

FOR SALE VACANT LAND

NEC FAIRCHILD RD & 21 MILE RD, MACOMB TWP, MI 48044



PROPERTY DETAILS

LOCATION:	NEC Fairchild Rd & 21 Mile Rd, Macomb Twp, MI 48044
PROPERTY TYPE:	Vacant Land
SALES PRICE:	PAD A: \$799,000 PAD B: \$399,000 PAD C: \$599,000
LOT SIZE:	PAD A: 1.78 AC PAD B: 0.91 AC PAD C: 1.40 AC Total Pad Area: 4.09 AC Total Land Area: 12.68 AC
LOT DIMENSIONS:	PAD A: 293' x 274' PAD B: 180' x 220' PAD C: 319' x 189'
ZONING:	C-2
TRAFFIC COUNT:	21 Mile Rd (18,841 CPD)

EXCLUSIVELY LISTED BY:



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HIGHLIGHTS

- 12.68 acres situated on a hard-corner in Macomb County
- NEC of Fairchild & 21 Mile Road
- Zoned C-2 – Open to multiple commercial/automotive uses
- Pads can be combined (4.09 AC total pads)
- All utilities on site
- Retention pond to be created by developer

MICRO AERIAL



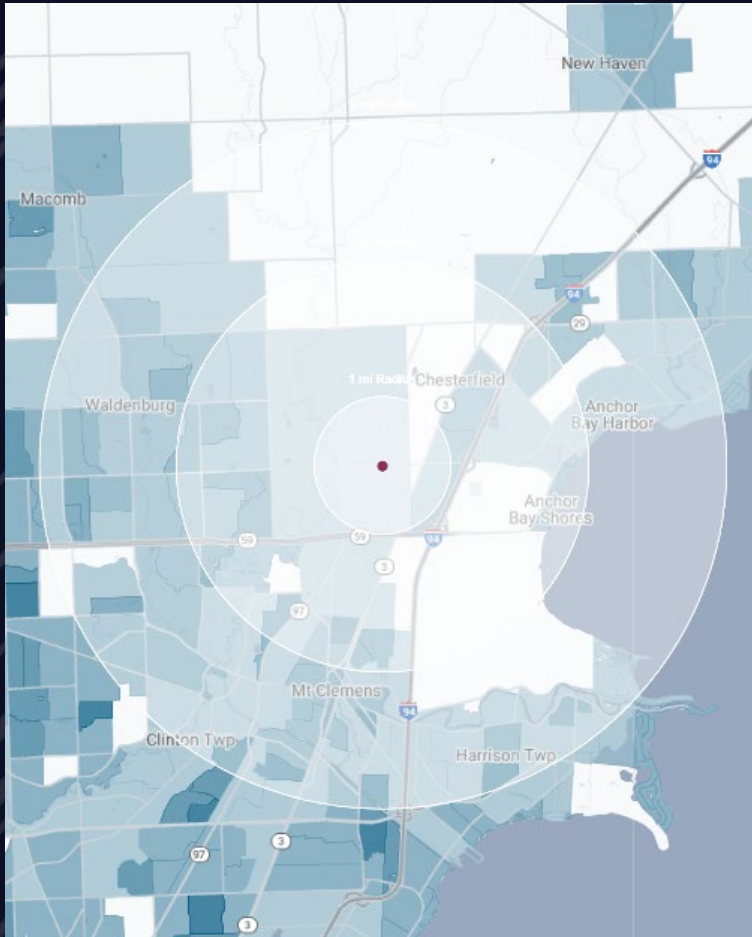
MACRO AERIAL



PLAT



DEMOGRAPHICS



VACANT LAND

NEC Fairchild Rd & 21 Mile Rd, Macomb Twp, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	7,076	60,479	161,208
2028 Projected Population	7,673	62,615	164,174
2020 Census Population	6,710	59,959	161,274
2010 Census Population	5,584	53,991	149,352
Projected Annual Growth 2023 to 2028	1.7%	0.7%	0.4%
Historical Annual Growth 2010 to 2023	2.1%	0.9%	0.6%

HOUSEHOLDS

2023 Estimated Households	2,636	23,293	63,971
2028 Projected Households	2,896	24,459	66,045
2020 Census Households	2,484	22,843	63,261
2010 Census Households	1,947	19,485	56,342
Projected Annual Growth 2023 to 2028	2.0%	1.0%	0.6%
Historical Annual Growth 2010 to 2023	2.7%	1.5%	1.0%

RACE

2023 Est. White	84.7%	78.4%	80.7%
2023 Est. Black	7.6%	12.9%	11.4%
2023 Est. Asian or Pacific Islander	2.1%	2.8%	2.6%
2023 Est. American Indian or Alaska Native	-	0.2%	0.2%
2023 Est. Other Races	5.5%	5.7%	5.1%

INCOME

2023 Est. Average Household Income	\$124,310	\$113,928	\$113,307
2023 Est. Median Household Income	\$111,159	\$90,475	\$89,449
2023 Est. Per Capita Income	\$46,339	\$44,068	\$45,065

BUSINESS

2023 Est. Total Businesses	286	1,986	4,764
2023 Est. Total Employees	3,197	24,308	55,270

CONTACT US



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