

**LAND PROPERTY // FOR SALE**

3.59 Acre Site  
Prime for Development  
OS Zoning

# 3.59 ACRES FOR DEVELOPMENT IN HEART OF SOUTHFIELD

24202-24346 EVERGREEN RD  
SOUTHFIELD, MI 48075



- 3.59 Acre Development Site
- 390' of frontage on Evergreen Rd
- OS Zoning - Many uses possible
- Located in the heart of Southfield, home to over 100 Fortune 500 Companies
- Close to Southfield City Center and Lawrence Technological University
- Excellent location between Evergreen Rd and M-10 (Northwestern Hwy)
- Adjacent to Value-Add Office Investment, which is also for sale

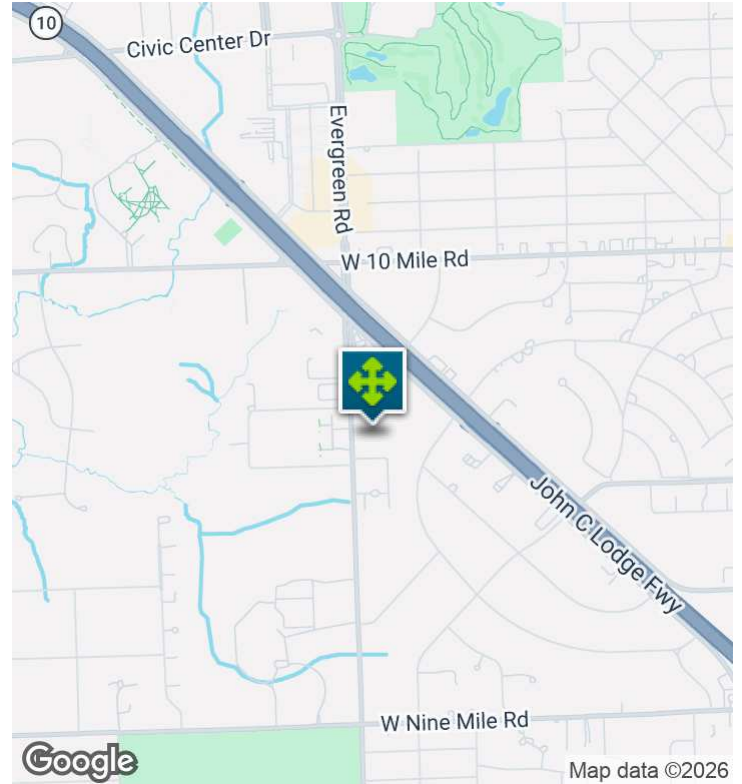


26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$550,000</b>
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## OFFERING SUMMARY

<b>Lot Size:</b>	3.59 Acres
<b>Price / Acre:</b>	\$153,203
<b>Zoning:</b>	OS
<b>Market:</b>	Detroit
<b>Submarket:</b>	Southfield
<b>Traffic Count:</b>	19,547

## PROPERTY OVERVIEW

Introducing an exceptional development opportunity at 24202-24346 Evergreen Rd in Southfield, MI. This 3.59-acre development site boasts 390' of prime frontage on Evergreen Rd and is zoned OST, offering a myriad of potential uses. Situated in the heart of Southfield, this property is nestled among a prestigious community, making it an ideal location for office or land investment. With its close proximity to Southfield City Center and Lawrence Technological University, plus easy access to M-10 (Northwestern Hwy), this property is an excellent choice for developers looking for a strategic foothold in the Detroit market. Don't miss the chance to capitalize on this valuable piece of real estate.

## LOCATION OVERVIEW

This development opportunity is one block south of Northwestern Highway (M-10) and minutes from major thoroughfares, including Telegraph Road (US-24) and the Southfield Freeway (M-39) Southfield is a premier suburban business hub within the Detroit metropolitan area, offering strong employment density and long-term growth potential. With a daytime population nearing 175,000, the city serves as a major employment center driven by over 10,000 businesses and a significant presence of Fortune 500 companies

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# ADDITIONAL PHOTOS



 **P.A. COMMERCIAL**  
Corporate & Investment Real Estate

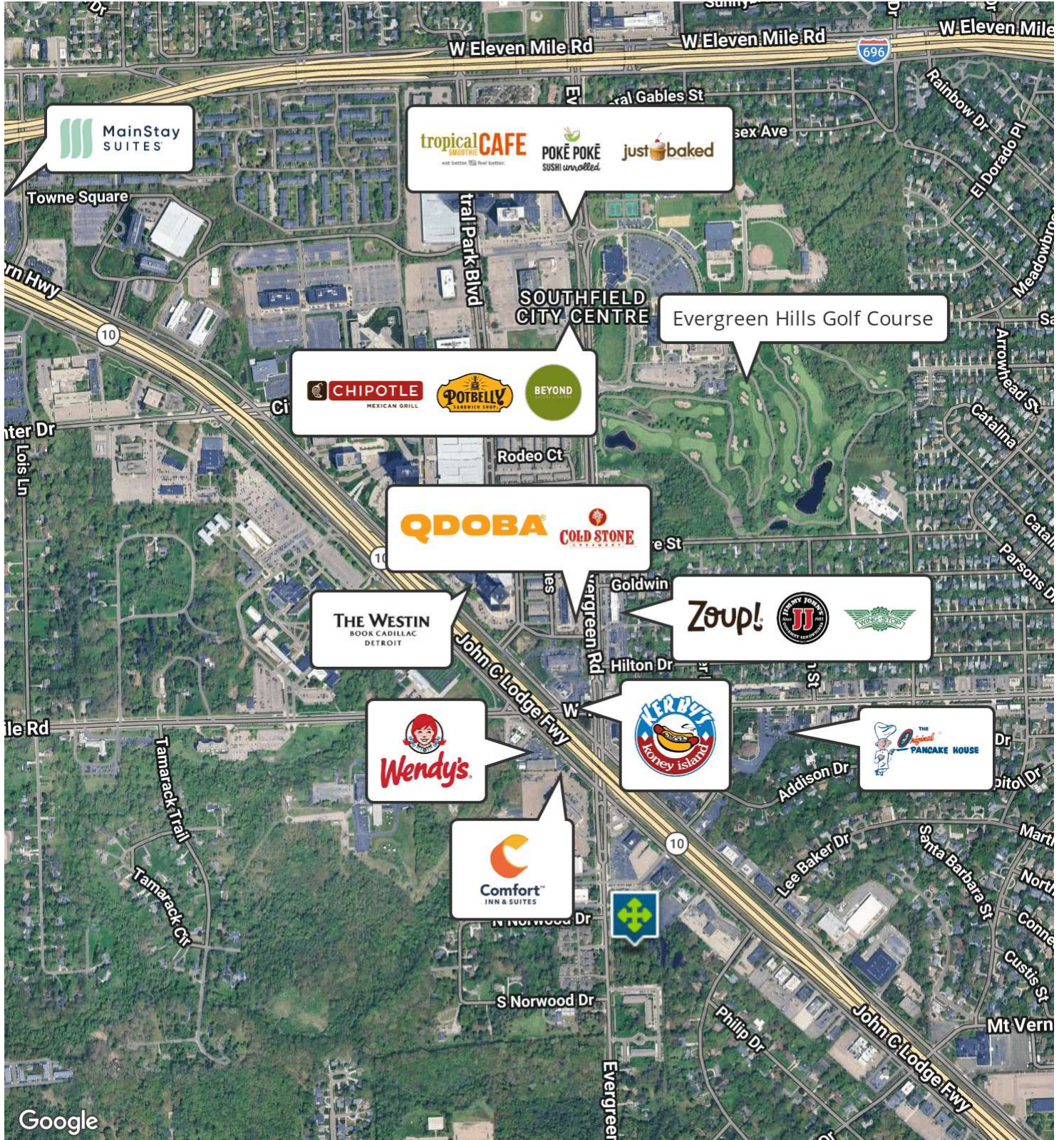
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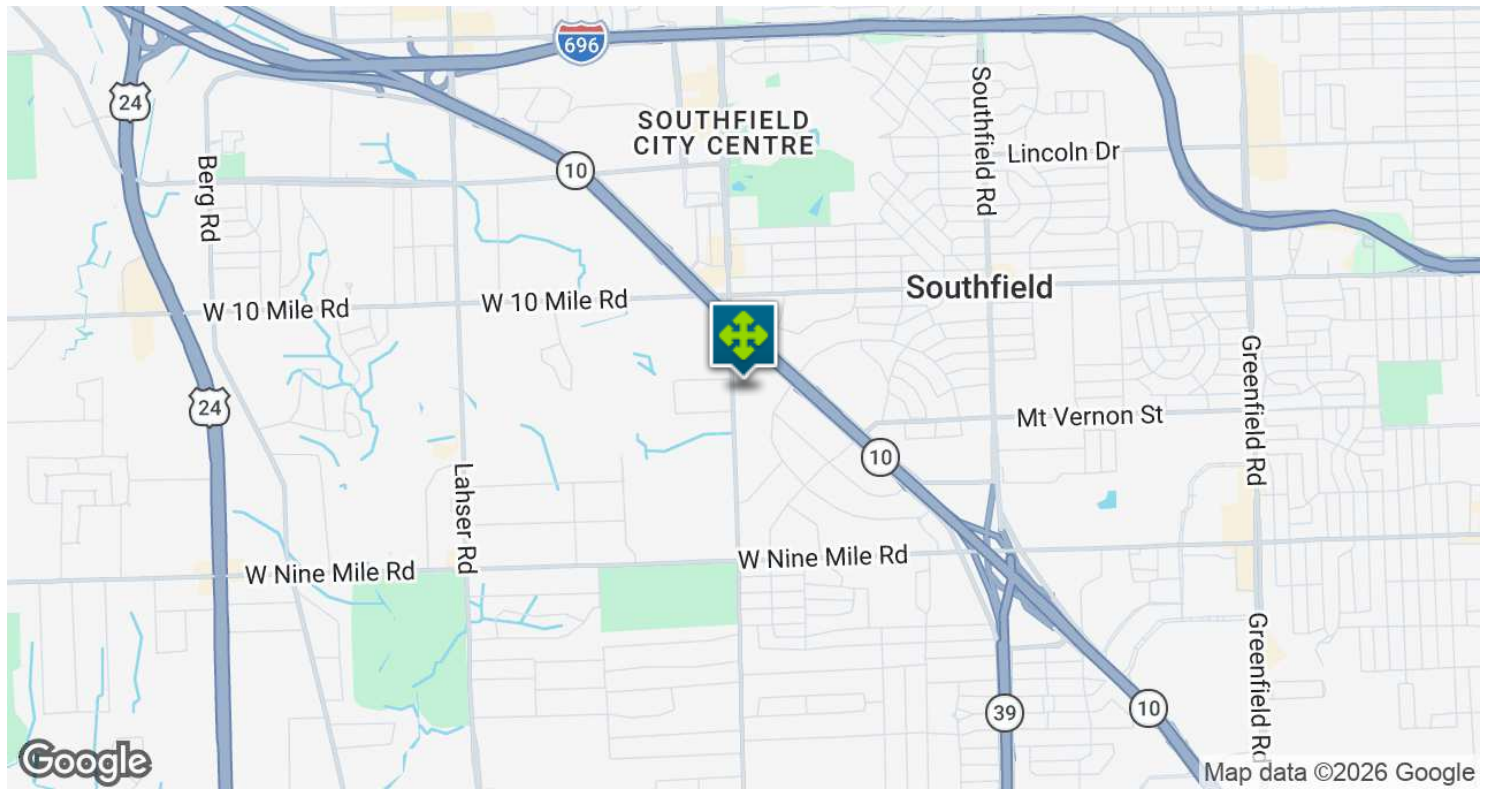
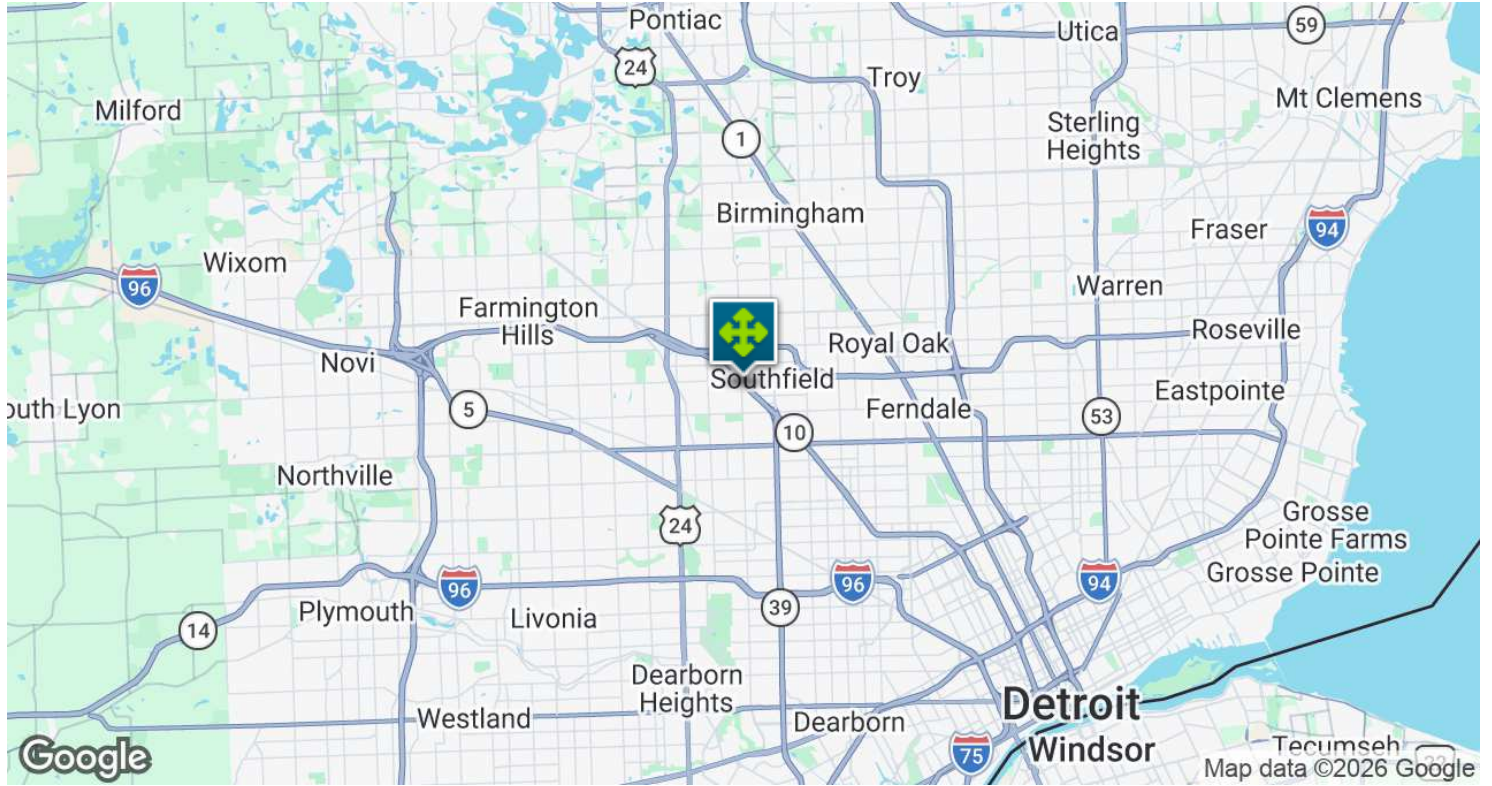
RETAILER MAP



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# LOCATION MAP

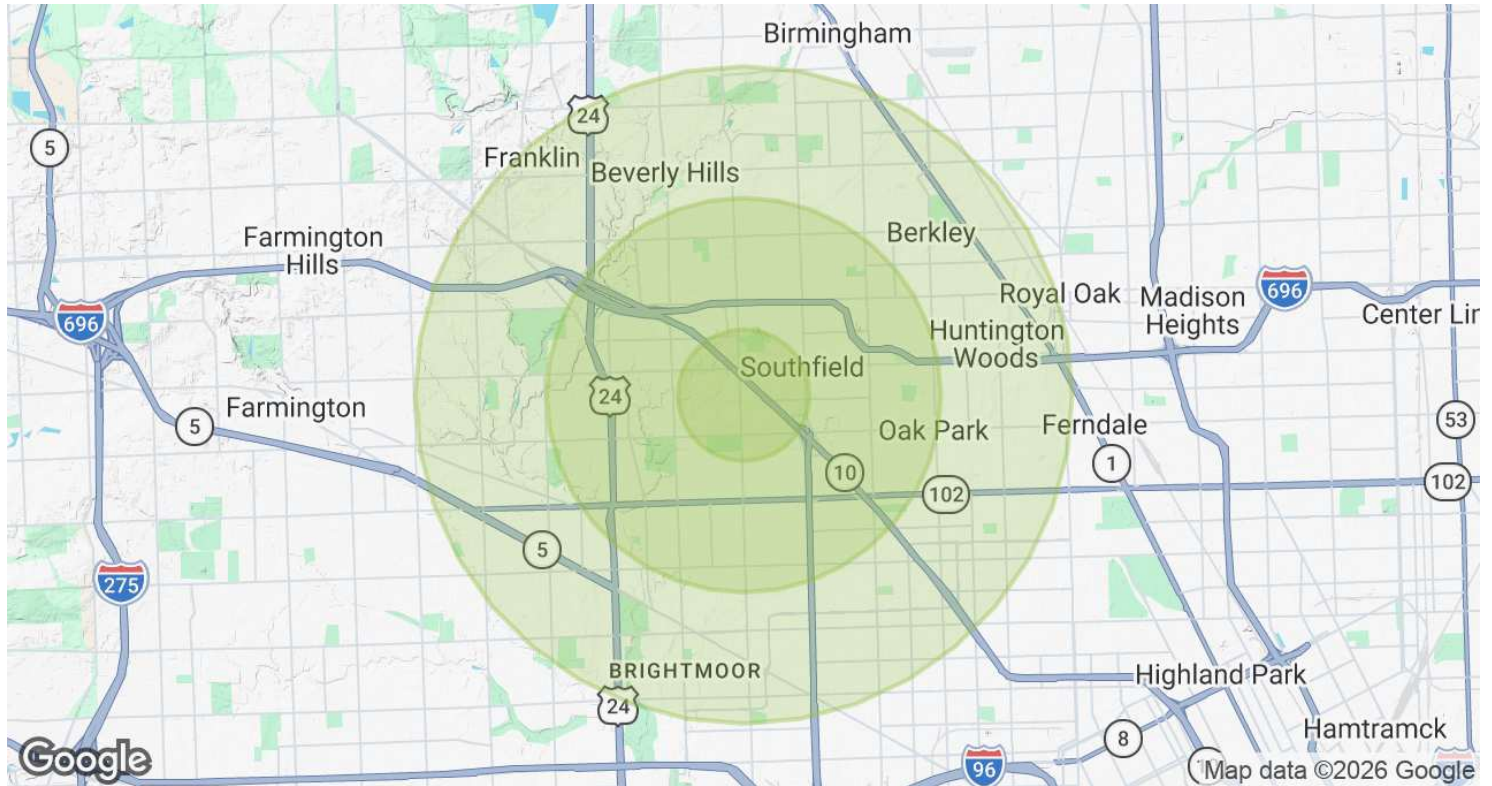


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,282	108,535	325,313
Average Age	45.2	40.8	40.4
Average Age (Male)	42.9	37.4	37.7
Average Age (Female)	45.4	42.9	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,585	46,487	137,997
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$97,373	\$78,005	\$91,505
Average House Value	\$221,446	\$195,736	\$232,121

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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