

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

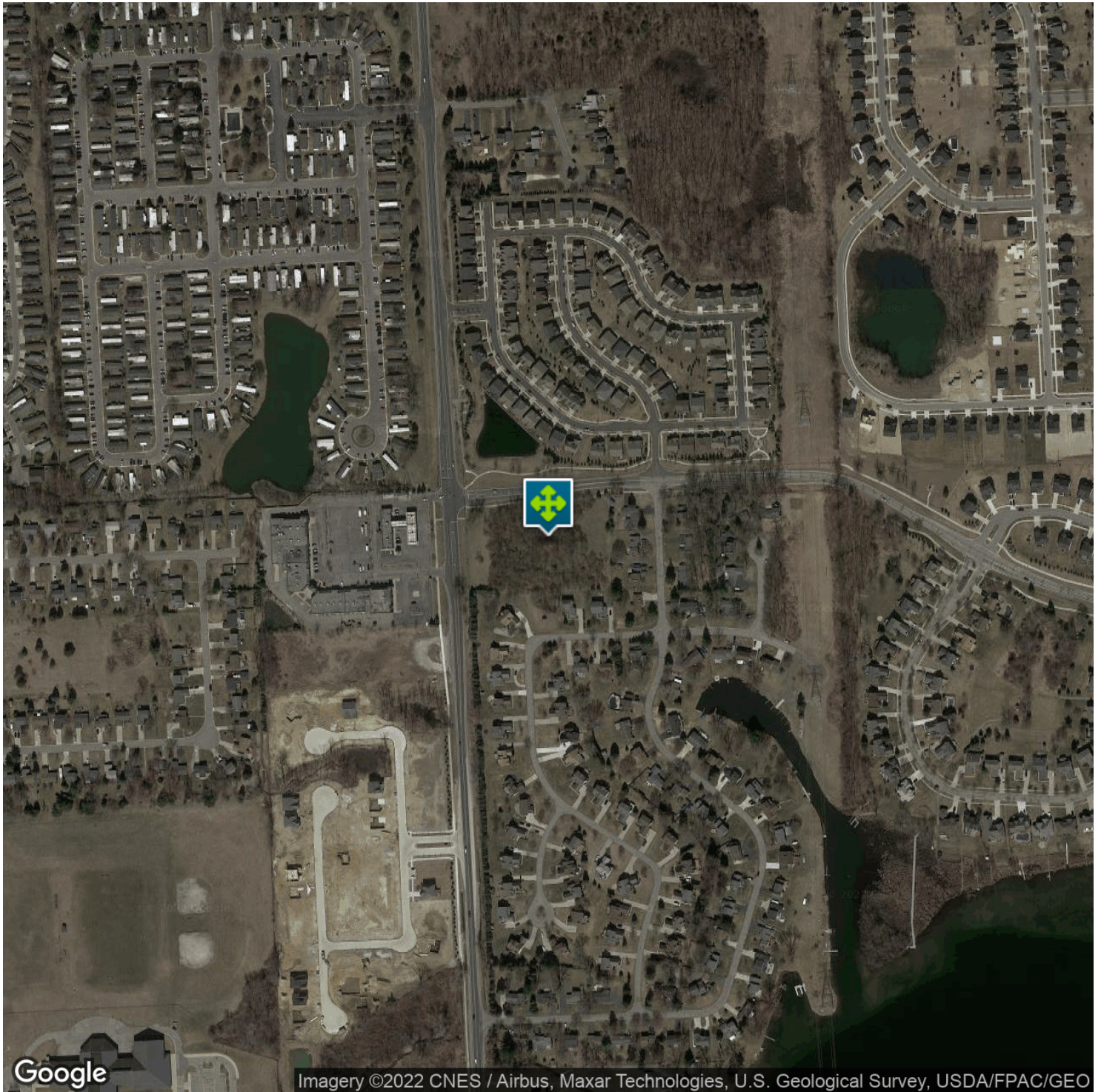
JOHN E. DE WALD, CPA Principal
 johnd@pacommercial.com (P) 248.358.0100 x112 (C) 313.510.3777

MATTHEW J. SCHIFFMAN CEO/Managing Member
 matt@pacommercial.com (P) 248.281.9907 (C) 248.943.6449



26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

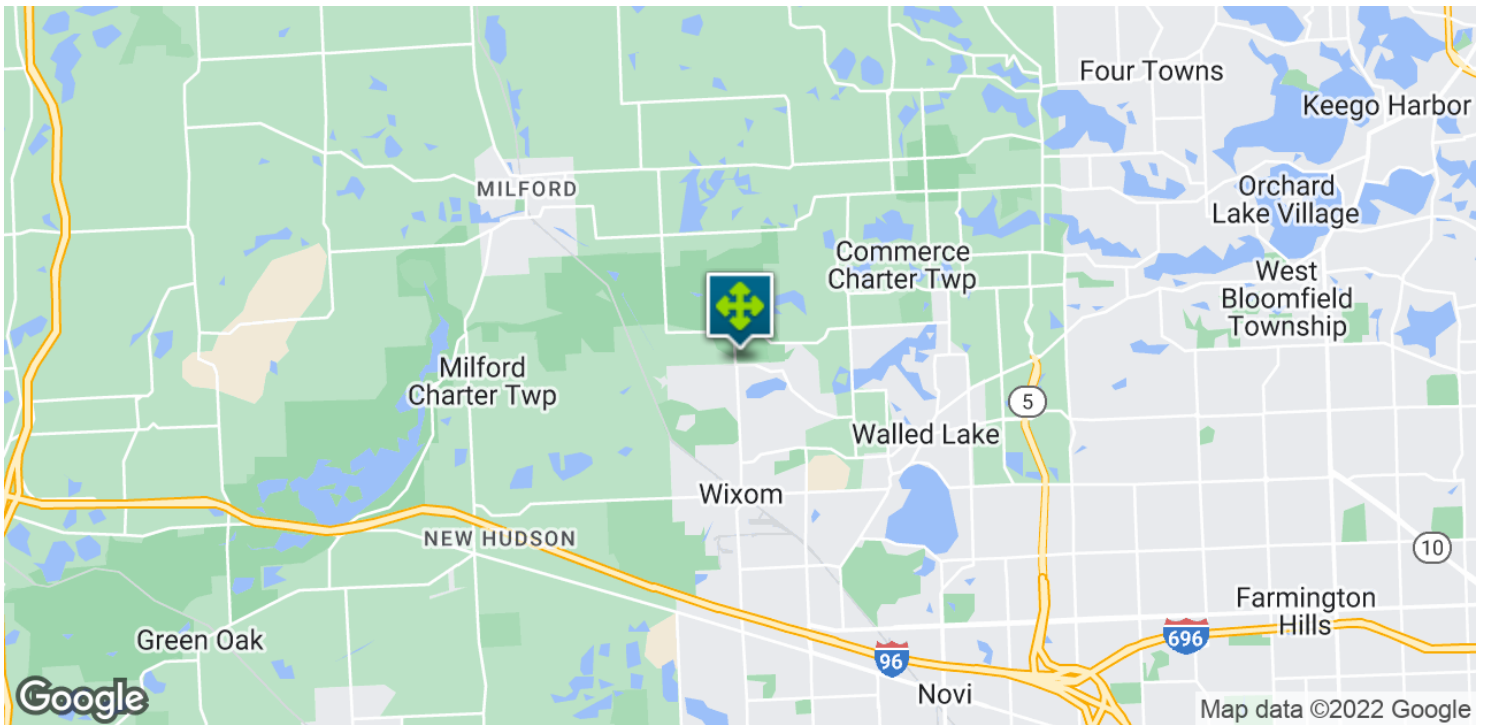
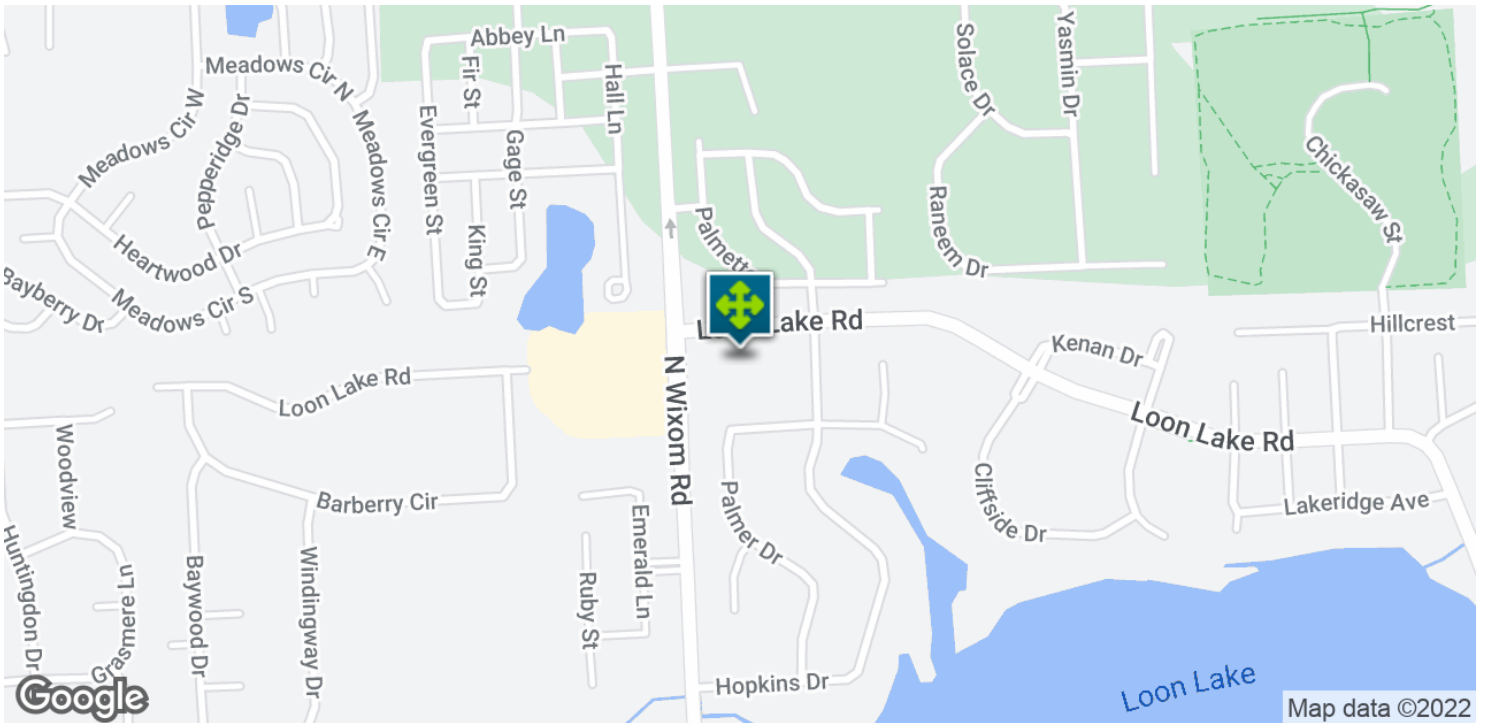


JOHN E. DE WALD, CPA Principal
johnd@pacommercial.com (P) 248.358.0100 x112 (C) 313.510.3777

MATTHEW J. SCHIFFMAN CEO/Managing Member
matt@pacommercial.com (P) 248.281.9907 (C) 248.943.6449

 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076



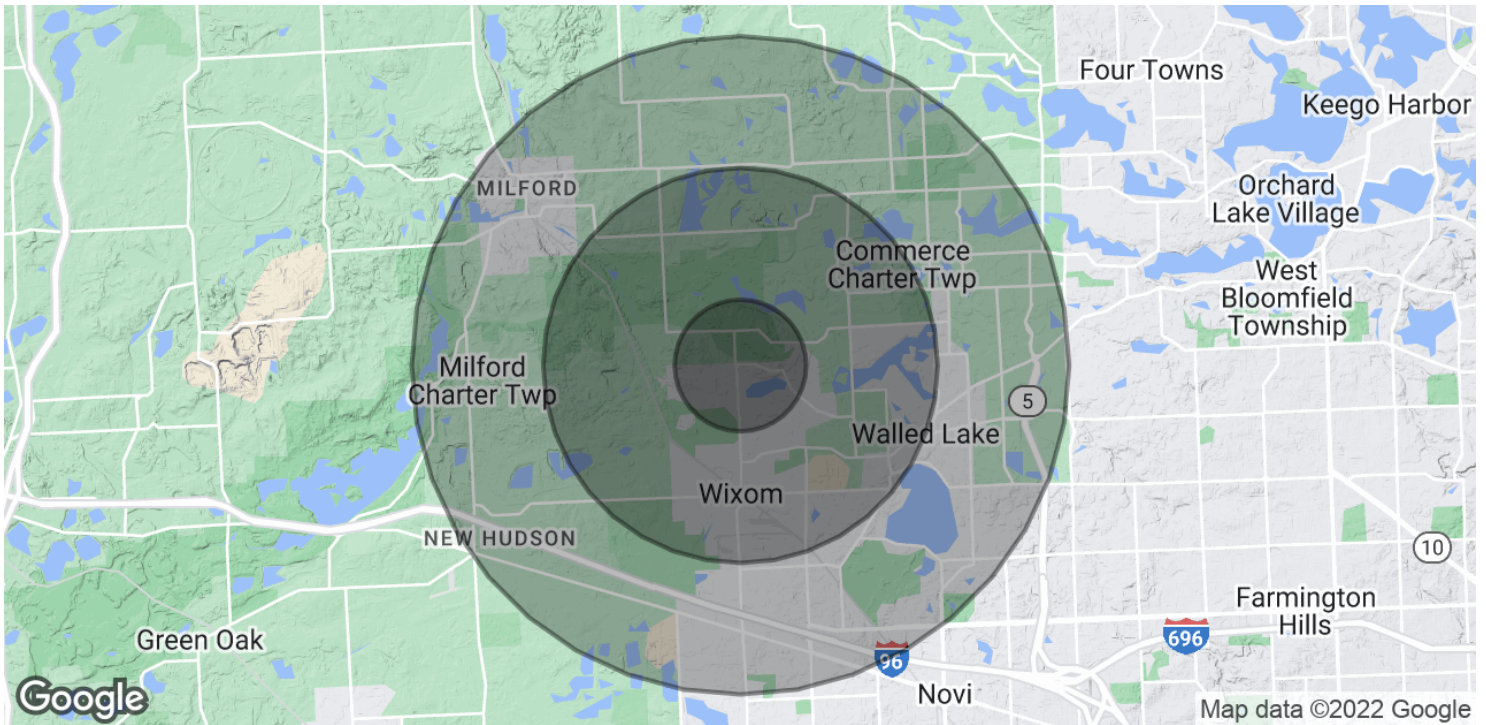
JOHN E. DE WALD, CPA Principal
johnd@pacommercial.com (P) 248.358.0100 x112 (C) 313.510.3777

MATTHEW J. SCHIFFMAN CEO/Managing Member
matt@pacommercial.com (P) 248.281.9907 (C) 248.943.6449

 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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

JOHN E. DE WALD, CPA Principal
 johnd@pacommercial.com (P) 248.358.0100 x112 (C) 313.510.3777

MATTHEW J. SCHIFFMAN CEO/Managing Member
 matt@pacommercial.com (P) 248.281.9907 (C) 248.943.6449



26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction