

# MILL RIVER LAND - 2.46 ACRES - FOR SALE

28117 MILFORD ROAD, LYON TOWNSHIP, MI 48165



EXCLUSIVELY LISTED BY:

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**THOMAS DUKE COMPANY**  
COMMERCIAL PROPERTY



EXECUTIVE SUMMARY: Mill River Land - 2.46 Acres | Lyon Township, MI 48165



OFFERING SUMMARY

<b>Sale Price:</b>	\$375,000.00
<b>Lot Size:</b>	2.46 Acres
<b>Location Description:</b>	Located on the west side of Milford Road, just south of Abbey Lane, directly across from Coyote Golf Course.
<b>APN:</b>	21-09-400-016
<b>Zoning:</b>	Consent Judgement
<b>Utilities:</b>	City Water & Sanitary Sewer
<b>Surrounding Businesses:</b>	Coyote Golf Course; Lyon Towne Center and Lyon Crossing including Walmart and Lowe's

PROPERTY HIGHLIGHTS

- Frontage on Milford Road
- Consent Judgement zoning
- List of Permitted Uses available
- South Lyon Community Schools

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	517	17,421	78,539
Total Population:	1,459	46,611	207,249
Average HH Income:	\$88,434	\$85,748	\$97,065

PROPERTY DETAILS: Mill River Land - 2.46 Acres | Lyon Township, MI 48165

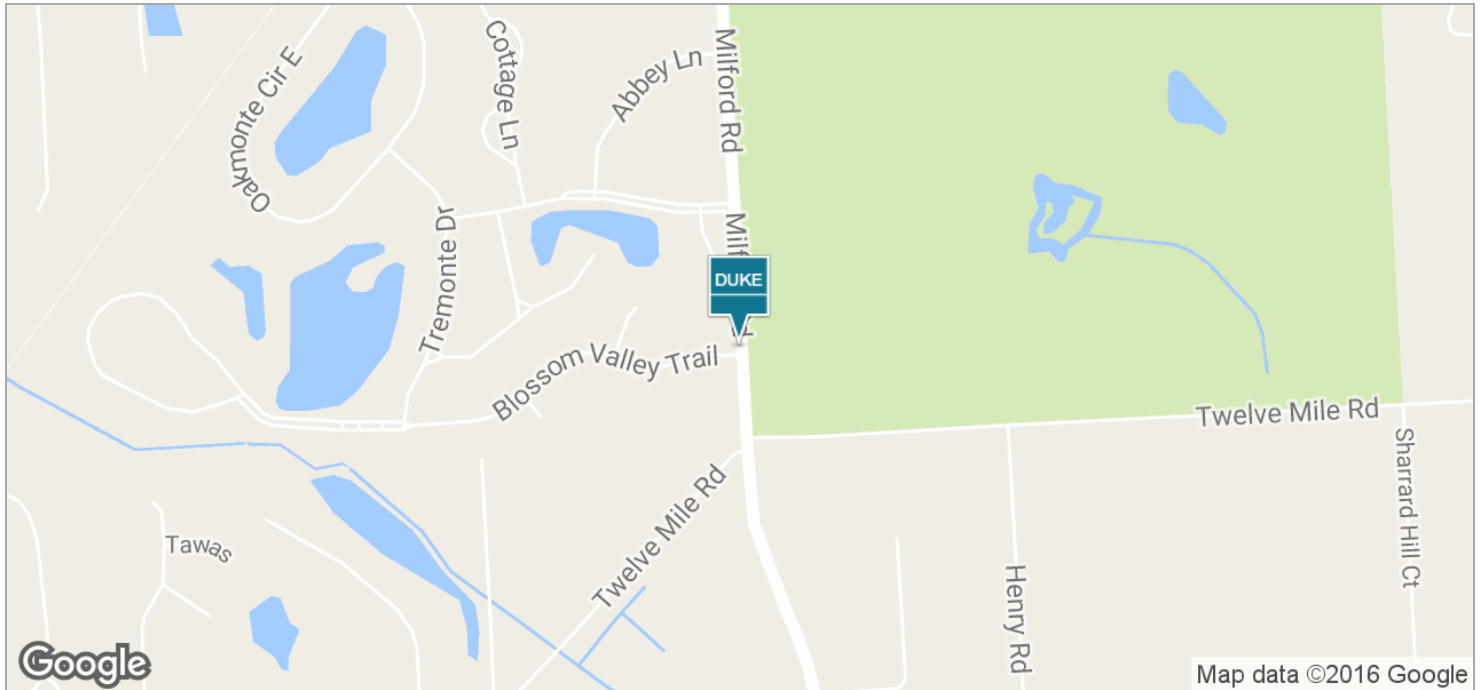
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PROPERTY NAME:	Mill River Land - 2.46 Acres
PROPERTY ADDRESS:	28117 Milford Road Lyon Township, MI 48165
APN:	21-09-400-016
ZONING:	B-2 Zoning - Under Consent Judgement
TAXES:	2016 Summer = \$269.32 2016 Winter = \$49.84
SURROUNDING BUSINESSES:	Coyote Golf Course; Lyon Towne Center and Lyon Crossing including Walmart and Lowe's
LAND LEGAL DESCRIPTION:	T1N, R7E, SEC 9 PART OF SE 1/4 BEG AT PT DIST N 02-34-47 W 476.09 FT FROM SE SEC COR, TH S 87-25-13 W 107.03 FT, TH ALG CURVE TO LEFT, RAD 246.50 FT, CHORD BEARS S 82-10-47 W 45.03 FT, DIST OF 45.09 FT, TH S 76-56-21 W 93.42 FT, TH ALG CURVE TO RIGHT, RAD 213.50 FT, CHORD BEARS S 78-12-35 W 9.47 FT, DIST OF 9.47 FT, TH ALG CURVE TO LEFT, RAD 430 FT, CHORD BEARS S 76-47-22 W 40.37 FT, DIST OF 40.39 FT, TH N 27-18-29 W 140.18 FT, TH N 15-46-43 E 71.58 FT, TH N 01-25-05 W 144.35 FT, TH N 85-09-16 E 326.18 FT, TH S 02-34-47 E 322.41 FT TO BEG 2.46 A 6-18-07 FR 011
UTILITIES DESCRIPTION:	City Water & Sanitary Sewer
TRAFFIC COUNT & STREETS:	Milford Road @ Abbey Lane = 13,988
SCHOOL DISTRICT:	South Lyon Community Schools
COMMENTS:	8.27 Acres also available north of this property (See Aerial - pg 4) Asking price: \$975,000.00.

AERIAL: Mill River Land - 2.46 Acres | Lyon Township, MI 48165

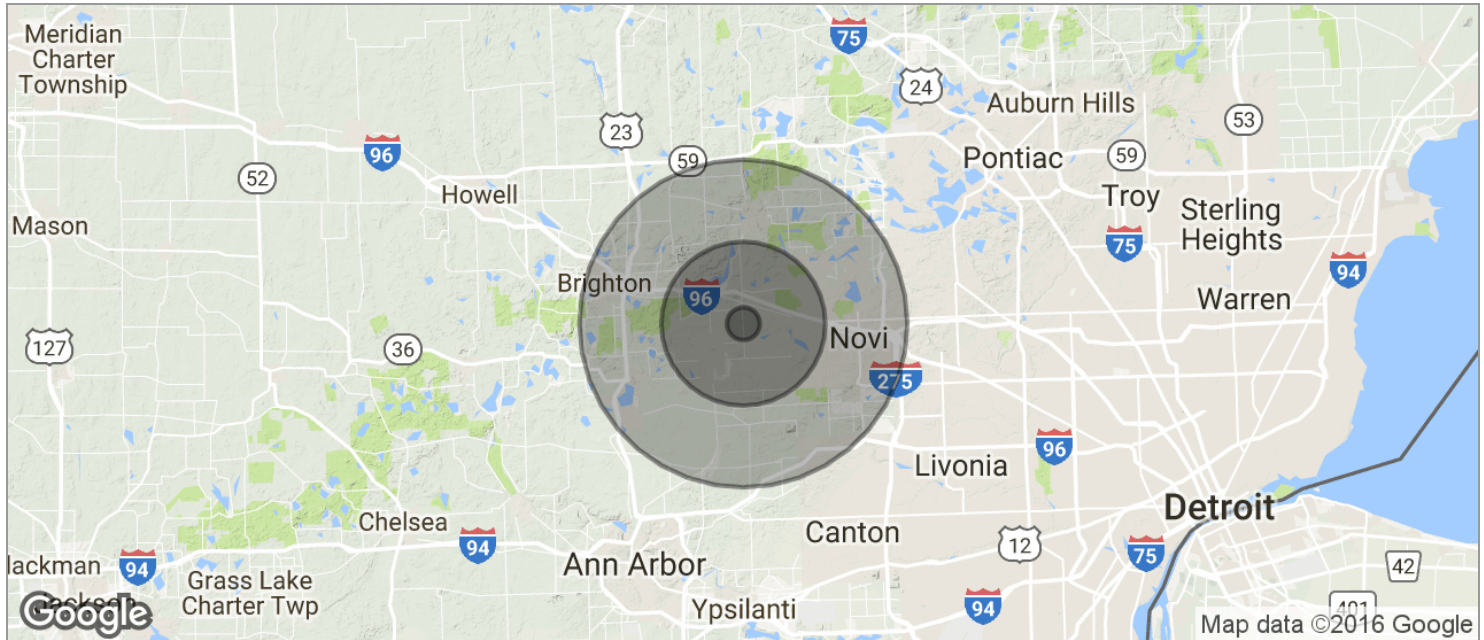


LOCATION MAPS: Mill River Land - 2.46 Acres | Lyon Township, MI 48165





DEMOGRAPHICS MAP: Mill River Land - 2.46 Acres | Lyon Township, MI 48165



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,459	46,611	207,249
MEDIAN AGE	36.2	37.3	39.0
MEDIAN AGE (MALE)	38.1	36.9	38.4
MEDIAN AGE (FEMALE)	35.4	38.0	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	517	17,421	78,539
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$88,434	\$85,748	\$97,065
AVERAGE HOUSE VALUE	\$259,150	\$286,895	\$300,104

\* Demographic data derived from 2010 US Census