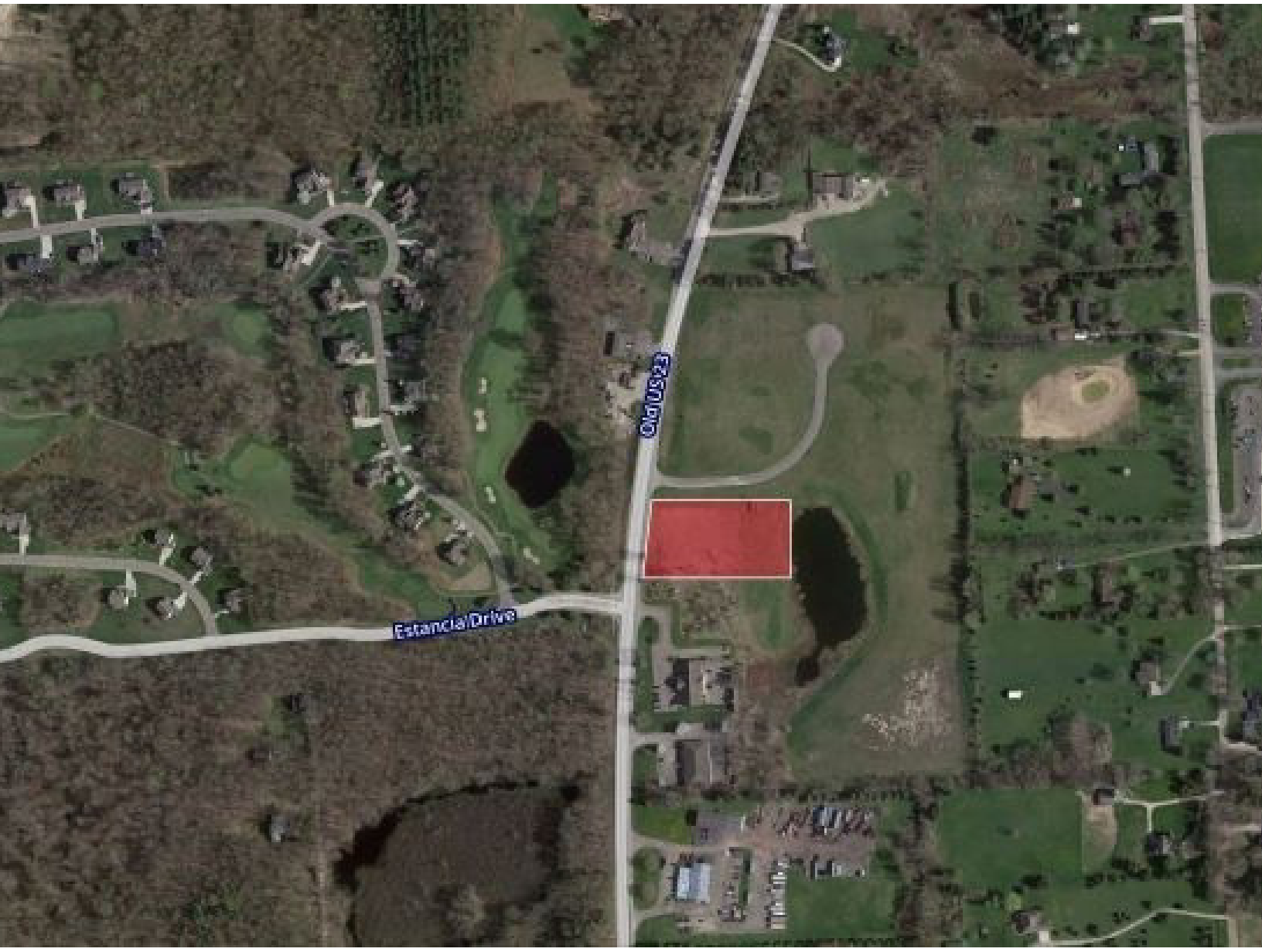
EST. 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

1.75 ACRES OLD US 23

1.75 Acres Old US 23, Brighton, MI 48114



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

jkporth@thomasduke.com

OFFERING SUMMARY: 1.75 Acres Old US 23 | Brighton, MI 48114

PROPERTY OVERVIEW

This 1.75 Acre site offers significant upfront cost savings and streamlined readiness for construction. Ideal for Commercial, Office, of Mixed-Use Development.

OFFERING SUMMARY

Sale Price:	$249,500.00
Lot Size:	1.75 Acres
Zoning:	B-2 Commercial

PROPERTY HIGHLIGHTS

- 200' Frontage on S Old US-23
- Zoned B-2 Commercial
- Corner Lot
- Build Ready
- Joint Venture Possible
- Office, Retail, Medical
- Installed Retention/Detention Infrastructure
- Completed Curb Cut & Approach

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 1.75 Acres Old US 23 | Brighton, MI 48114

PROPERTY INFORMATION

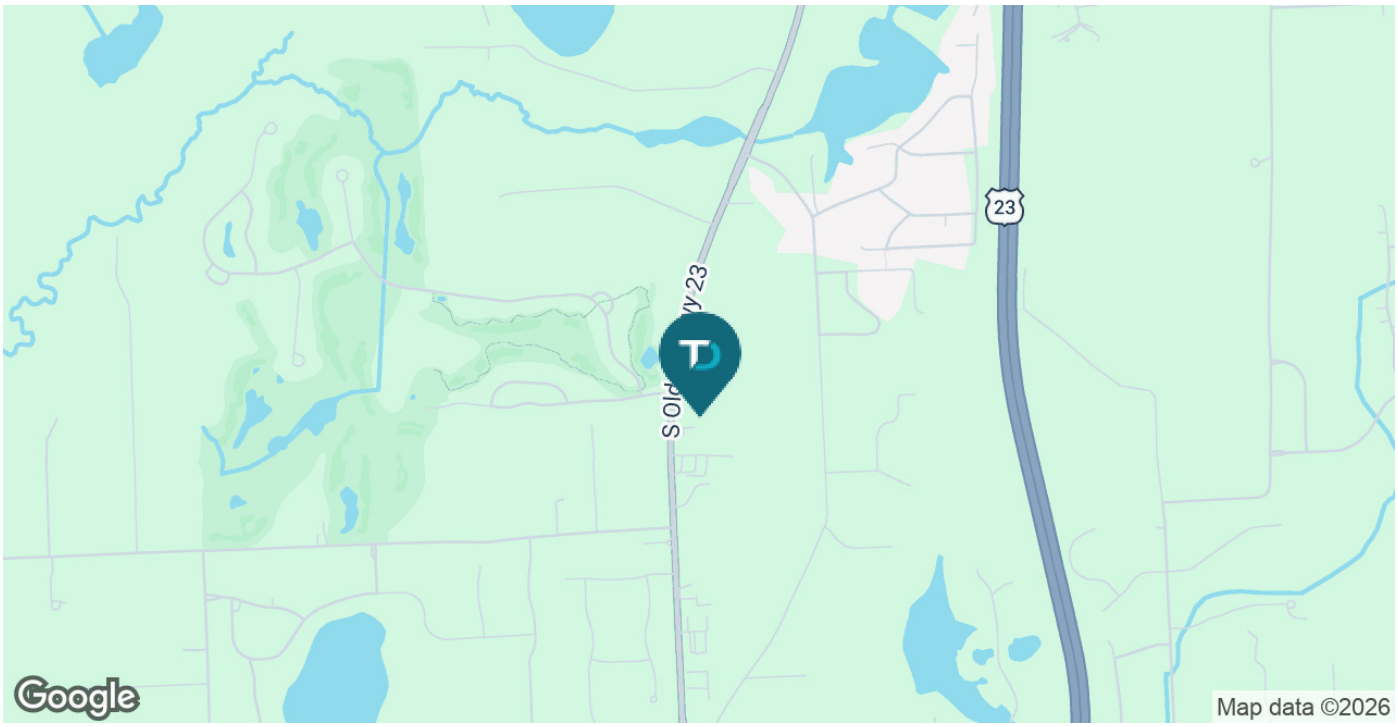
SALE PRICE:	$249,500.00
Utilities:	Municipal Sewer at Site Line

PROPERTY INFORMATION

Lot Size:	1.75 Acres
Property Type:	Land
Property Subtype:	Industrial
Zoning	B-2 Commercial
Taxes:	2026 Summer - $2155.73 2025 Winter - $950.39
Traffic Count:	Old US-23 - 13,814 VPD Taylor Rd - 2,443 VPD (MPSI 2024)
Legal Description:	Available Upon Request
APN:	1204300043

LOCATION INFORMATION

Located on East side of Old US-23, across from Estancia Dr.



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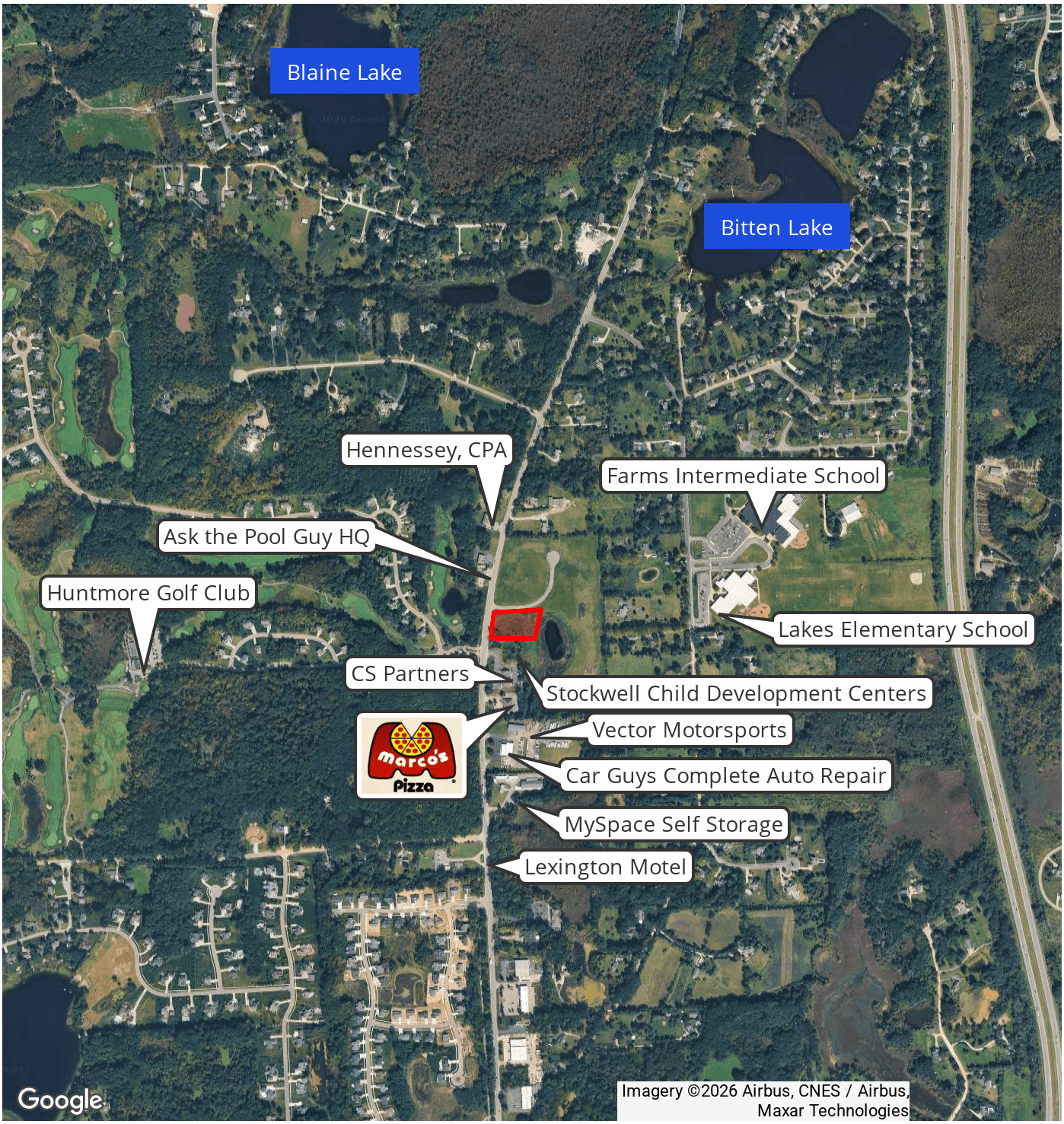
RETAILER MAP: 1.75 Acres Old US 23 | Brighton, MI 48114



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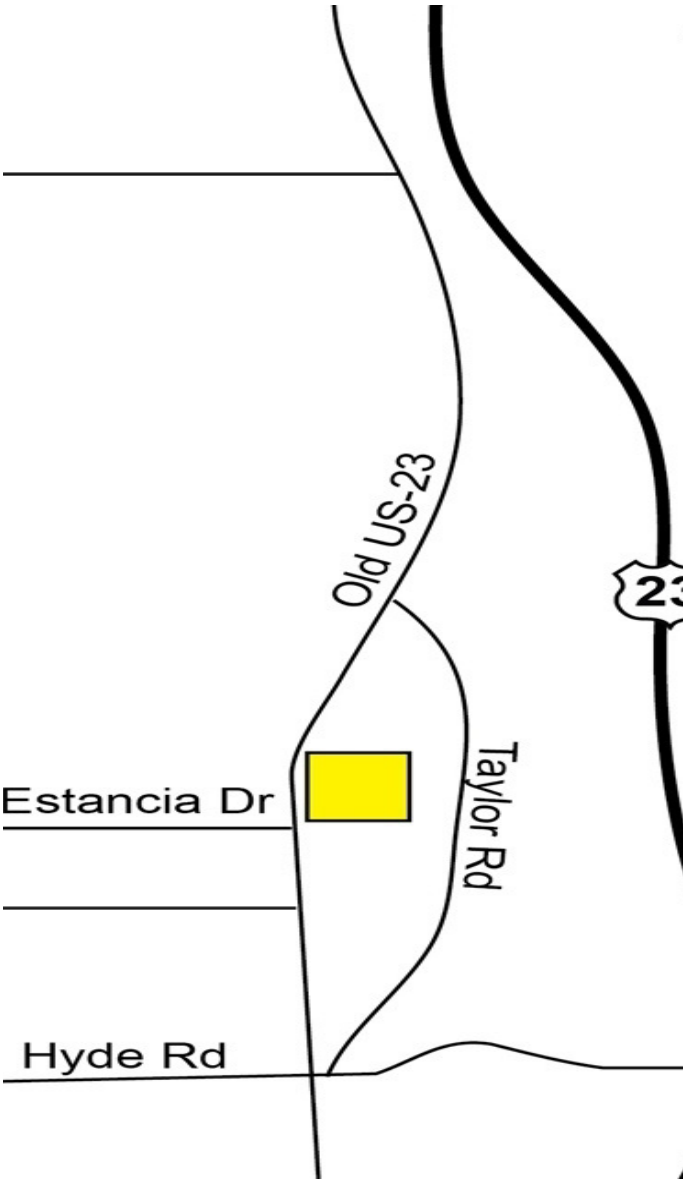
COMPLETE HIGHLIGHTS: 1.75 Acres Old US 23 | Brighton, MI 48114



PROPERTY HIGHLIGHTS

- Situated in Brighton Township, this 1.75-acre property is zoned for commercial, retail, and medical use, offering endless possibilities for development.
- Conveniently located near major highways, ensuring easy access for customers and clients. The property is just minutes away from I-96, providing excellent connectivity to surrounding areas.
- Ideal for a variety of commercial ventures, including retail stores, medical offices, and professional services. The zoning allows for flexible use, making it perfect for businesses looking to expand or establish a presence in a thriving community.
- Brighton Township is experiencing rapid growth, with increasing demand for commercial spaces. This property offers a unique opportunity to capitalize on the area's expanding market and vibrant economic environment.
- High visibility location with significant vehicle traffic, ensuring maximum exposure for your business. The property is positioned on Old US-23, attracting potential customers and clients.
- With the area's growth trajectory, this property is ideal for developers and investors looking to tap into the commercial real estate market.

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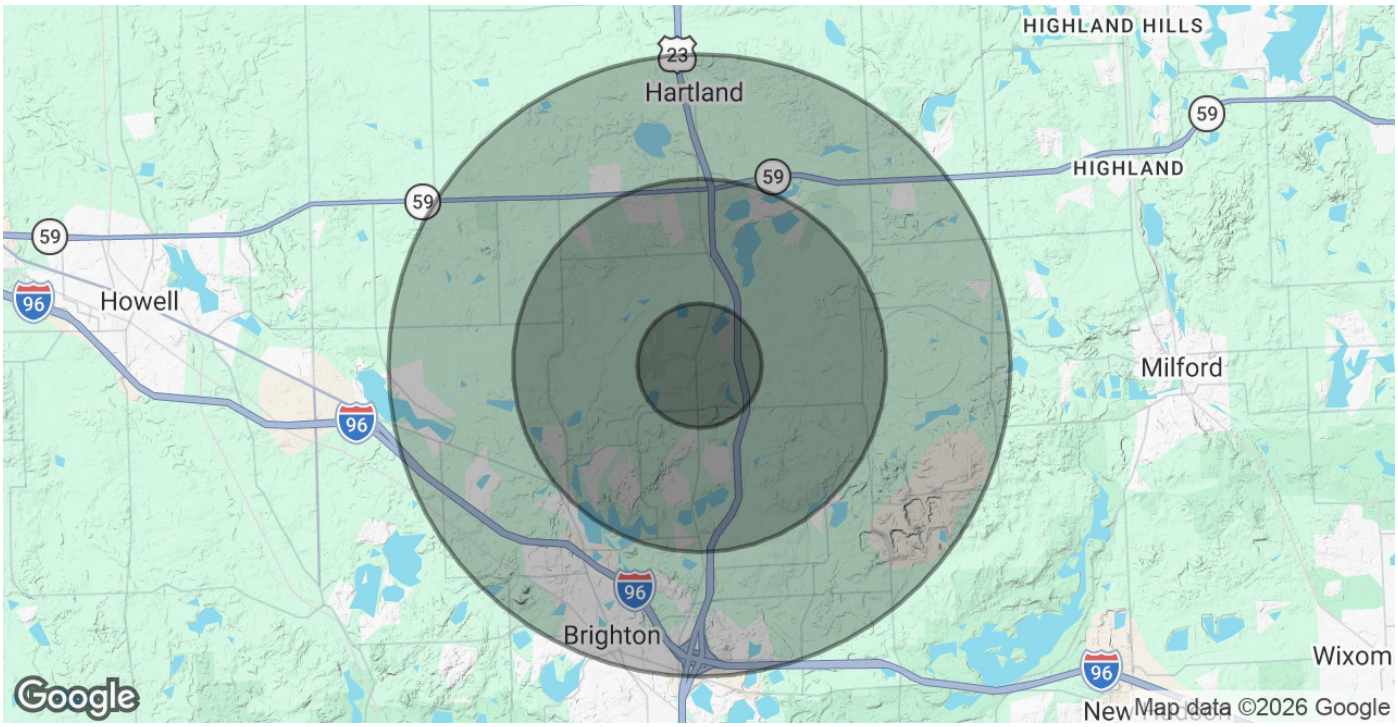
DEMOGRAPHICS MAP & REPORT: 1.75 Acres Old US 23 | Brighton, MI 48114



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,612	18,089	43,697
Average Age	41	41	43
Average Age (Male)	40	40	42
Average Age (Female)	42	42	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	565	6,532	16,939
# of Persons per HH	2.9	2.8	2.6
Average HH Income	$156,488	$147,886	$133,898
Average House Value	$431,819	$452,494	$416,247

2020 American Community Survey (ACS)

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