

An aerial photograph showing a two-lane road running vertically through the center of the frame. To the left of the road is a green field with some trees and a power line. To the right is a large, open green field with scattered trees. The bottom half of the image is covered by a dark blue gradient overlay containing text.

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

747 Hogan Road, Manchester, MI 48158

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GRITTER
REAL ESTATE SERVICES

PROPERTY DESCRIPTION

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Explore the potential of this 20-acre property located in Manchester, MI. Zoned for Regional Commercial use, this location offers an opportunity for commercial developers and operators. With its easy access to major transportation routes and ability to tap into water and sewer the property presents a fantastic opportunity for the right user. Whether you are considering retail, service, or industrial development, the zoned Regional Commercial zoning provides a wide range of possibilities for prospective investors. Take advantage of this ideal location to further your business.

LOCATION DESCRIPTION

Rare opportunity to acquire a high-visibility, commercially zoned development site along the M-52 corridor in Manchester, Michigan. The property features over 1,100 feet of frontage on a prominent hard corner with approximately 4,500 vehicles per day and new public water and sewer stubbed directly adjacent to the site, significantly enhancing future development potential.

SITE DESCRIPTION

The site is well suited for a variety of uses including retail, service, contractor, industrial, manufacturing, flex, automotive, office and rural lifestyle commercial users. It also offers the flexibility of multiple pad sites or one larger development.



PROPERTY SUMMARY



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OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	20.67 Acres

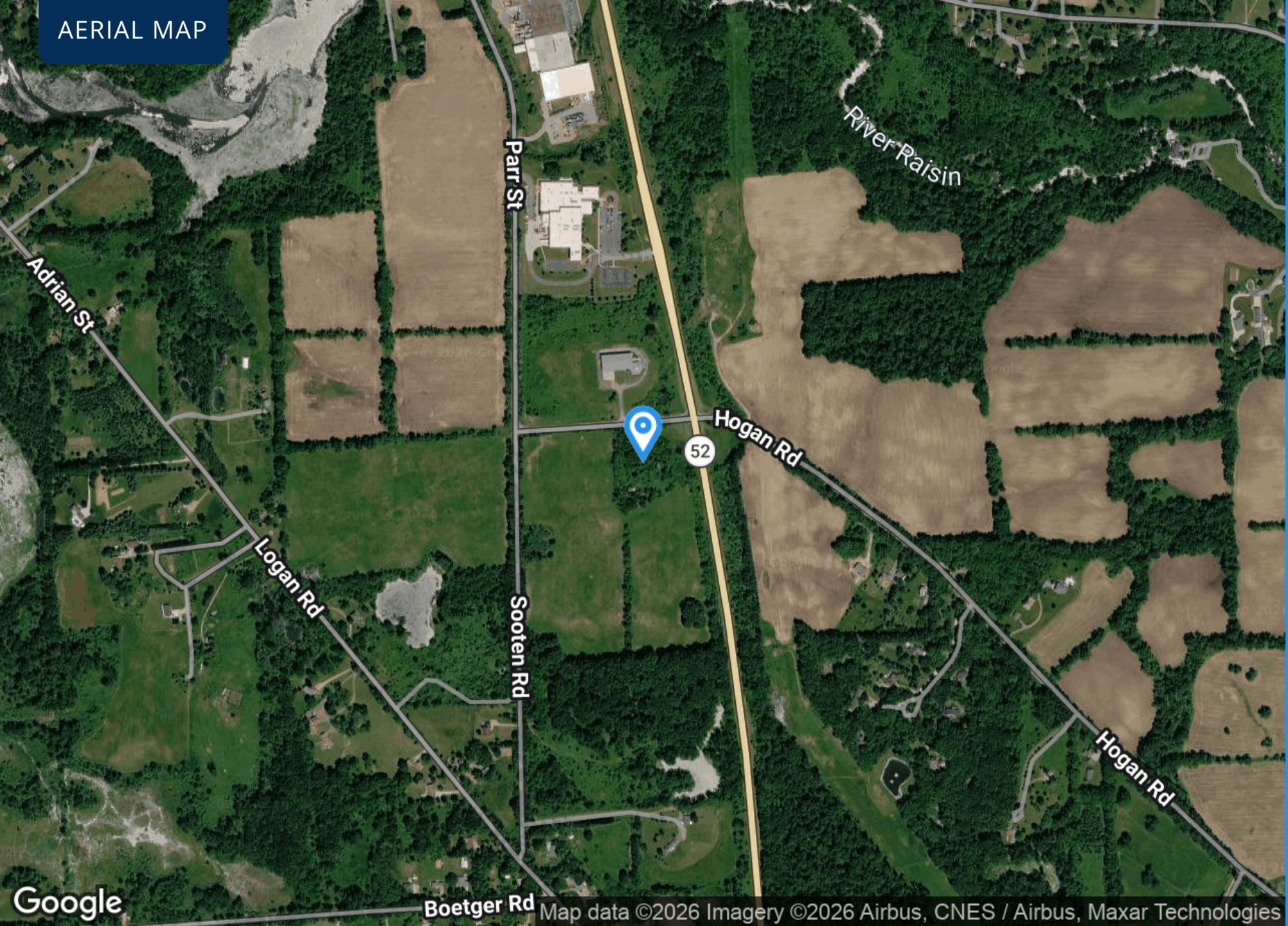


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PROPERTY HIGHLIGHTS

- City of Manchester
- Adjacent to approved USDA meat processing facility
- Easy access to major transportation routes
- Public water and sewer adjacent to site
- Hard Corner
- Regional access to Ann Arbor, Jackson and I-94/US-23
- Land able to be demised
- Flexible zoning



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	835	6,724	30,916
Average Age	42.9	48.6	46.1
Average Age (Male)	43.3	48.3	45.5
Average Age (Female)	41.6	48.5	46.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	369	2,864	12,452
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$92,266	\$103,699	\$106,029
Average House Value	\$315,149	\$315,216	\$295,996

2023 American Community Survey (ACS)

