



**CHOOSE FROM
6 PARCELS**

**STARTING
AT**

\$100,000/ACRE



Great, high traffic, high visibility commercial site near intersection of Hwy 47 and Hwy W just 7 miles east of Troy. This is an excellent commercial lot for a commercial/retail business. This intersection will likely have a traffic light in the future. All utilities are available to the site.

This area is experiencing tremendous residential growth. Over 5,000 homes are currently within 5 miles of this location. Additional acreage and lots available adjoining this site. Come take a look at this site for commercial development. Some excellent grading work has been done to this lot and the adjoining lot in preparation for commercial buildings.

AVAILABLE LOT OPTIONS

Lots 2&3 2.5 +/- acres Priced at \$100,000/ac

Lots 4&5 3 +/- acres Priced at \$100,000/ac

Lot 6 4 +/- acres Priced at \$80,000/ac

Lot 7 25 24 +/- acres Priced at \$50,000/ac



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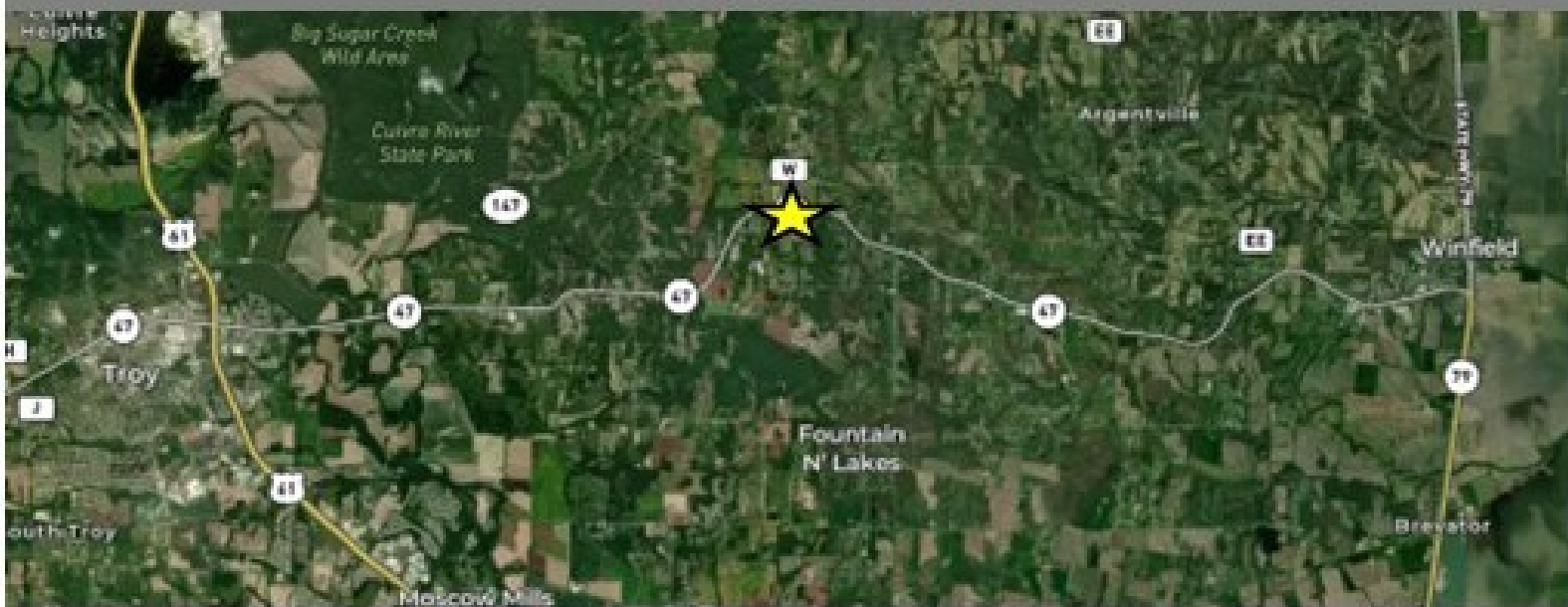
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Traffic Counts

LOCATION	AADT
Hwy 47 west of Hwy W intersection	8562
Hwy 47 east of Hwy W intersection	5892
Hwy W north of Hwy 47 intersection	4593
Hammett Rd south of Hwy 47 intersection	1364

Site Location



Area Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	2052	7512	14,393
NUMBER OF HOUSEHOLDS	746	2640	5015
HOUSEHOLD INCOME	\$75,862	\$77,754	\$73,608

FOR MORE INFORMATION CONTACT:



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