



LAND FOR SALE

# 4051 Cedar Run Road

executive summary



4051 Cedar Run Road | Traverse City, MI 49684

## PROPERTY OVERVIEW

Large vacant parcel very close to town ready to be developed, with 215' of frontage on Cedar Run Road. Currently zoned R1 – One-Family Residential. Next door property is zoned C-G General Commercial. 3.75 Acres with some wet lands. Rezoning has been discussed by Garfield Township but never pursued beyond initial discussion. May be possible to rezone the front leaving the back of the property residential.

## PROPERTY HIGHLIGHTS

- 215' Frontage
- Close to Town
- 3.75 Acres

SALE PRICE:	\$200,000
LOT SIZE:	3.75 ACRES
APN #:	05-008-010-00

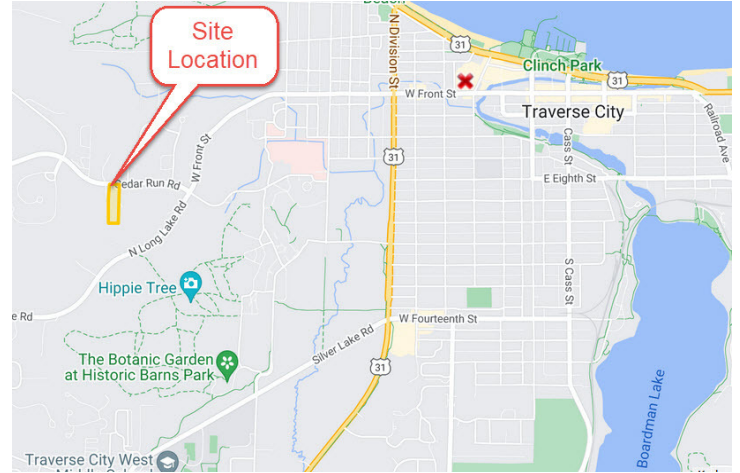
DAVID J. FROST | Senior Associate | Commercial Realtor | 231.929.2955 | dfrost@threewest.com





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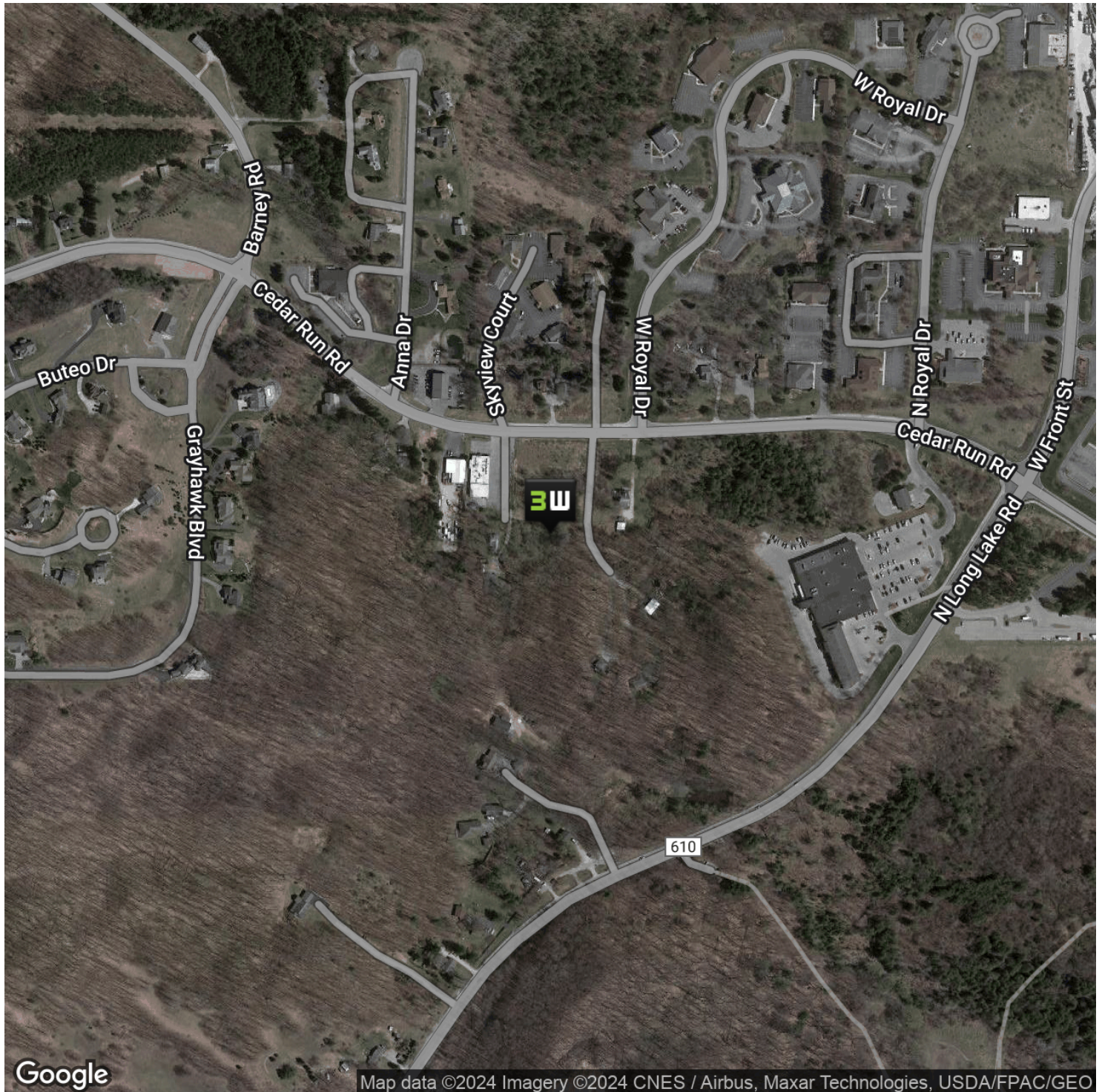
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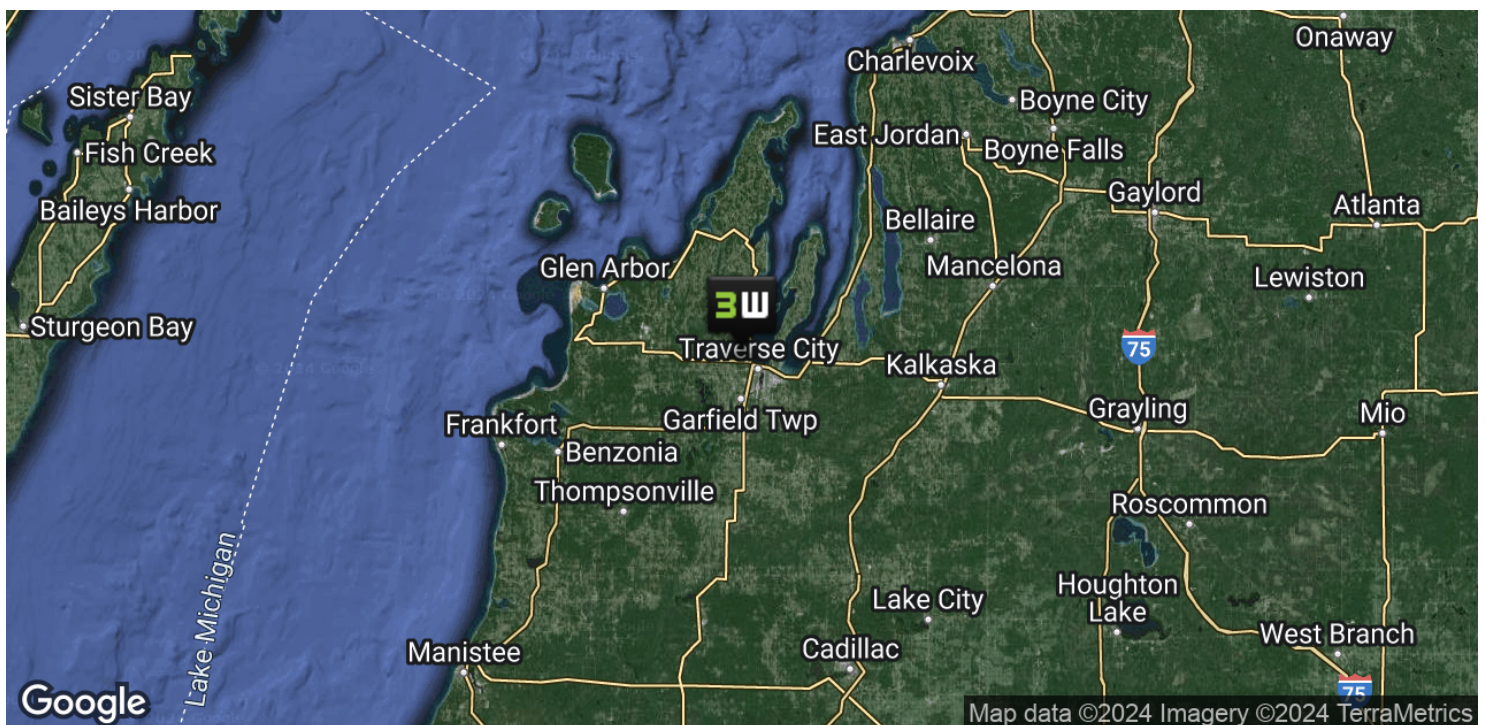
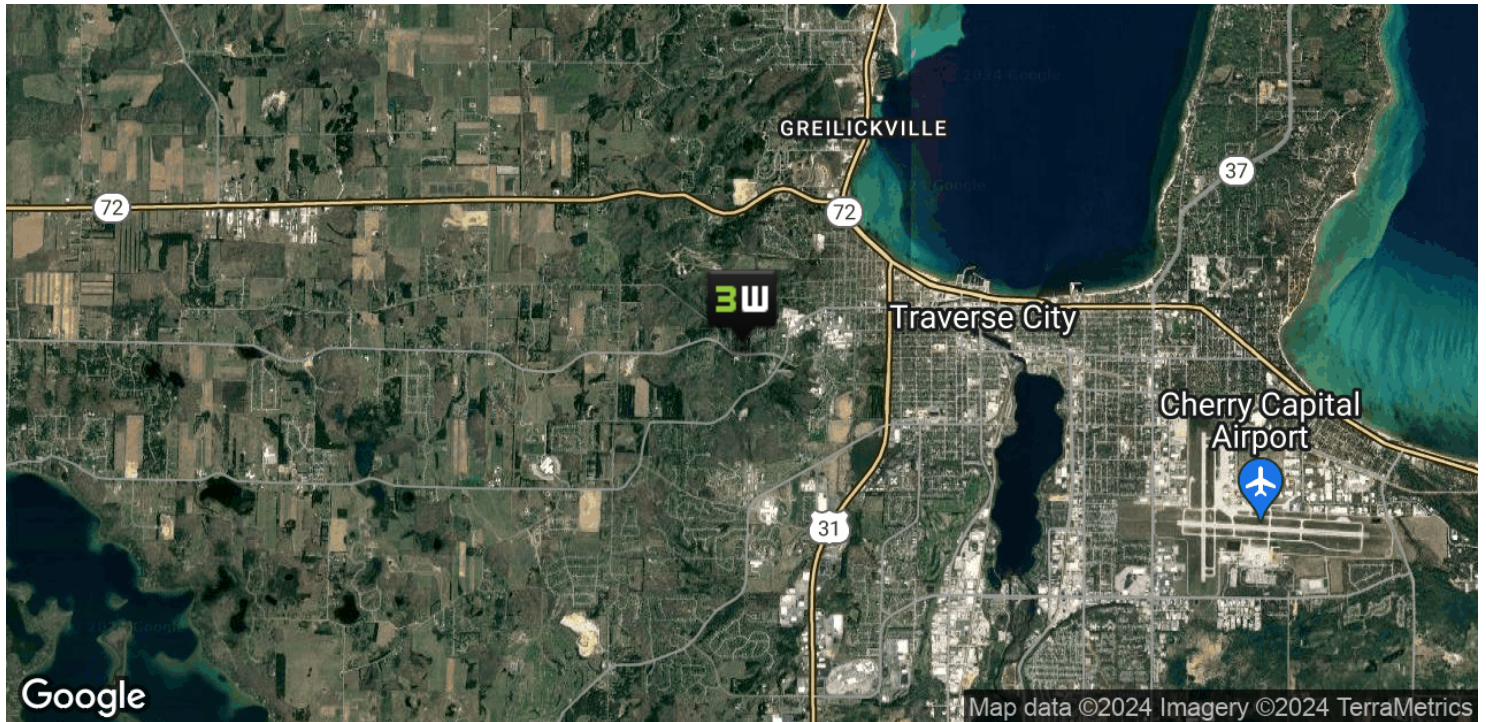
**3W** THREE WEST  
COMMERCIAL





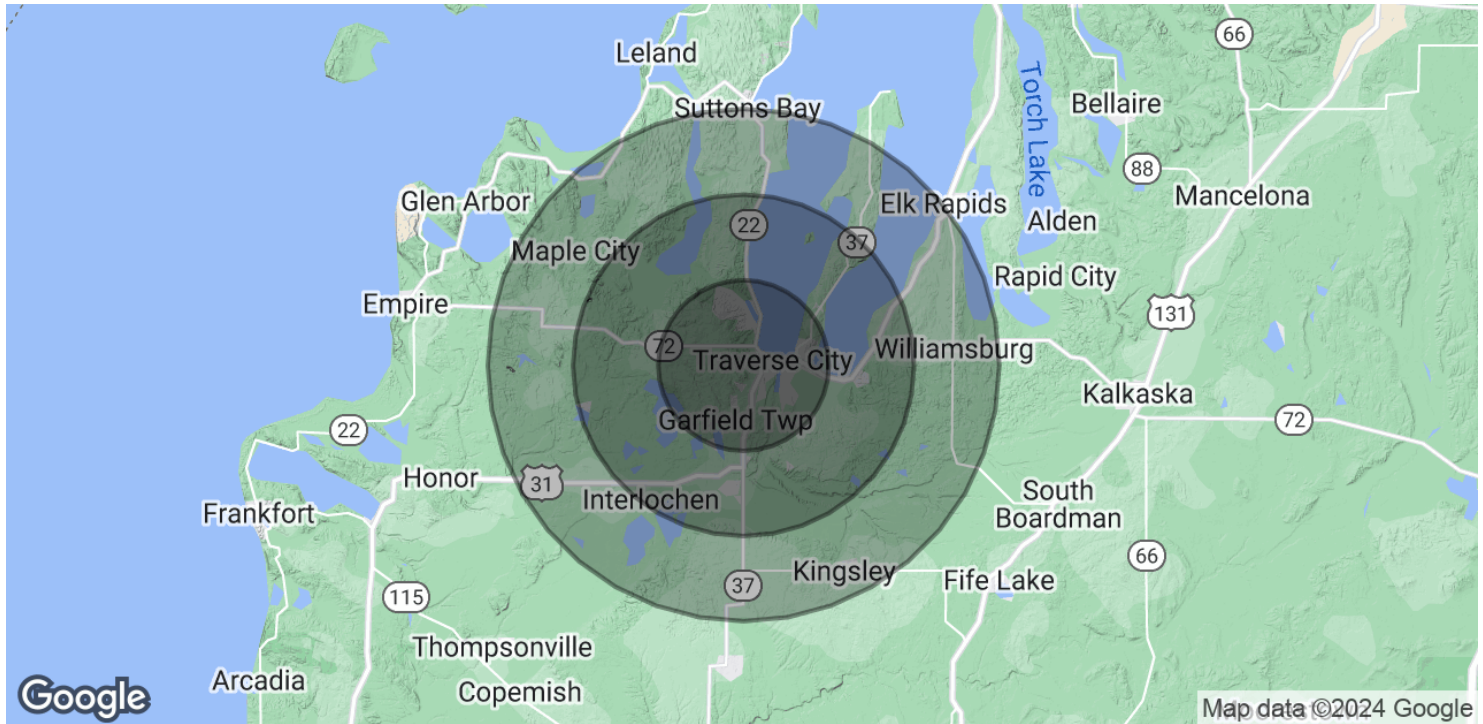
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**POPULATION**
**5 MILES**
**10 MILES**
**15 MILES**

Total Population	42,016	80,700	106,191
Average Age	43.3	43.5	44.2
Average Age (Male)	40.5	41.9	42.8
Average Age (Female)	46.5	45.5	46.0

**HOUSEHOLDS & INCOME**
**5 MILES**
**10 MILES**
**15 MILES**

Total Households	20,397	38,169	52,108
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$71,480	\$73,944	\$72,035
Average House Value	\$253,974	\$256,137	\$260,923

\* Demographic data derived from 2020 ACS - US Census

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