

20874 DIX-TOLEDO, BROWNSTOWN, MI

6.1 ACRES



LAND FOR SALE



PROPERTY DESCRIPTION

Exclusive land opportunity on Dix-Toledo Road, presenting a generous, undeveloped parcel ready for strategic investment. The site offers flexible zoning potential with direct frontage, minimal constraints, and ample space for various commercial or mixed-use concepts. Its gently graded topography simplifies entitlement and utility planning, while existing ingress options support efficient site development. This listing stands as a compelling entry point for developers seeking a premium Detroit metro suburban tract with immediate visibility and a clean canvas for long-term value creation.

PROPERTY HIGHLIGHTS

- Generous parcel size suitable for diverse commercial development strategies
- Prominent frontage directly on Dix-Toledo Road for standout visibility
- Clean, undeveloped land simplifying entitlement and site work
- Gently graded topography minimizing initial earthwork requirements
- Opportunity for flexible zoning or redevelopment tailored to investor goals
- Available utilities nearby supporting efficient infrastructure extension
- Ideal for long-term hold or phased development execution
- Adjacent properties predominantly commercial enhancing future synergy potential
- Exclusive listing ensures focused marketing and buyer attention
- Strategic positioning within a growing Detroit metro suburban corridor



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

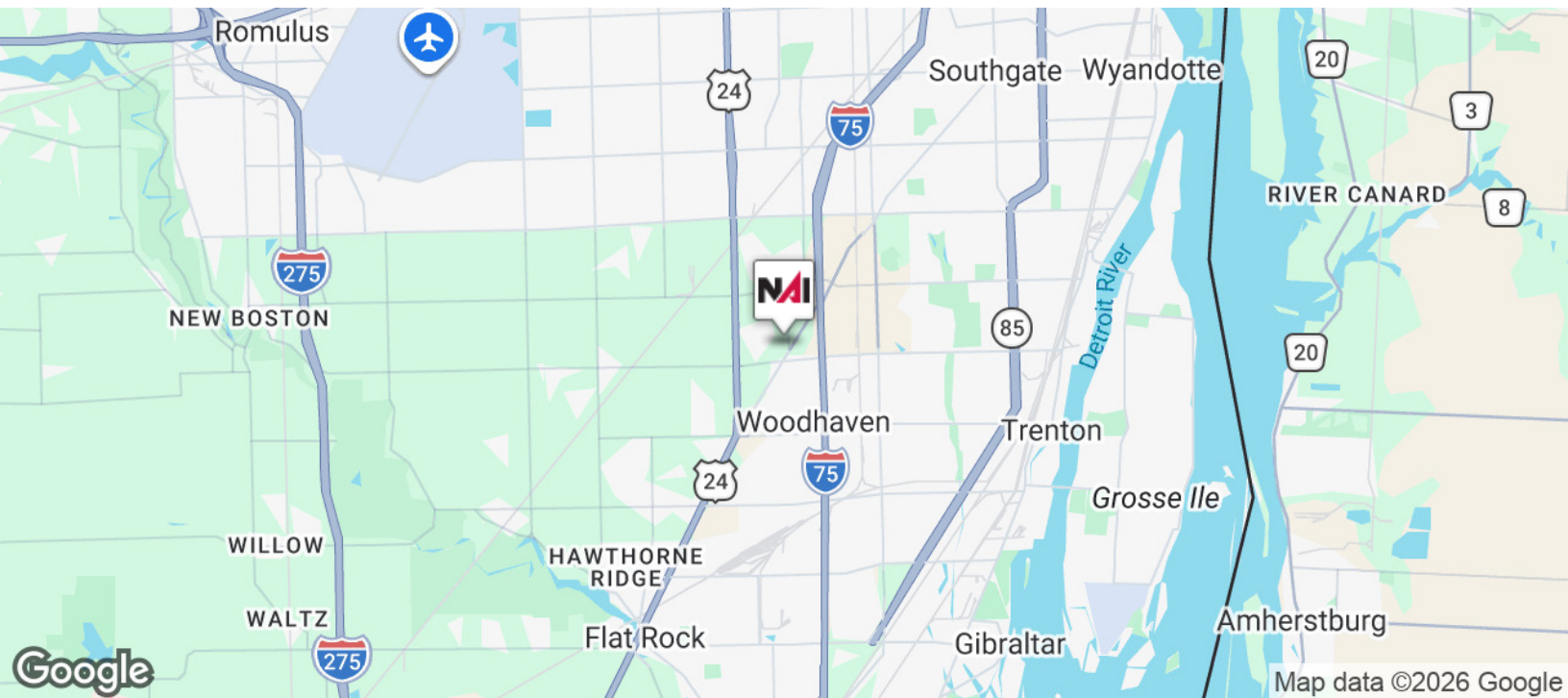
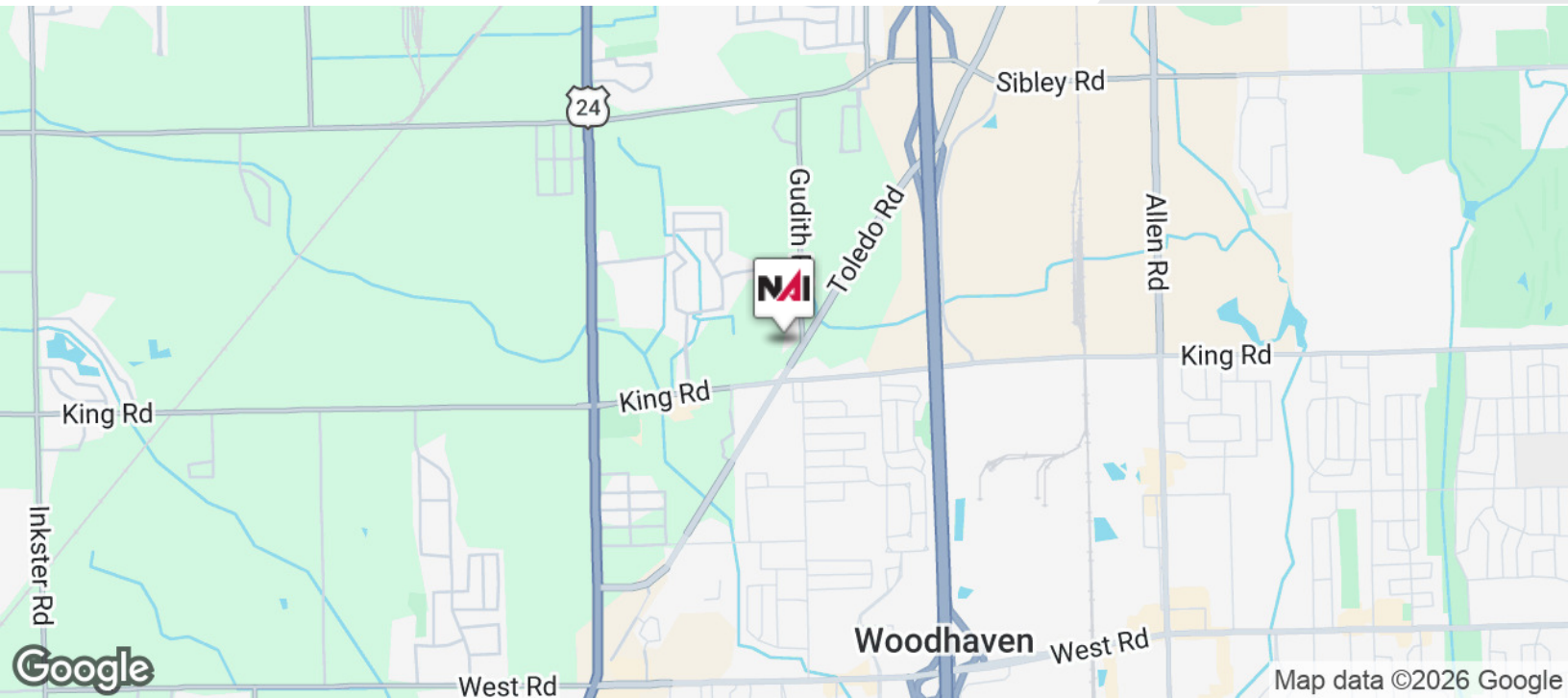
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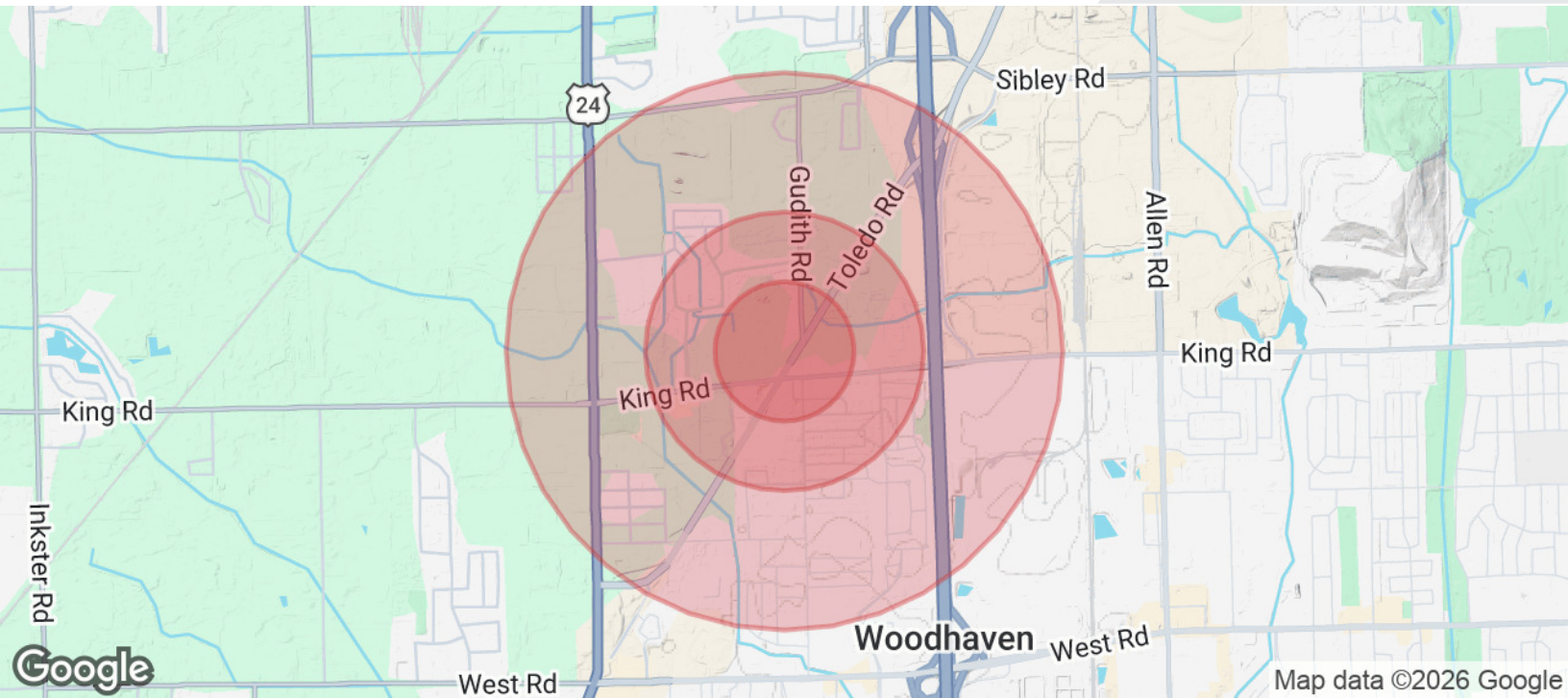
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	493	2,072	6,284
Average Age	42.4	43.4	43.4
Average Age (Male)	39.6	39.7	39.5
Average Age (Female)	46.0	46.7	46.1

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	188	832	2,545
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$99,322	\$95,720	\$92,903
Average House Value	\$269,580	\$256,777	\$250,449

2023 American Community Survey (ACS)



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