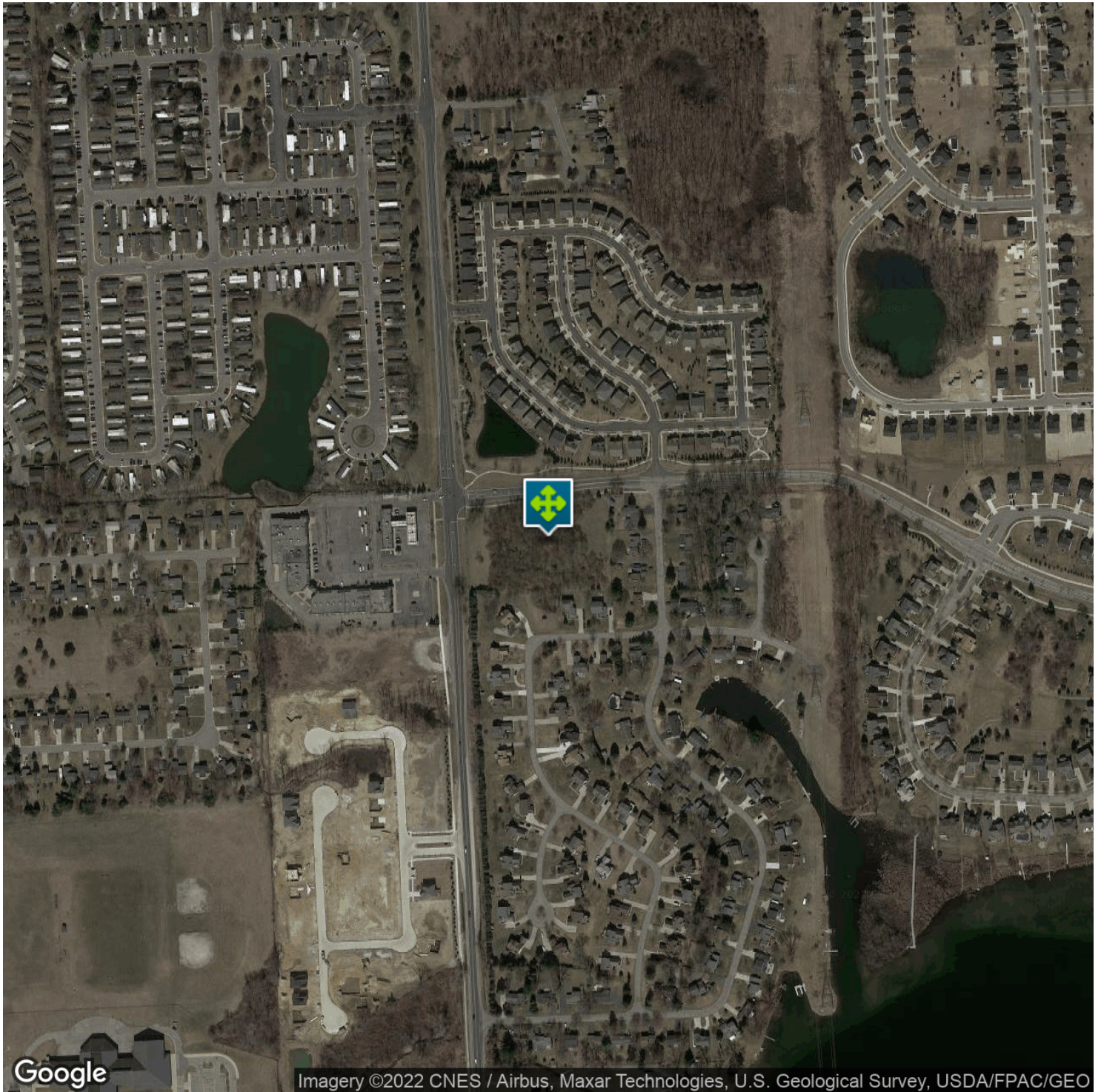
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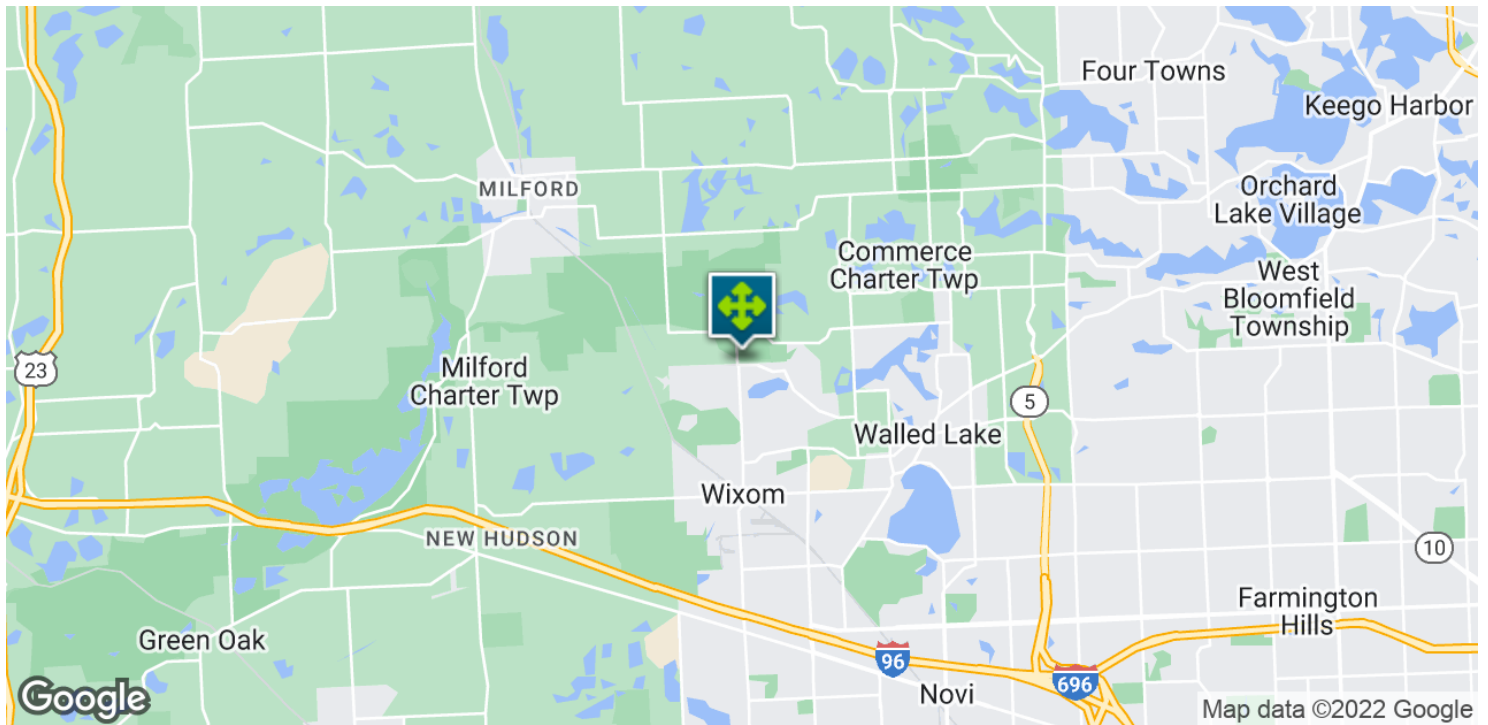
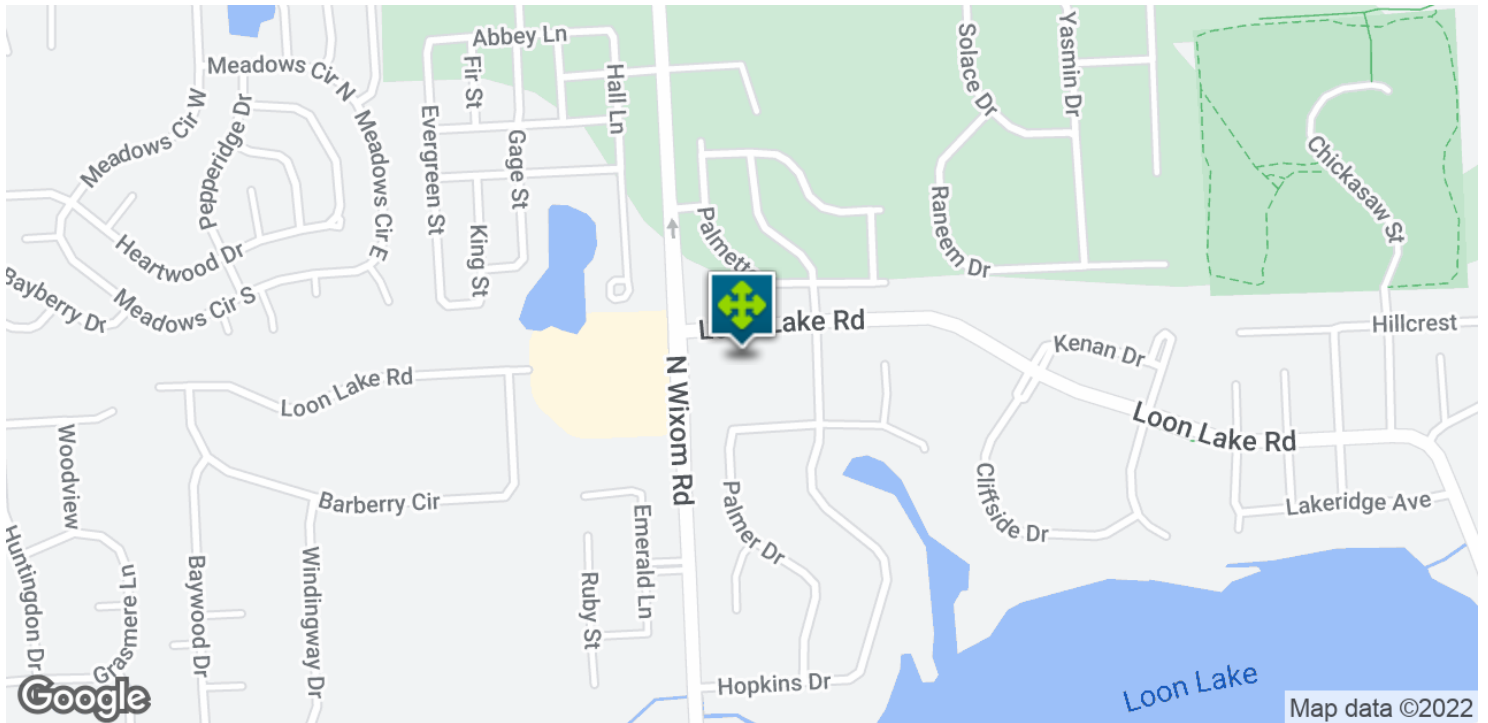


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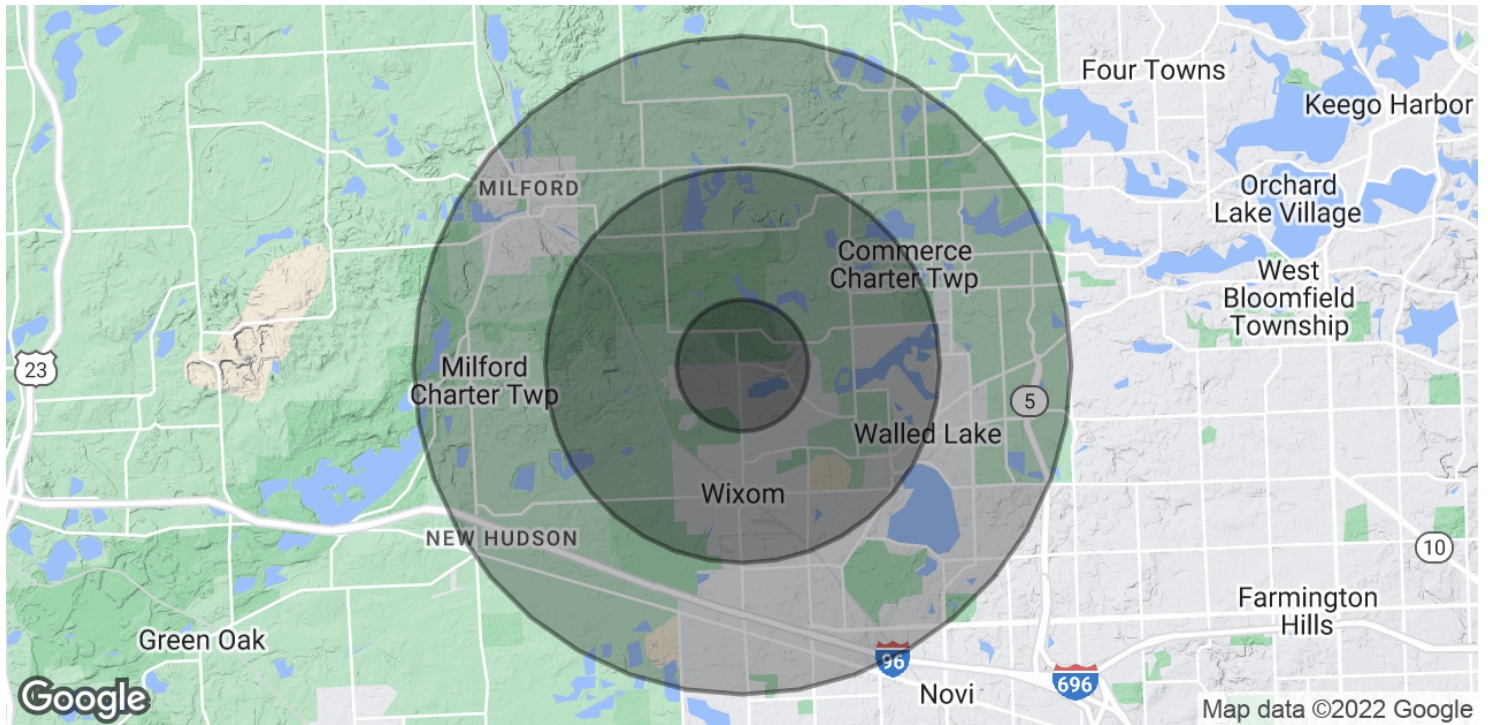
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total Population | 6,486 | 35,288 | 91,154 |
| Median age | 35.7 | 35.7 | 37.4 |
| Median age (Male) | 34.6 | 35.7 | 36.8 |
| Median age (Female) | 36.4 | 35.7 | 37.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total households | 2,187 | 13,793 | 36,683 |
| # of persons per HH | 3.0 | 2.6 | 2.5 |
| Average HH income | \$83,478 | \$83,721 | \$83,394 |
| Average house value | \$314,126 | \$261,548 | \$243,550 |

* Demographic data derived from 2020 ACS - US Census

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