

LAND PROPERTY // FOR SALE

# 9.1 ACRES DEVELOPMENT SITE ZONED RESIDENTIAL | ALL CITY UTILITIES AVAILABLE

GRATIOT AVE & ARLINGTON DR  
NEW HAVEN, MI 48048



- 9.1 Acre Site Prime for Development
- Zoned RLD, Residential
- 694.21' of Frontage on Gratiot
- All City Utilities at Site



SUBJECT 9.1 ACRES

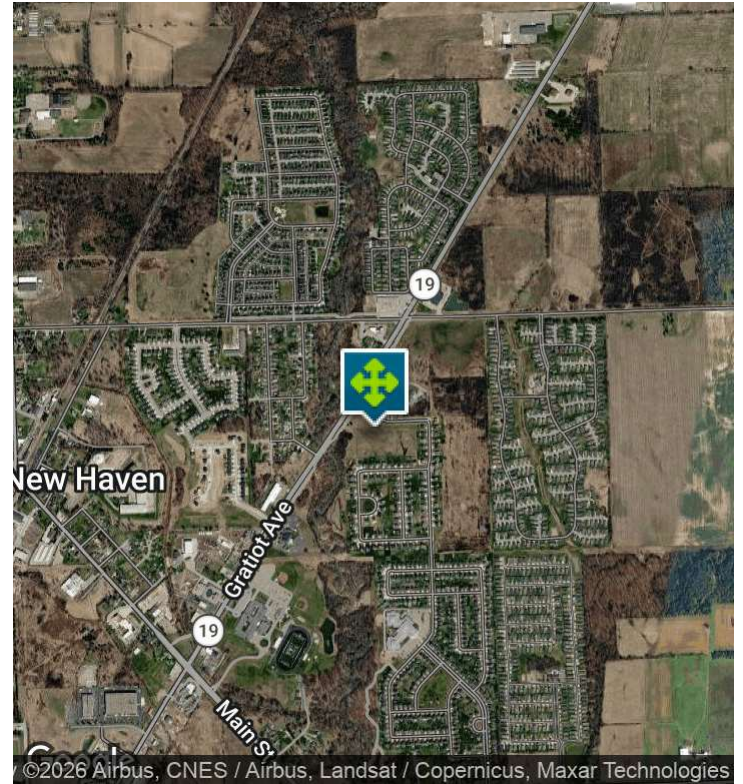
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# EXECUTIVE SUMMARY

GRATIOT AVE & ARLINGTON DR, NEW HAVEN, MI 48048 // FOR SALE

SUBJECT 9.1 ACRES



<b>Sale Price</b>	<b>\$900,000</b>
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## OFFERING SUMMARY

<b>Real Estate Taxes:</b>	\$6,938.31
<b>Lot Size:</b>	9.1 Acres
<b>Price / Acre:</b>	\$98,901
<b>Zoning:</b>	Residential RLD
<b>Market:</b>	Detroit
<b>Submarket:</b>	St Clair & Lapeer Counties
<b>Traffic Count:</b>	15,051

## PROPERTY OVERVIEW

Exceptional development opportunity featuring 9.1 acres of residentially zoned land (RLD) with all city utilities available. The property offers approximately 694.21 feet of frontage on Gratiot Avenue and is adjacent to an established residential development. Located in a high-growth community, this site presents outstanding potential for a beautiful residential subdivision or other approved development projects. Its prime location, utility access, and proximity to existing housing make it an attractive investment opportunity. With strong area growth and continued development activity, this property offers excellent potential for residential development and future value appreciation.

## LOCATION OVERVIEW

Located at the highly visible intersection of Gratiot Avenue and Arlington Drive near the 27 Mile Road corridor, this area offers a strategic commercial opportunity in one of northern Macomb County's growing retail and service markets. Positioned along a major traffic artery, the site benefits from strong daily vehicle counts, excellent frontage, and convenient access for both local residents and regional commuters.

# PROPERTY DETAILS

GRATIOT AVE & ARLINGTON DR, NEW HAVEN, MI 48048 // FOR SALE

SUBJECT 9.1 ACRES

Sale Price	\$900,000
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## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
Zoning	Residential RLD
Lot Size	9.1 Acres
APN #	26-06-34-153-002
Lot Frontage	694.21 ft
Lot Depth	970.53 ft
Corner Property	No
Traffic Count	15051
Traffic Count Street	Gratiot Ave
Waterfront	No
Topography	Level

## PARKING & TRANSPORTATION

Street Parking	No
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## UTILITIES & AMENITIES

Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

## LOCATION INFORMATION

Street Address	Gratiot Ave & Arlington Dr
City, State, Zip	New Haven, MI 48048
County	Macomb
Market	Detroit
Sub-market	St Clair & Lapeer Counties
Cross-Streets	Gratiot Ave & 27 Mile Rd
Township	Lenox
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	I-94

## BUILDING INFORMATION

Number of Lots	1
Best Use	Residential



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SUBJECT 9.1 ACRES

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# ADDITIONAL PHOTOS

GRATIOT AVE & ARLINGTON DR, NEW HAVEN, MI 48048 // FOR SALE

SUBJECT 9.1 ACRES



# AERIAL MAP

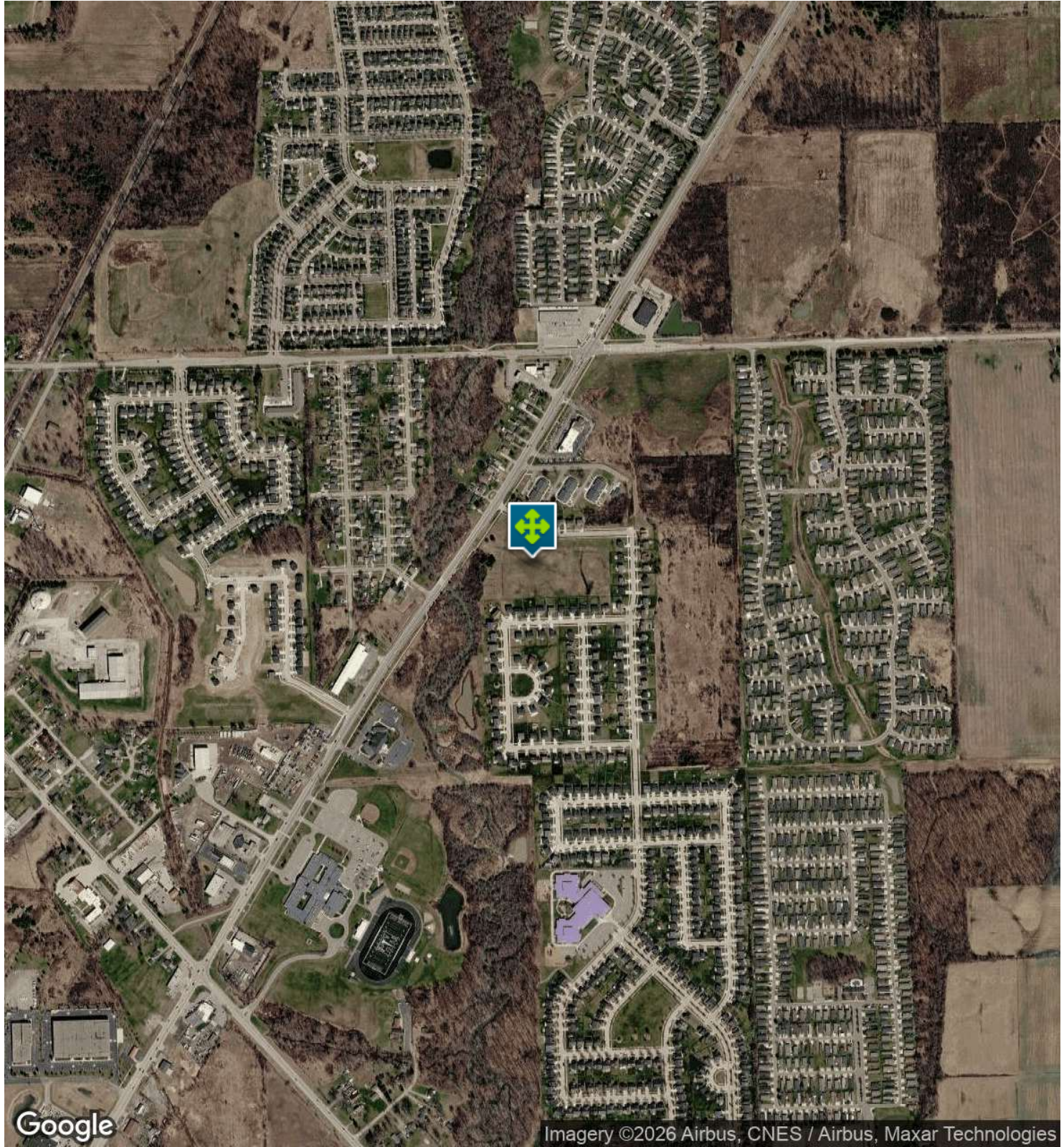
GRATIOT AVE & ARLINGTON DR, NEW HAVEN, MI 48048 // FOR SALE

SUBJECT 9.1 ACRES

GRATIOT AVE  
694.21'

ARLINGTON DR  
204.34' 287.73'

327.17'



Google

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SUBJECT 9.1 ACRES

ARLINGTON DR  
204.34' 287.73'

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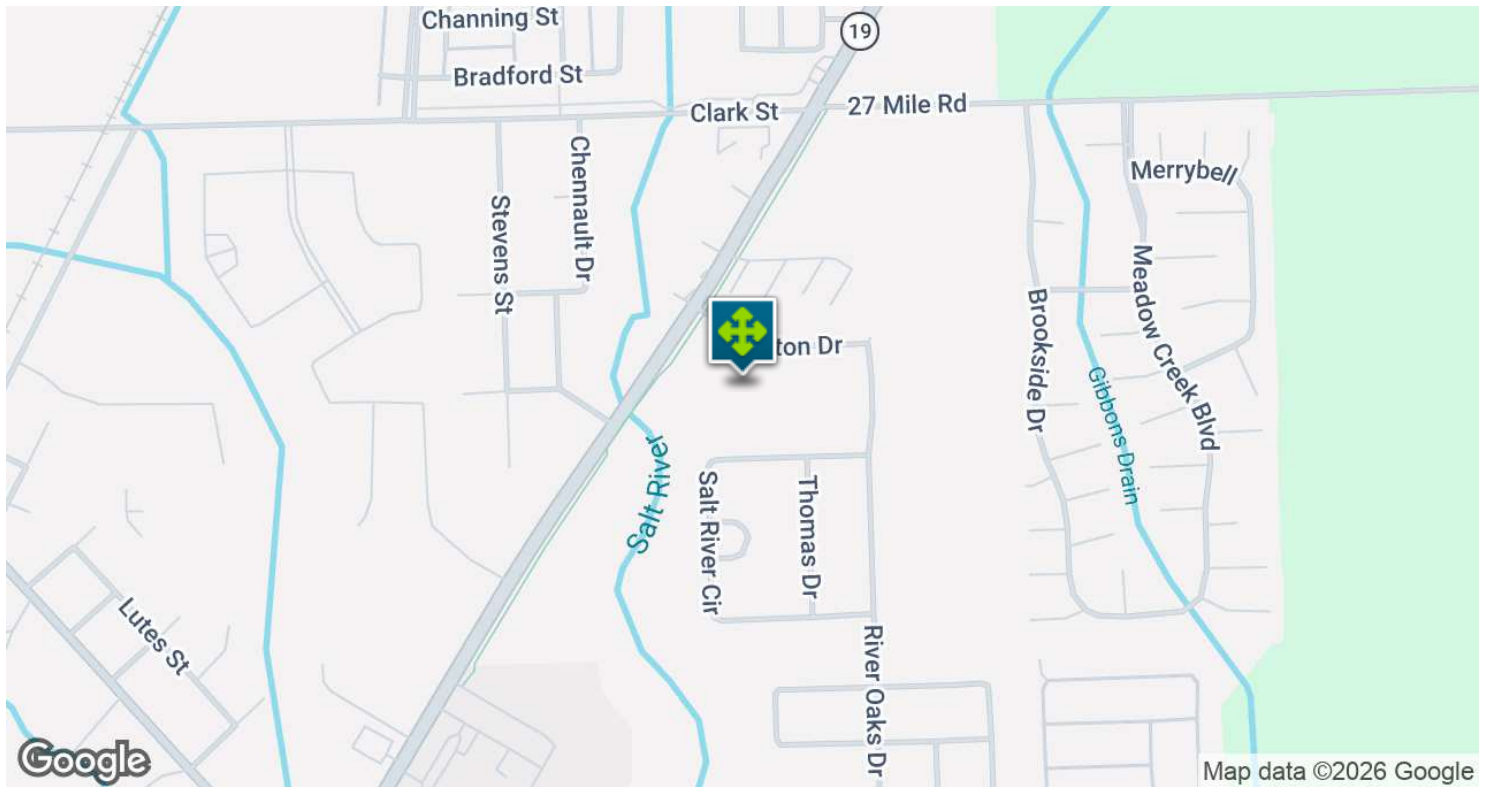
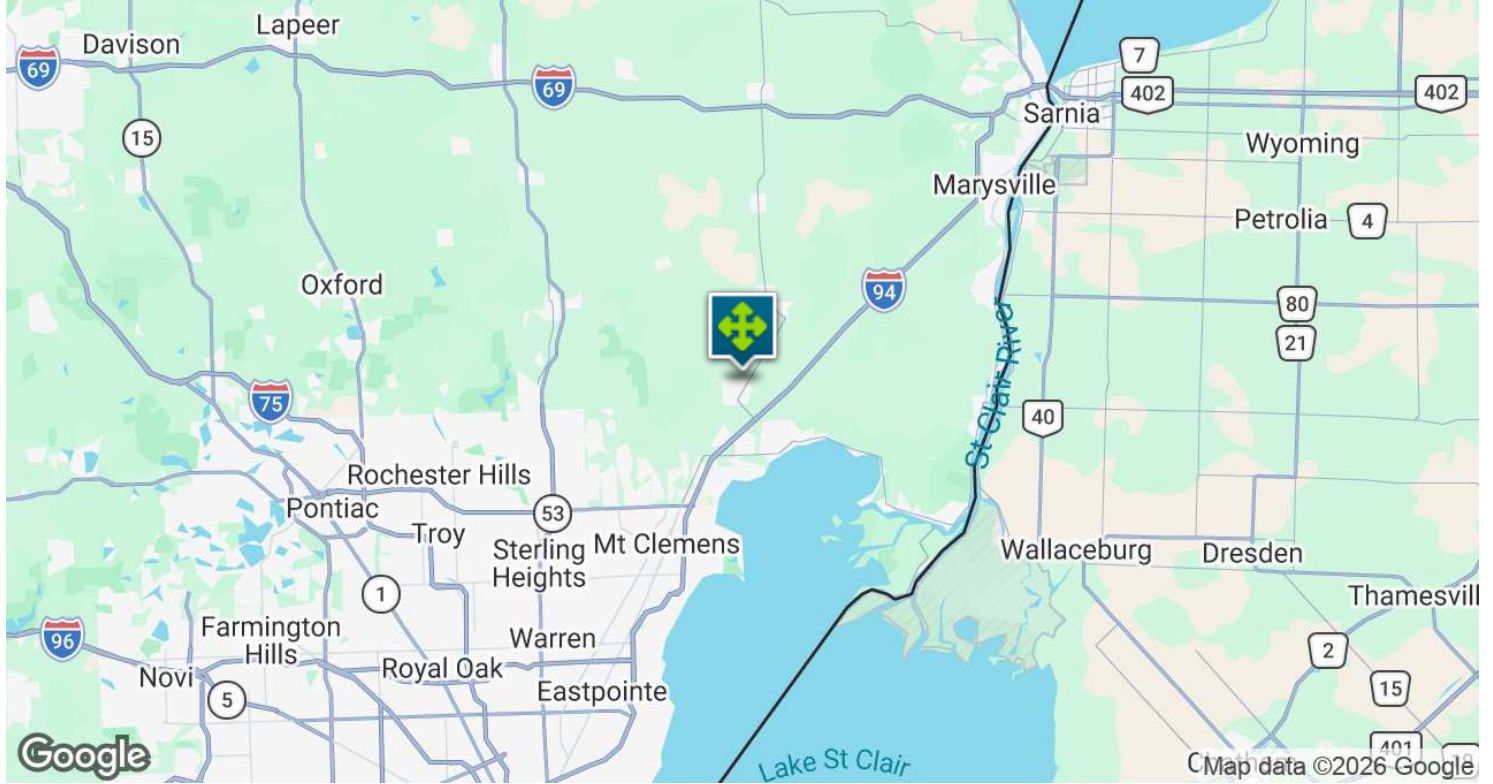
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970.53'

# LOCATION MAP

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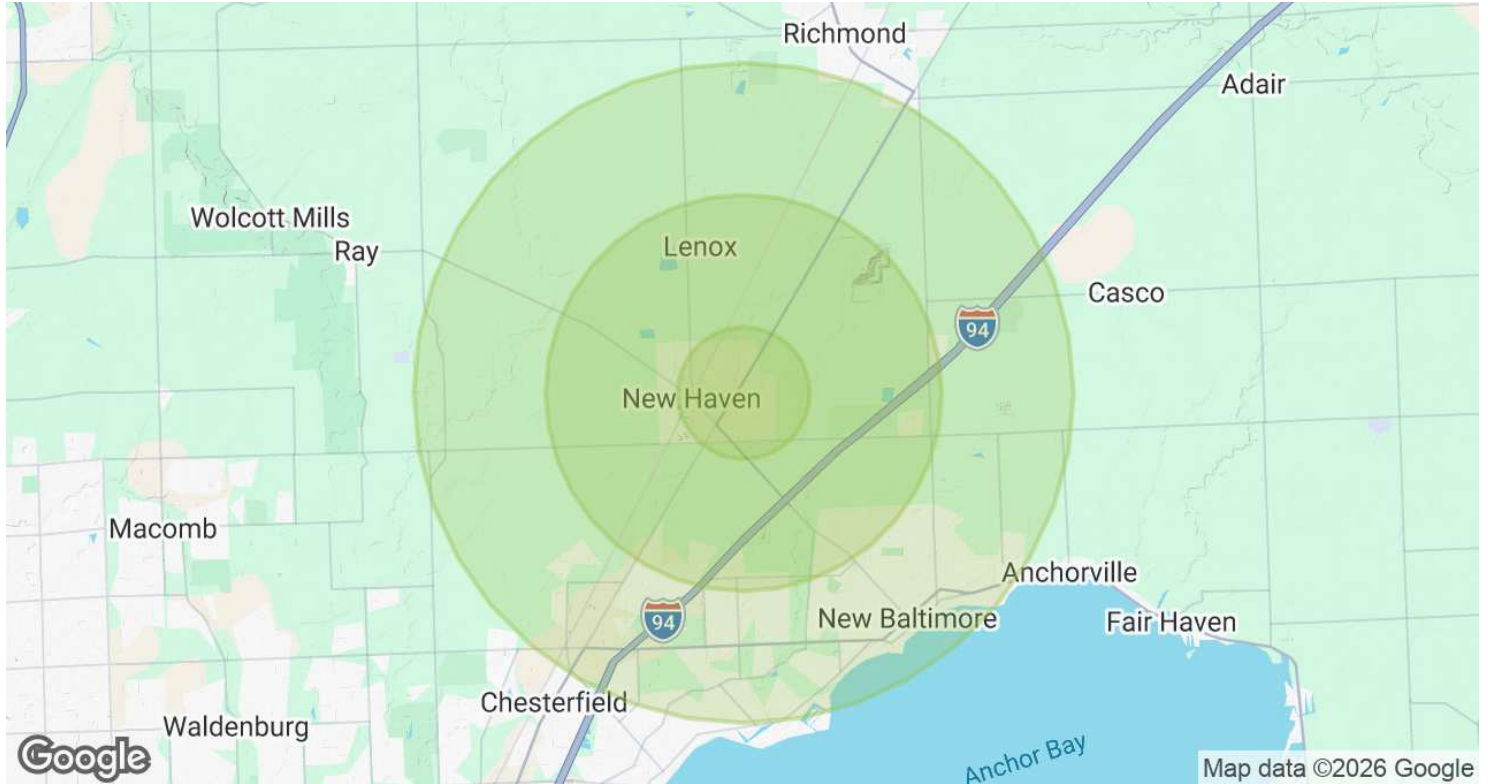
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970.53'

# DEMOGRAPHICS MAP & REPORT

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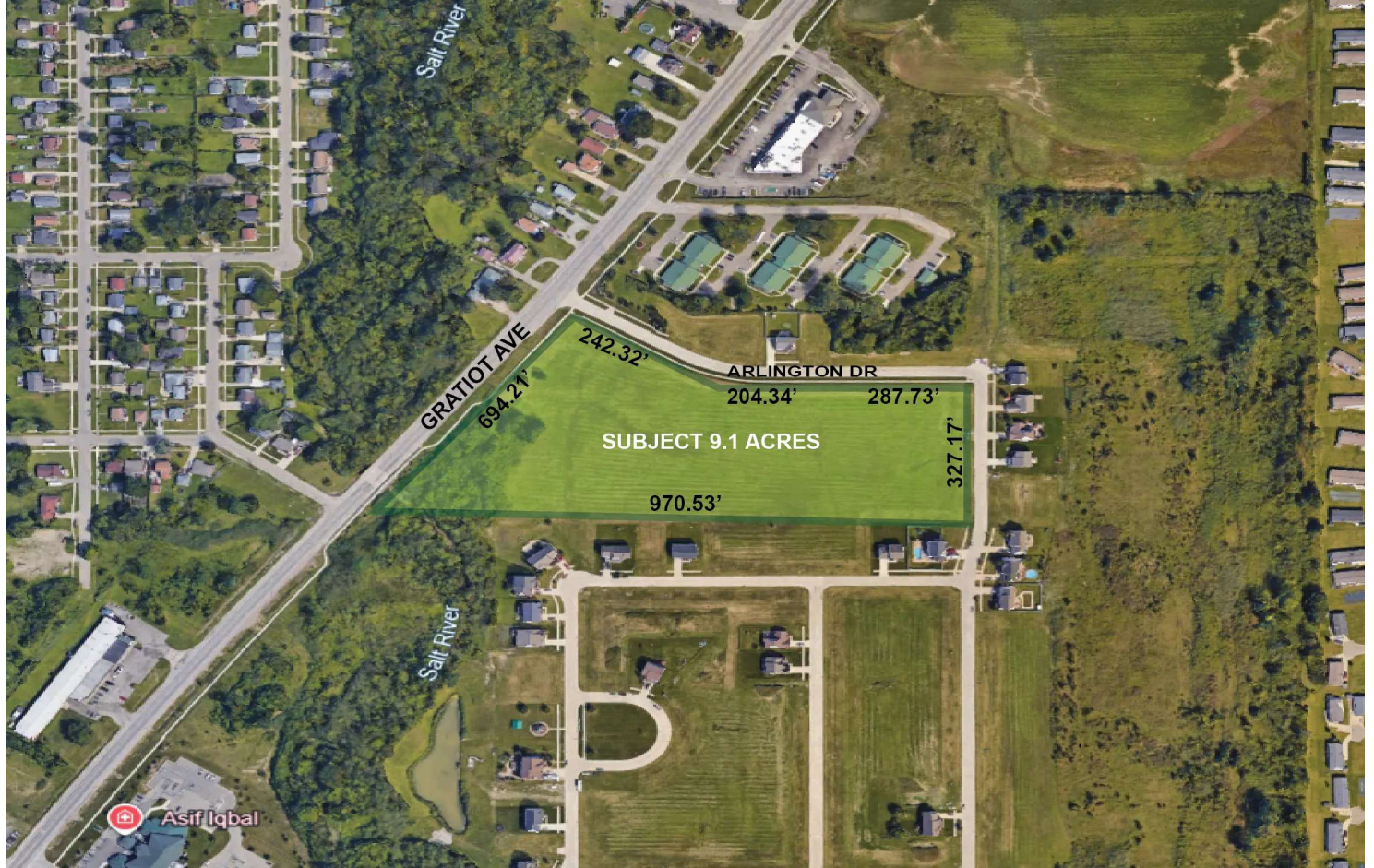
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,356	18,703	58,205
Average Age	31.7	37.9	41.2
Average Age (Male)	30.3	36.3	39.6
Average Age (Female)	31.4	37.9	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,929	6,095	22,014
# of Persons per HH	3.3	3.1	2.6
Average HH Income	\$85,061	\$103,838	\$103,550
Average House Value	\$208,691	\$250,310	\$267,365

2023 American Community Survey (ACS)

# CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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