

MILL RIVER LAND - 8.27 ACRES - FOR SALE

57245 TRAVIS ROAD, LYON TOWNSHIP, MI 48165



EXCLUSIVELY LISTED BY:

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: Mill River Land - 8.27 Acres | Lyon Township, MI 48165



OFFERING SUMMARY

Sale Price: \$975,000

Price / Acre: \$117,896

Lot Size: 8.27 Acres

Location Description: Located on the west side of Milford Road, just south of Travis Road, directly across from Coyote Golf Course

APN: 21-09-400-012

Zoning: B-2 - Consent Judgement

Utilities: City Water & Sanitary Sewer

Surrounding Businesses: Coyote Golf Course, close proximity to Lyon Towne Center and Lyon Crossings including Walmart and Lowes.

PROPERTY HIGHLIGHTS

- Frontage on Milford Road
- Zoning under Consent Judgement
- List of Permitted Uses available

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	528	17,178	78,541
Total Population:	1,491	46,009	207,981
Average HH Income:	\$88,402	\$85,394	\$96,210

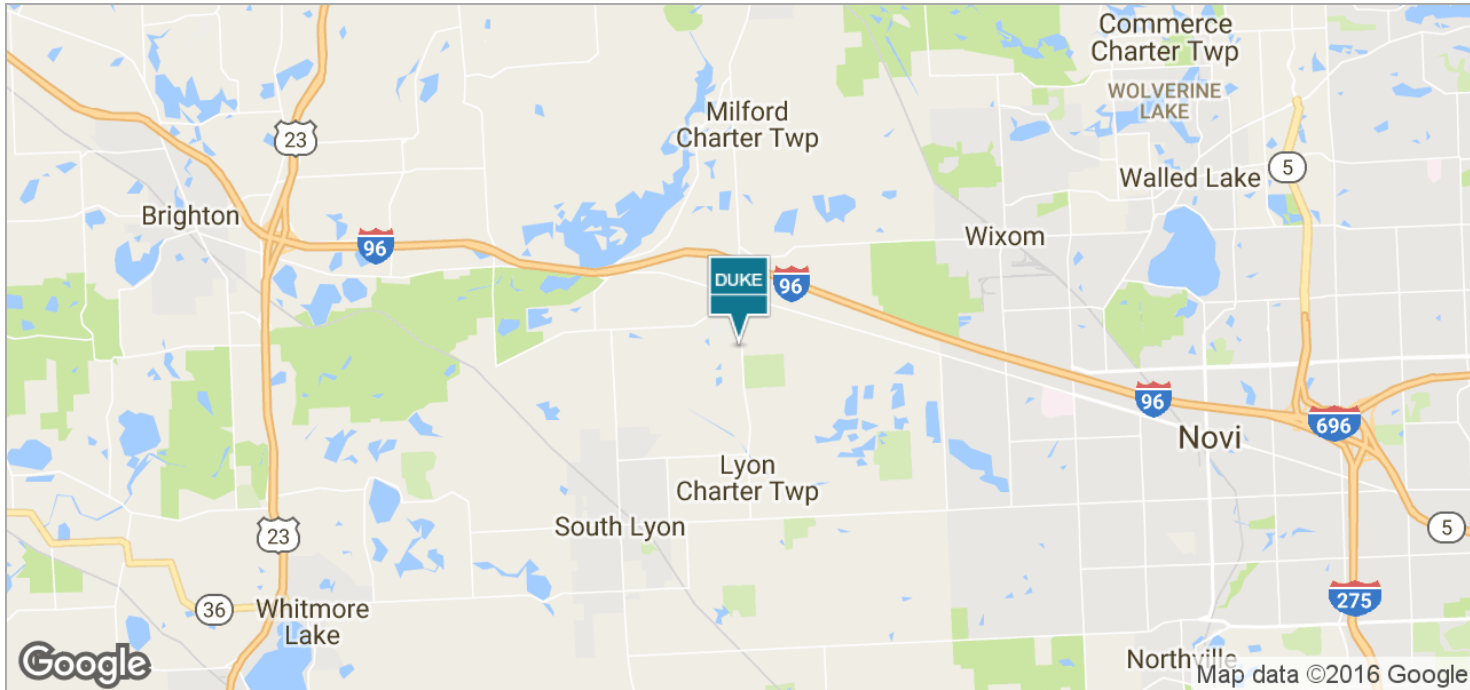
PROPERTY DETAILS: Mill River Land - 8.27 Acres | Lyon Township, MI 48165

PROPERTY NAME:	Mill River Land - 8.27 Acres
PROPERTY ADDRESS:	57245 Travis Road Lyon Township, MI 48165
APN:	21-09-400-012
ZONING:	B-2 - Consent Judgement
SURROUNDING BUSINESSES:	Coyote Golf Course, close proximity to Lyon Towne Center and Lyon Crossings including Walmart and Lowes.
LAND LEGAL DESCRIPTION:	T1N, R7E, SEC 9 PART OF SE 1/4 BEG AT E 1/4 COR, TH S 02-34-47 E 320.37 FT, TH S 87-07-25 W 187.58 FT, TH S 86-20-17 W 837.65 FT, TH N 44-35-37 W 168.59 FT, TH N 02-41-43 W 200.35 FT, TH N 86-50-20 E 1138.38 FT TO BEG 8.27 A 1-04-06 FR 010
TRAFFIC COUNT & STREETS:	Milford Road at Abbey Lane = 13,988
TAXES:	\$1,125.31
SCHOOL DISTRICT:	South Lyon Community Schools
UTILITIES DESCRIPTION:	City Water & Sanitary Sewer

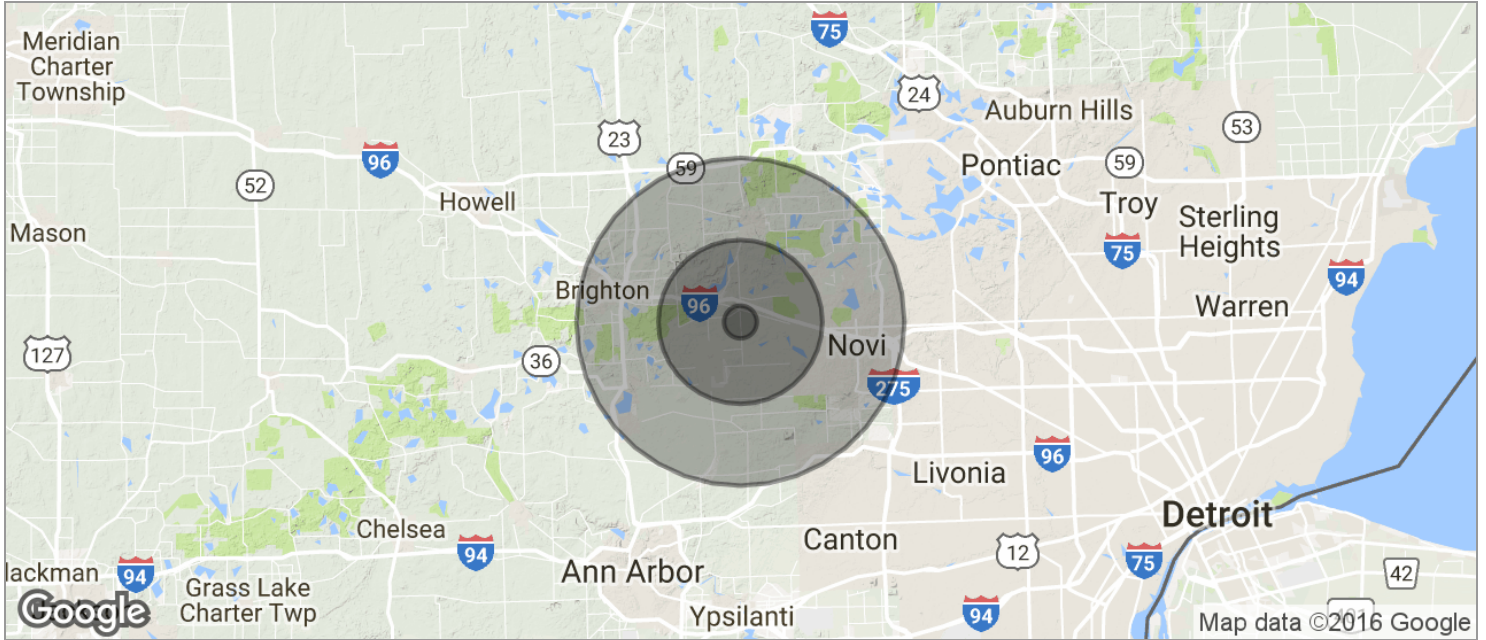
AERIAL: Mill River Land - 8.27 Acres | Lyon Township, MI 48165



LOCATION MAPS: Mill River Land - 8.27 Acres | Lyon Township, MI 48165



DEMOGRAPHICS MAP: Mill River Land - 8.27 Acres | Lyon Township, MI 48165



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,491	46,009	207,981
MEDIAN AGE	36.2	37.3	39.0
MEDIAN AGE (MALE)	38.0	36.9	38.3
MEDIAN AGE (FEMALE)	35.4	38.0	39.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	528	17,178	78,541
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$88,402	\$85,394	\$96,210
AVERAGE HOUSE VALUE	\$258,610	\$288,511	\$294,417

* Demographic data derived from 2010 US Census