

85+ ACRES
LAND



FOR SALE

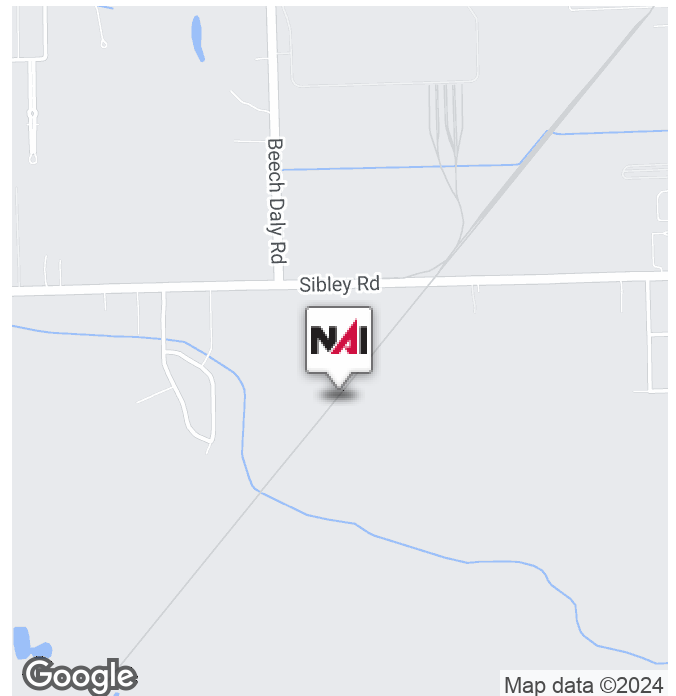


85+ Acres

25679 Sibley Rd, Brownstown, Michigan 48174

Property Highlights

- 85 + ACRES
- Utilities, Water, Sewer at Street
- Frontage: 1,000+ Feet at Sibley Rd.
- Split Zoned: Light Industrial (I-1), General Business (B-3), Single Family (R-3)
- Development Opportunity – Multiple Uses
- Rail Spur line active behind the parcels
- Excellent Traffic Count and Visibility
- Located Near: Amazon Distribution, GM Battery Assembly, Ford Parts Re-Distribution Center, SAM's Distribution Center, Henry Ford Health Center, Walmart Supercenter, Hobby Lobby, Meijer, Target, Kohl's, Target, Secretary of State
- Major Freeway Access: Sibley Exit #13 at I-75, Telegraph Rd M-24



NAI Farberman

Commercial Real Estate Services, Worldwide.

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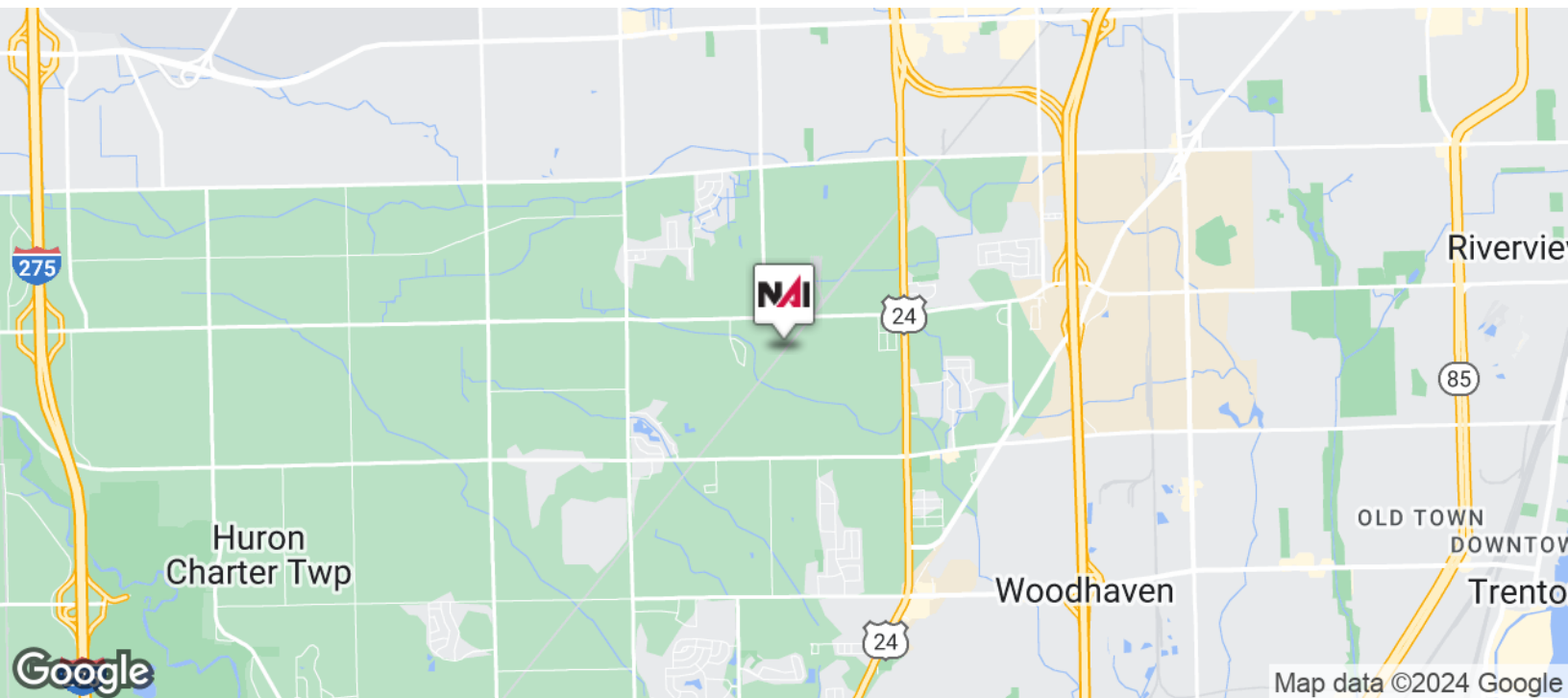
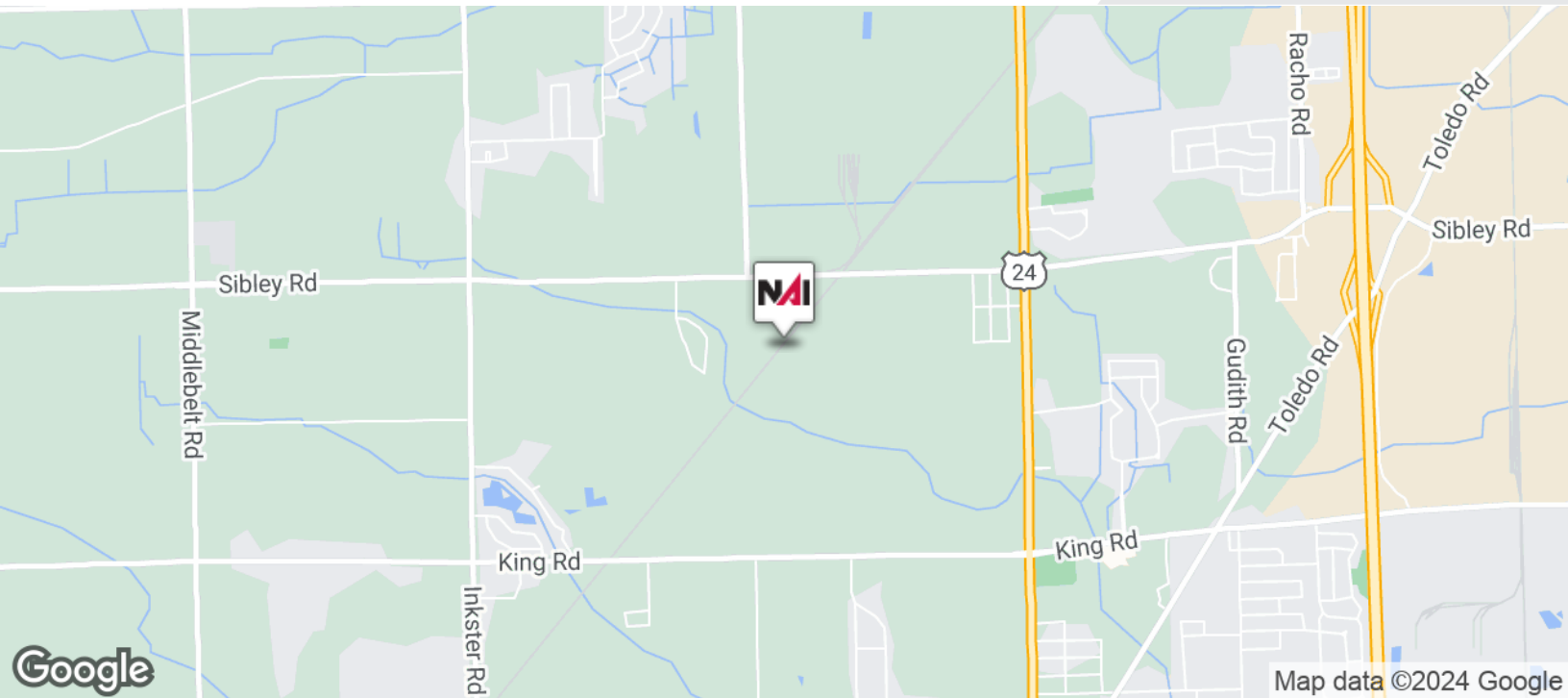
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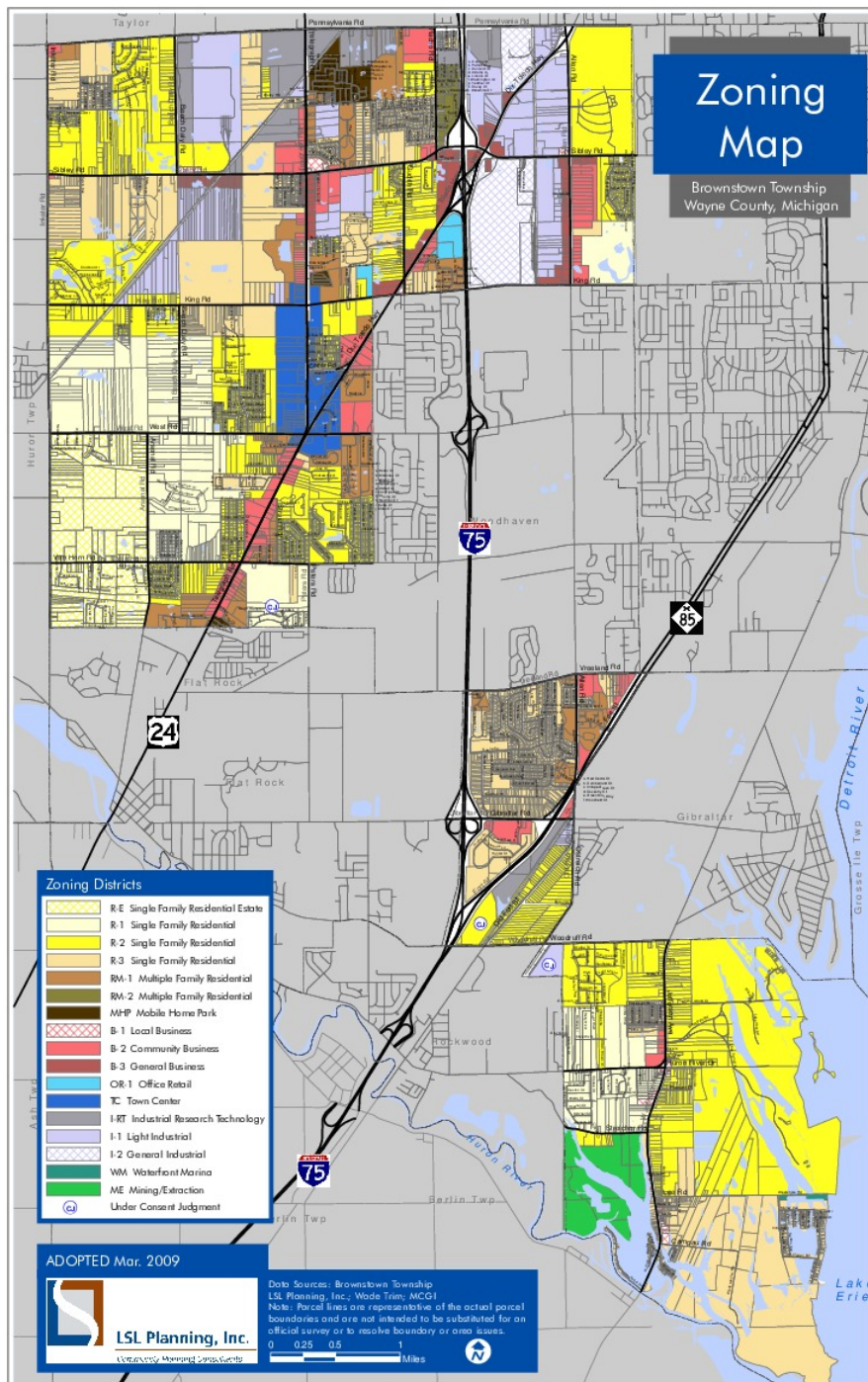
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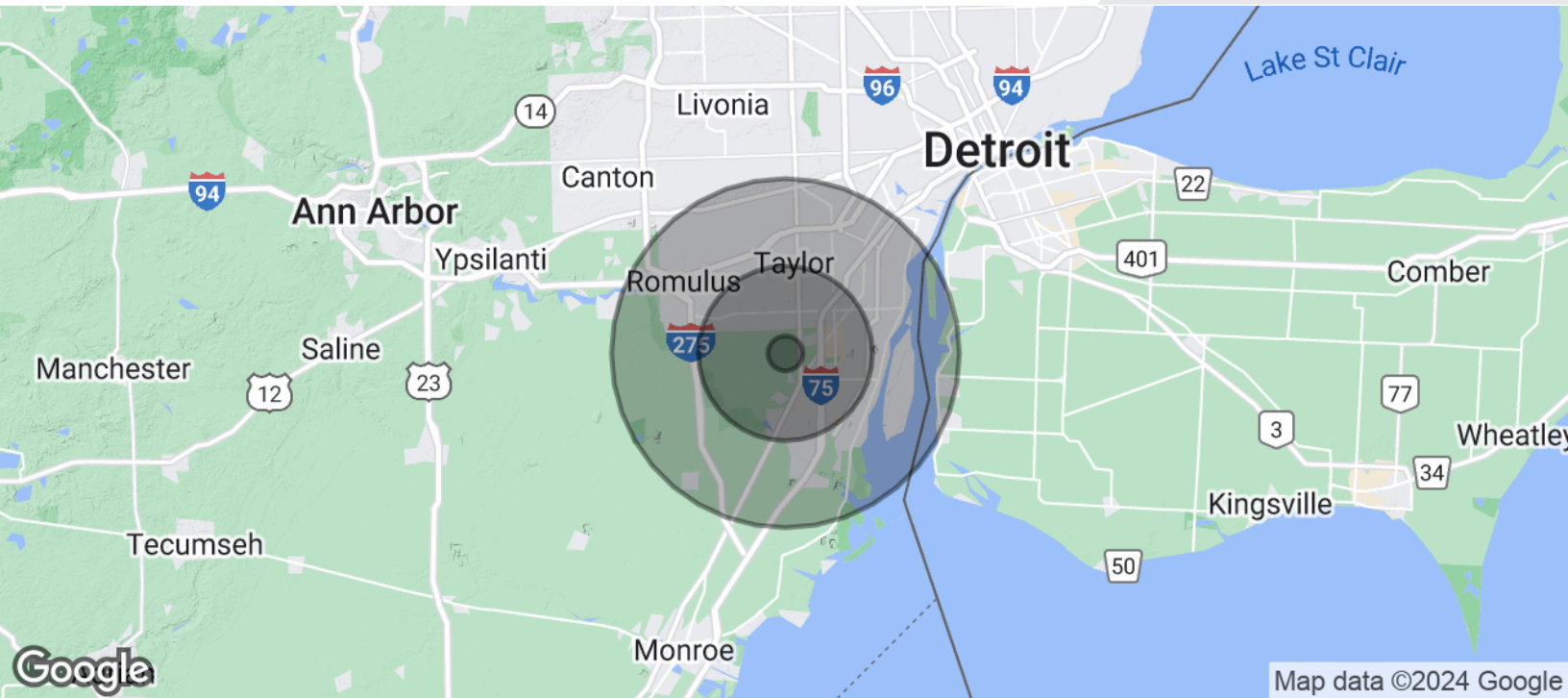
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,376	107,466	547,439
Average Age	38.1	36.7	38.5
Average Age (Male)	31.6	35.5	37.3
Average Age (Female)	39.8	37.5	39.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	413	39,731	210,351
# of Persons per HH	3.3	2.7	2.6
Average HH Income	\$87,464	\$62,195	\$59,979
Average House Value	\$215,880	\$173,233	\$153,990

* Demographic data derived from 2020 ACS - US Census