

# 0 TELEGRAPH ROAD & HEISS ROAD FRENCHTOWN TOWNSHIP, MI 48162

VACANT LAND FOR SALE  
10 Acres Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

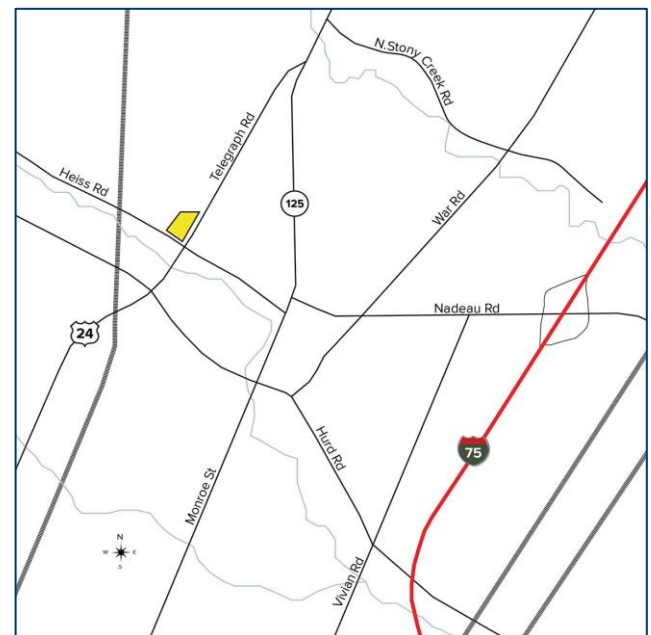
FULL-SERVICE COMMERCIAL REAL ESTATE

**DEVELOPMENT LAND**



## GENERAL INFORMATION

Sale Price:	\$495,000
Acreage:	10 AC
Land Dimensions:	500' x 1000'
Closest Cross Street:	At the corner of Heiss Road
County:	Monroe
Zoning:	AG
Easements:	Unknown
Curb Cuts:	1
Topography:	Flat
Survey Available:	No



For more information, please contact:

**THOMAS FRITZ, CCIM**  
(734) 625 7100 or (419) 249 7070  
tfritz@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

**PROPERTY DESCRIPTION**

Environmental Report:	No
Drainage:	Row ditch
Improvements:	No
Restrictions:	None
Sign on Property:	Yes

**Adjacent Land**

North:	Farmland
South:	Industrial
East:	US-24
West:	Farmland

**REAL ESTATE TAXES**

Parcel ID Number:	07-017-016-20
Total Annual Taxes:	\$800.00

**UTILITIES**

Electric:	Yes
Gas:	Yes
Water:	Yes
Sanitary Sewer:	No
Storm Sewer:	No

**DEMOGRAPHICS**

	POPULATION	MED. HH INCOME
1 MILE	1,101	\$101,544
3 MILE	17,564	\$64,466
5 MILE	53,108	\$67,887

**TRAFFIC COUNTS (TWO-WAY)**

2,708	Heiss Road
15,679	N. Telegraph Road
13,637	N. Monroe Street

**Comments:**

Unlock the potential of this exceptional development property spanning 2 to 10 acres, strategically located on the northwest corner of Telegraph Road (US-24) and Heiss Road, just north of the bustling Walmart. This is a golden opportunity to bring your vision to life, whether it's a car lot, retail store, or office space. Currently, the parcel is zoned for AG agricultural and any use other than farmland would require zoning approval.

One of the standout features of this property is its unbeatable visibility. Positioned on the high-traffic corridor of N. Telegraph Road (US-24), your business will have maximum exposure to passing motorists, ensuring that your establishment stands out and attracts a steady flow of potential customers. The traffic count in this area is impressive, adding to the allure of this prime location. It's the kind of visibility and footfall that entrepreneurs dream of when searching for the perfect spot to set up shop. Whether you have a specific project in mind or are looking for a versatile piece of land that can accommodate a range of development possibilities, this property offers the flexibility you need. The 2 to 10 acres of available space provide ample room for your ambitions, allowing you to create a space that perfectly suits your business goals.

In conclusion, this development property on the Northwest corner of Telegraph and Heiss Road is a rare find with its high visibility, high traffic count, and versatile acreage. It's an ideal canvas for entrepreneurs and businesses looking to make a mark in a thriving commercial area. Don't miss out on the opportunity to turn your vision into reality in this prime location.

For more information, please contact:

**THOMAS FRITZ, CCIM**  
(734) 625 7100 or (419) 249 7070  
tfritz@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com