



LAND FOR SALE

5143 N Long Lake Rd

executive summary



5143 N Long Lake Rd | Traverse City, MI 49685

#### PROPERTY OVERVIEW

The location of this 53 acre parcel is perfect for any possible development. Garfield Township has historically shown great flexibility working with developers on Planned Use Developments. This parcel is less than two miles away from Munson Hospital, the area's largest employer. Across the road is Traverse City West High School. The parcel has direct access to Zimmerman Road creating a quick route to West Silver Lake Road leading to great east-west access on Airport Road. Downtown Traverse City is at the bottom of the hill, just a little over two miles. Copper Ridge and West Junior High School is also less than two miles away. Check the Document icon in the listing for a couple of idea-starter drawings for possible uses. Municipal water and sewer are available at North Long Lake Road.

#### PROPERTY HIGHLIGHTS

- Centrally located on Traverse City's desirable west side
- Municipal utilities at the site
- Convenient to schools, hospital, shopping, and major transportation arteries

#### SALE PRICE:

\$1,495,000

#### LOT SIZE:

53.4 ACRES

#### APN #:

05-018-013-00

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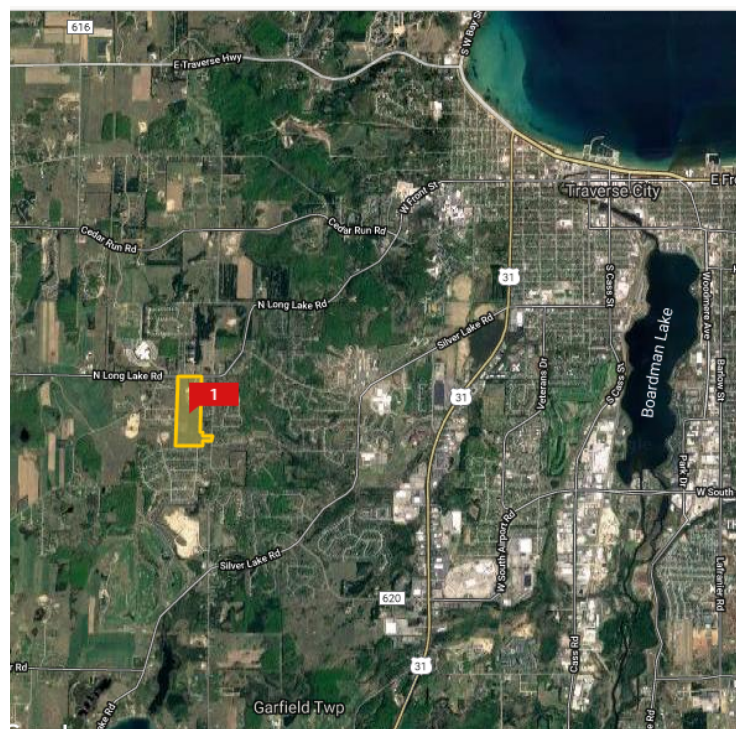
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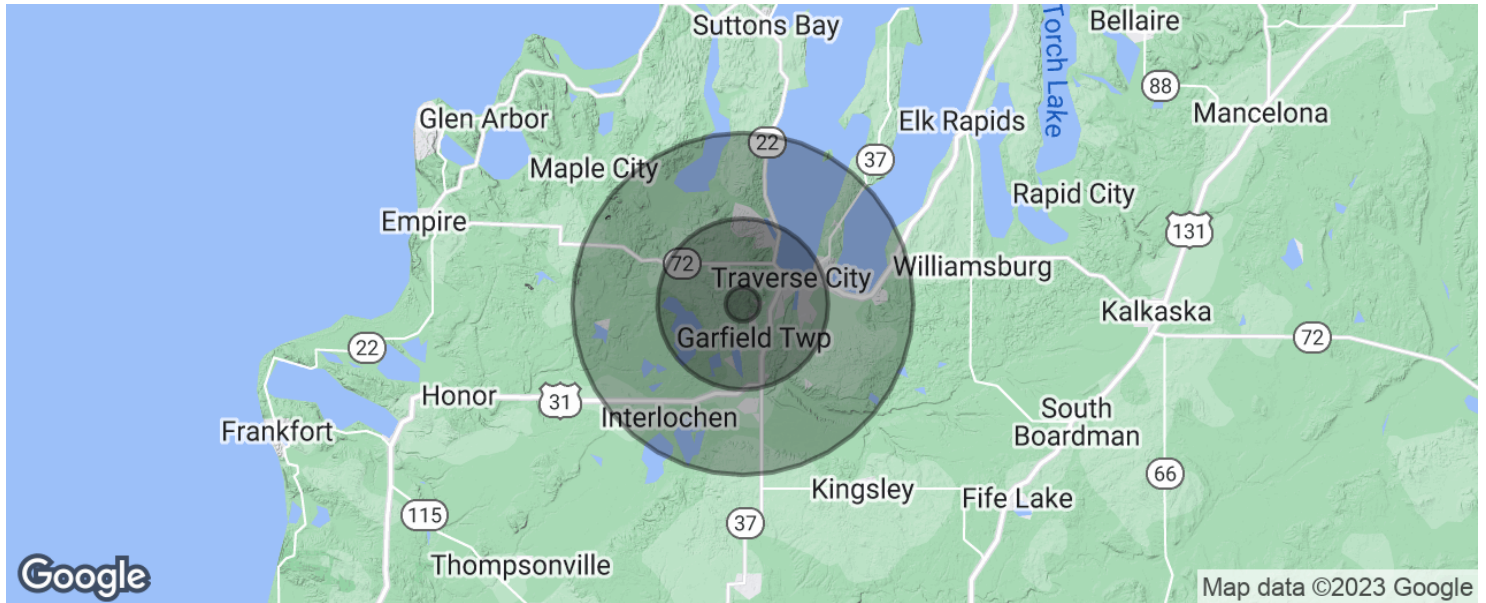
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**POPULATION**

	1 MILE	5 MILES	10 MILES
Total population	1,712	37,171	75,951
Median age	41.0	40.6	40.6
Median age (Male)	38.4	38.4	38.6
Median age (Female)	44.3	43.4	42.8

**HOUSEHOLDS & INCOME**

	1 MILE	5 MILES	10 MILES
Total households	695	16,193	31,963
# of persons per HH	2.5	2.3	2.4
Average HH income	\$65,140	\$61,579	\$60,605
Average house value	\$225,999	\$243,257	\$222,975

*\* Demographic data derived from 2020 ACS - US Census*

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