

LAND PROPERTY // FOR SALE

14-ACRES OF R2-ZONED LAND IN LEXINGTON 1 MILE FROM LAKE HURON

6805 PECK RD

LEXINGTON, MI 48450



- 14-acre site great for development and an investment hold
- Lake Huron Boating, Tourist, and Retirement Town
- Located on the main road into downtown Lexington and the Marina-Harbor
- Down the main road from 3 North Vines Vineyard
- Located right next to a 36-hole golf course and resort



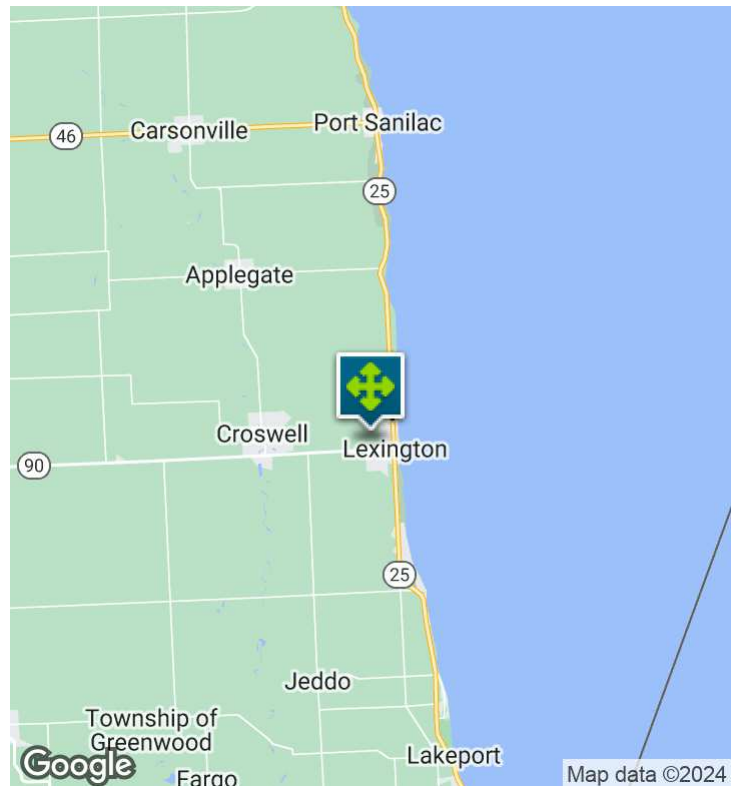
P.A. COMMERCIAL
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6805 PECK RD, LEXINGTON, MI 48450 // FOR SALE

EXECUTIVE SUMMARY



Sale Price

\$179,000

OFFERING SUMMARY

Lot Size:	14 Acres
Price / Acre:	\$12,786
Zoning:	R2
Market:	Midland/Flint
Submarket:	Michigan North
Traffic Count:	4,019

PROPERTY OVERVIEW

14 Acres of land for sale located between downtown Lexington and Lakeview Hills Country Club and Resort. Housing inventory has grown tighter as more and more people invest and move into Lexington to retire or keep a second home, making this an excellent opportunity!

LOCATION OVERVIEW

Located on the north side of Peck Rd, just 1 mile west of Lexington Harbor/Boat Launch on beautiful Lake Huron. Lexington is a popular Michigan boating and beach town. Known for its traditions and invested locals, Lexington has restaurants, bars, a theater, beautiful historic homes, new construction, a vineyard, and a Country Club & Resort.

PROPERTY HIGHLIGHTS

- 14-acre site great for development and an investment hold
- Lake Huron Boating, Tourist, and Retirement Town
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PROPERTY DETAILS

Sale Price	\$179,000
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
Zoning	R2
Lot Size	14 Acres
APN #	15002530001000
Lot Frontage	474 ft
Lot Depth	1,280 ft
Corner Property	No
Traffic Count	4019
Traffic Count Street	Peck
Waterfront	1 mile from Lake Huron
Power	No
Rail Access	No

PARKING & TRANSPORTATION

Street Parking	No
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TAXES & VALUATION

Taxes	\$652.06
Foreclosure / Distressed	No

LOCATION INFORMATION

Street Address	6805 Peck Rd
City, State, Zip	Lexington, MI 48450
County	Sanilac
Market	Midland/Flint
Sub-market	Michigan North
Cross-Streets	Peck and M25
Side of the Street	South
Road Type	Paved
Market Type	Small
Nearest Highway	M25

BUILDING INFORMATION

Building Size	N/A
Number of Lots	1
Best Use	Residential Development



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ADDITIONAL PHOTOS



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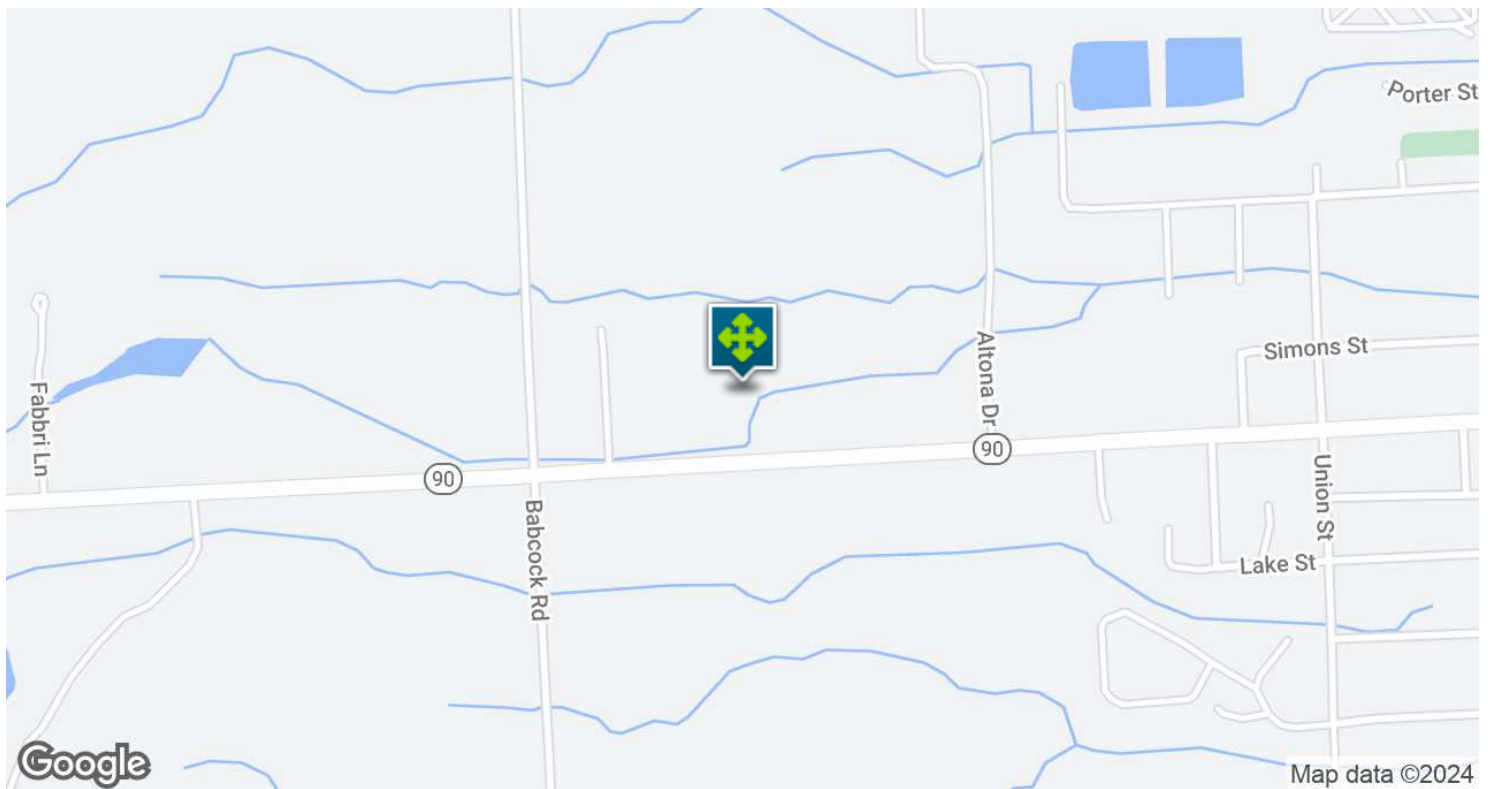
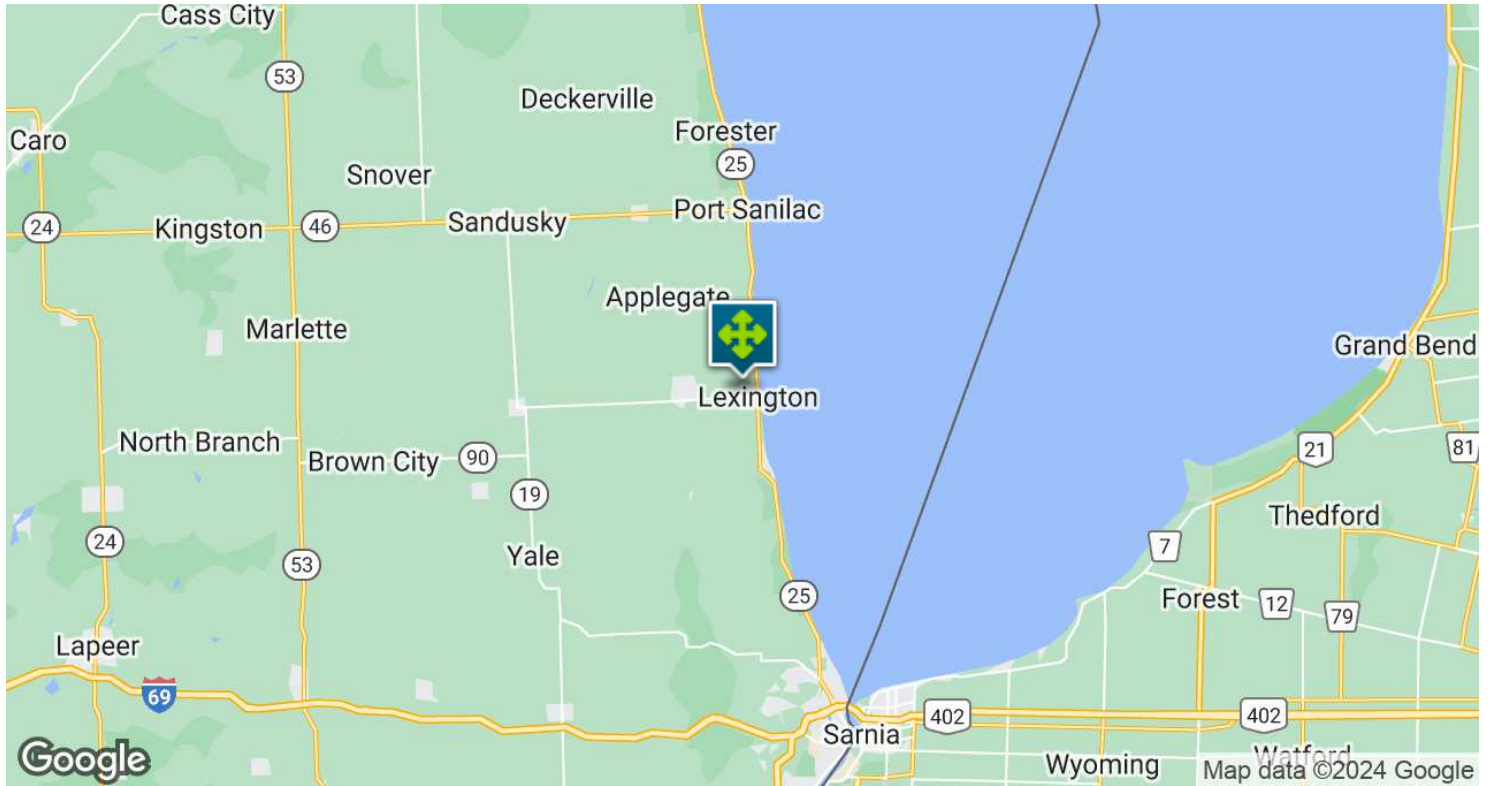
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LOCATION MAP

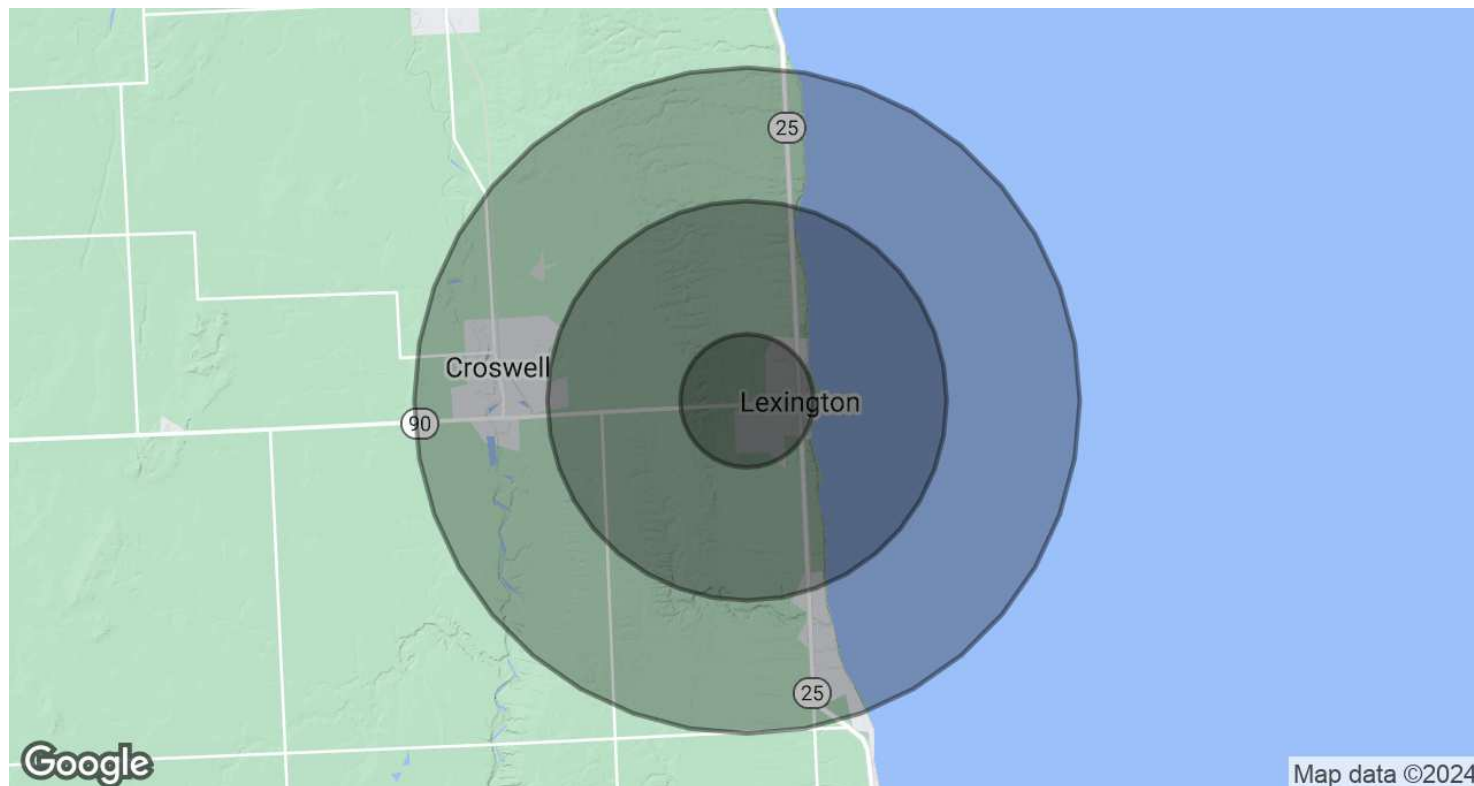


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,156	3,512	7,336
Average Age	58.6	51.9	49.3
Average Age (Male)	55.7	52.0	49.5
Average Age (Female)	60.8	52.2	49.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,121	2,782	5,084
# of Persons per HH	1.0	1.3	1.4
Average HH Income	\$31,514	\$37,267	\$41,152
Average House Value	\$129,859	\$139,300	\$143,047

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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