

ICONIC
REAL ESTATE

FOR SALE

25.98 ACRES



VACANT LAND

CONTACT

PETAR ELIEFF

PELIEFF@ICONICdet.com
313.603.ICON

VACANT LAND
MT. MORRIS, MI 48458

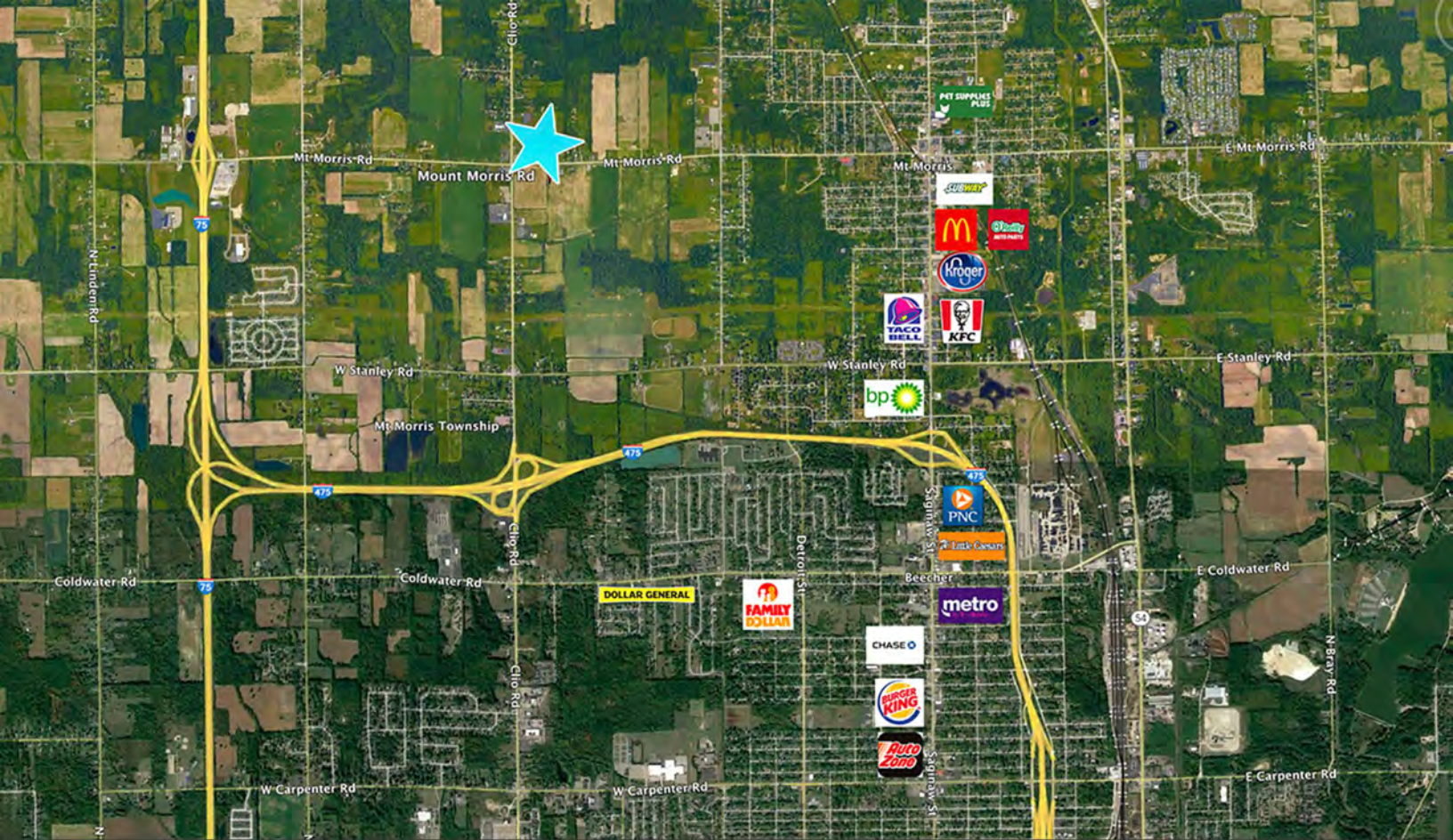
PROPERTY FEATURES

- 25.98 AC of Vacant Land Zoned for Multi-Family
- Less than 2 miles from downtown Mt Morris/I-75
- Sewers at the street
- HDM with a density for allowing 8 units per acre and building height no greater than 2.5 stories
- MDM with a density no greater than 4 units per acre and a building height of no greater than 2 stories
- LDM with a density no greater than 2 units per acre and a building height of no greater than 1 story
- Asking Price: \$695,000.00



ICONICREALESTATE.COM

313.603.ICON



DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	5,337	38.70	2,174	\$38,368
3 MILE	24,575	39.30	9,641	\$34,996

DAILY TRAFFIC COUNTS

ROADS	DAILY TRAFFIC
W MT MORRIS RD/CLIO RD W	5,973
CLIO RD/W STANLEY RD W	4,724