

LAND FOR SALE

3.71 Acres Zoned M-2 All Utilities Available

13415 E 9 MILE RD &
23225 SCHOENHERR RD
WARREN, MI 48089



Two parcels totaling 3.71 acres

M-2 Industrial zoning

All utilities available at site

Access on 9 Mile Rd and Schoenherr Rd



P.A. COMMERCIAL
Corporate & Investment Real Estate

**OFFERING SUMMARY**

Sale Price:	\$1,200,000
Price / SF:	\$7.43
Lot Size:	3.71 Acres
Zoning:	M-2
Market:	Detroit
Submarket:	Macomb West
Traffic Count:	33,000
Property Taxes:	\$15,613.92

PROPERTY OVERVIEW

Two parcels of land totaling 3.71 acres, zoned M-2 Industrial. Ideal uses include logistics, warehouse, manufacturing, cannabis and indoor/outdoor storage. Water and sewer have been brought to the property via Schoenherr Rd. Extensive engineering has been performed on the site, as well as plans. There is an Ingress and egress easement off Schoenherr Rd and 30' of frontage on 9 Mile Rd.
 13415 E 9 Mile Rd: 2.615 acres | Taxes: \$5,659.64
 23225 Schoenherr Rd: 1.55 acres | Taxes: \$9,954.28

LOCATION OVERVIEW

Ideal Industrial area located on the north side of E 9 Mile Rd, in between Groesbeck Hwy and Schoenherr Rd. Traffic count of 33,000 on E 9 Mile at Groesbeck and 11,700 on Schoenherr Rd. Close to major freeways of I-94, I-75 and I-696

PROPERTY HIGHLIGHTS

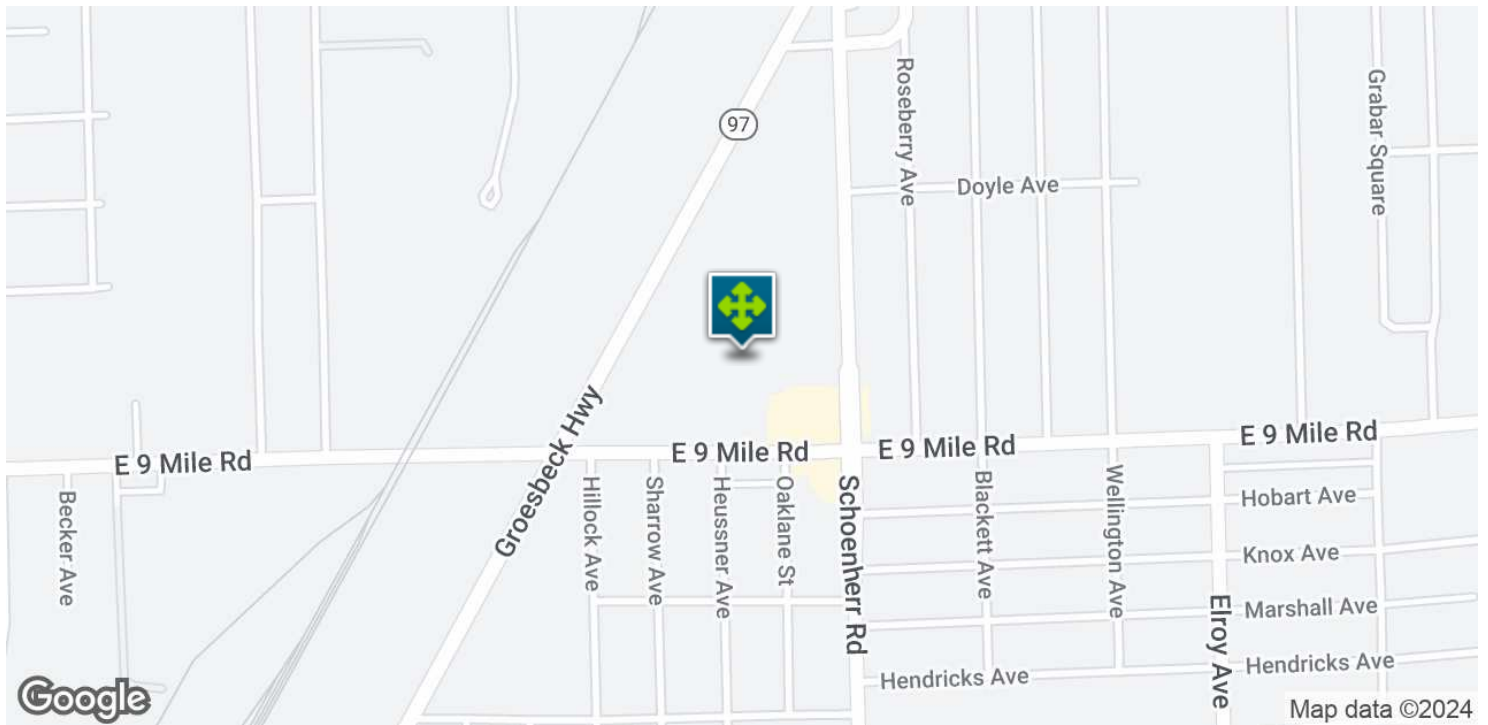
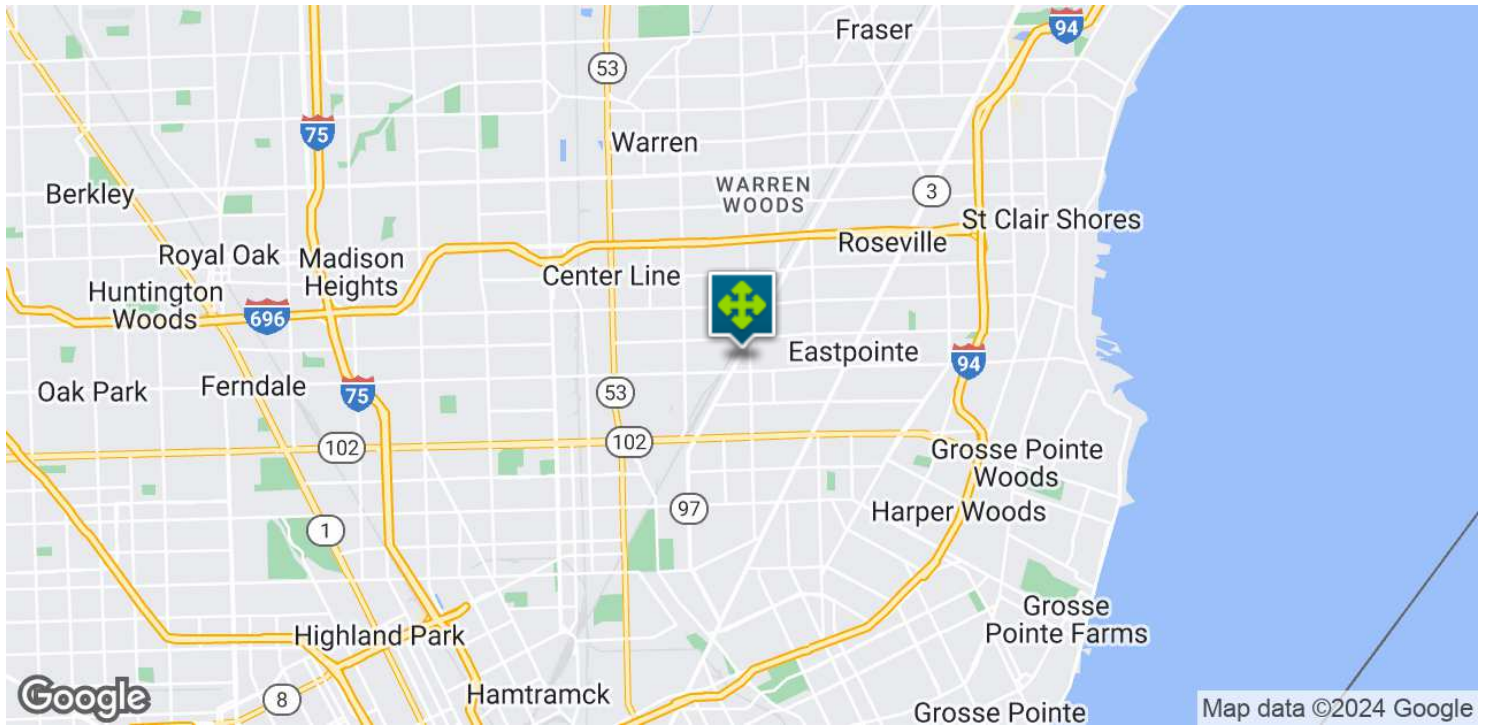
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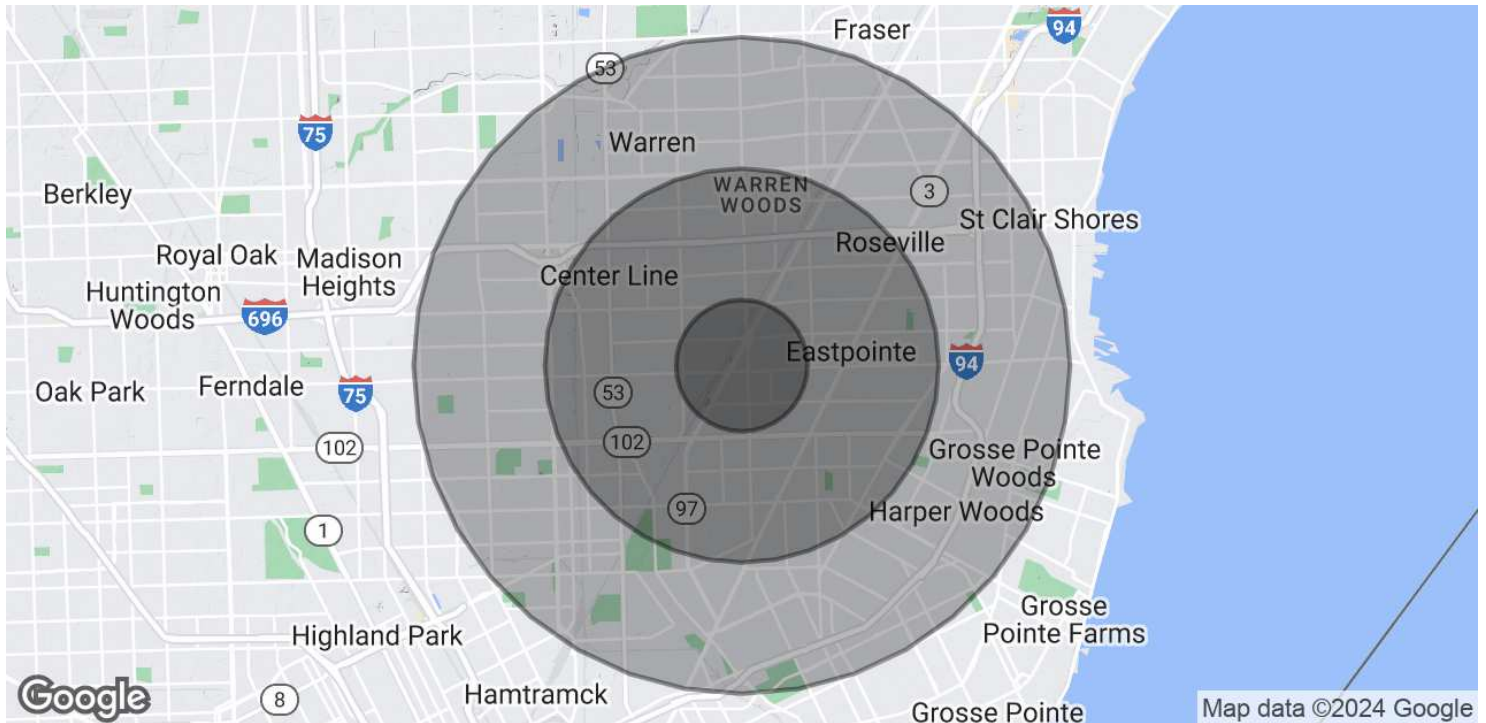


CUSTOM TABLE HEADLINE

ADDRESS	APN	LOT SIZE	LEGAL DESCRIPTION
13415 E 9 Mile Rd	12-13-26-478-042	2.165 Acres	T1N R12E, SEC 26; COMM AT SE COR SEC 26; TH N88*49'00"W 492.94 FT; TH N00*12'27"E 53.00 FT TO POB; TH N00*12'27"E 615.97 FT; TH N88*49'00"W 164.32 FT; TH S00*14'00"W 140.96 FT; TH N88*49'00"W 82.50 FT; TH S00*14'00"W 262.30 FT; TH S88*49'00"E 217.00 FT; TH S00*12'27"W 212.70 FT; TH S88*49'00"E 30.00 FT TO POB 2.165 AC.
23225 Schoenherr	12-13-26-478-038	1.55 Acres	T1N R12E SEC 26; COMM AT SE COR SEC 26; TH N89*27'25"W 33.01 FT; TH N01*43'35"W 669.01 FT; TH S89*27'25"W 322.65 FT TO POB; TH N00*32'35"W 179.97 FT; TH N89*27'25"E 26.66 FT; TH N01*32'35"W 42.16 FT; TH S89*27'25"W 326.74 FT; TH S01*26'05"E 222.15 FT; TH N89*27'25"E 297.36 FT TO POB 1.55 AC
		3.71 ACRES	







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,014	150,734	407,236
Average Age	32.8	33.8	35.0
Average Age (Male)	30.9	32.4	33.0
Average Age (Female)	34.0	35.3	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,452	55,729	150,596
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$42,140	\$46,867	\$47,881
Average House Value	\$91,072	\$107,676	\$111,469

* Demographic data derived from 2020 ACS - US Census