

FOR SALE  
**VACANT LAND**

3335 AUBURN ROAD, SHELBY TOWNSHIP, MI 48317

HISSON AVE

**PARCEL  
C  
25.85 AC**

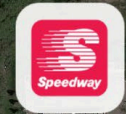
**PARCEL  
D  
1.74 AC**

**PARCEL  
A  
8.73 AC**

**PARCEL  
B  
0.36 AC**

**AUBURN RD (13,236 CPD)**

**RYAN RD (19,650 CPD)**



# PROPERTY DETAILS

36.68

\$1,399,000.00

**ACRES**

**SALE PRICE**

<b>LOCATION:</b>	3335 Auburn Road, Shelby Township, MI 48317	
<b>PROPERTY TYPE:</b>	Vacant Land	
<b>SALE PRICE:</b>	\$1,399,000.00 (\$38,140.00 per AC)	
<b>PROPERTY TAXES:</b>	\$12,600 (Combined amongst the parcels)	
<b>PARCEL A:</b>	8.73 AC	23-07-30-451-004
<b>PARCEL B:</b>	0.36 AC	23-07-30-451-005
<b>PARCEL C:</b>	25.85 AC	23-07-30-401-003
<b>PARCEL D:</b>	1.74 AC	23-07-30-476-0001
<b>TOTAL:</b>	36.68 AC	
<b>LOT DIMENSIONS:</b>	Irregular	
<b>ZONING:</b>	R-10 (Multi-Family)	
<b>TRAFFIC COUNT:</b>	Auburn Rd (13,236 CPD) Ryan Rd (19,650 CPD) Dequindre Rd (26,578 CPD)	



## HIGHLIGHTS

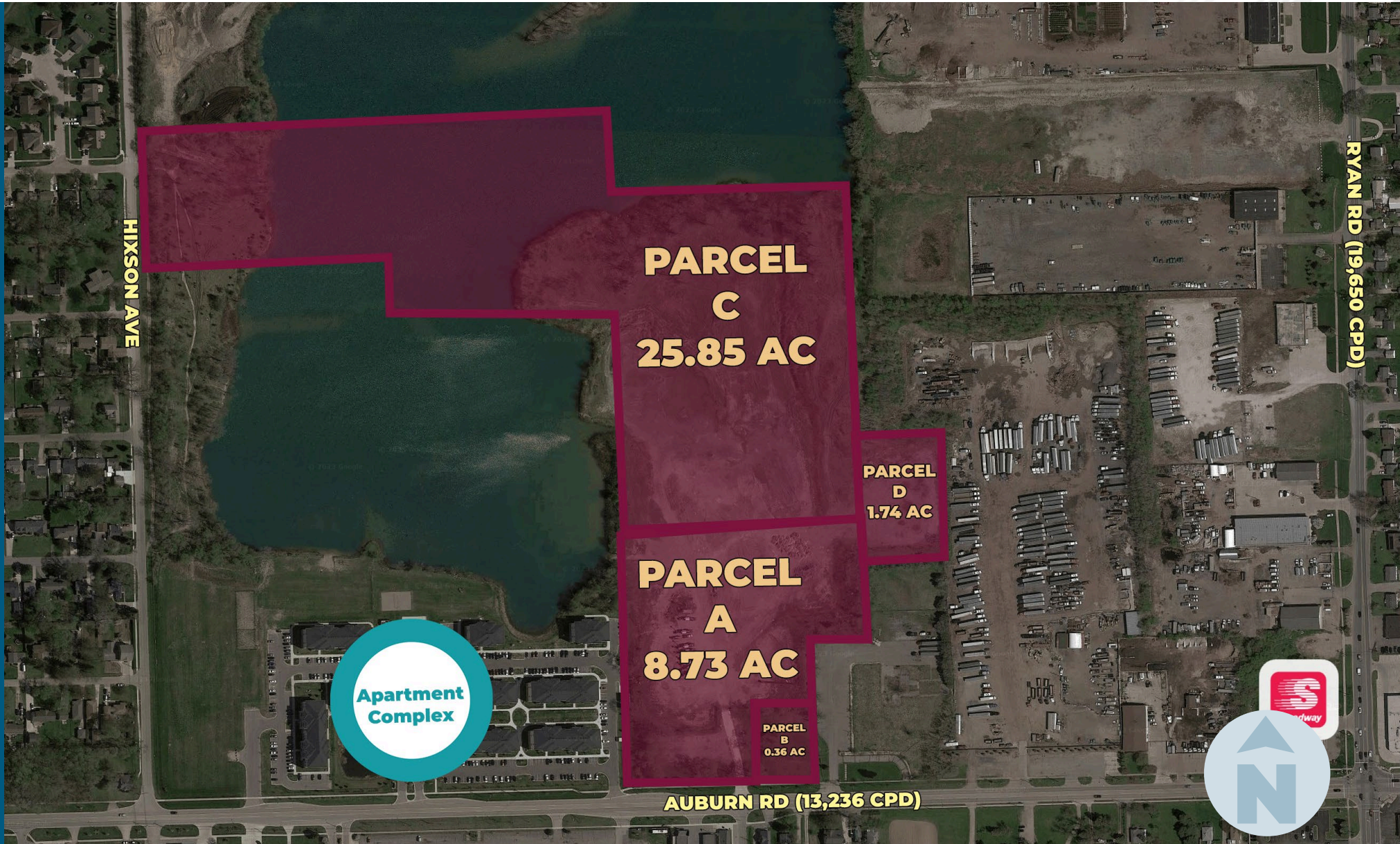
- Large plat of land adjacent to newer apartment complex.
- Along Auburn Road between Ryan Rd & Dequindre Rd.
- Zoning is currently; R-10, Multi-family.
- 2017 Master Plan designates those parcels as mixed residential.
  - Attached and detached townhomes, apartments, live/work, and small lot single-family.
  - Water available at the street.
  - Sanitary Sewer would need to be ran from Auburn Rd and/ or Ryan Rd.

EXCLUSIVELY LISTED BY:



**LOUIS J. CIOTTI**  
Managing Director  
[lciotti@landmarkcres.com](mailto:lciotti@landmarkcres.com)  
248 488 2620

# MICRO AERIAL



HIXSON AVE

RYAN RD (19,650 CPD)

**PARCEL  
C  
25.85 AC**

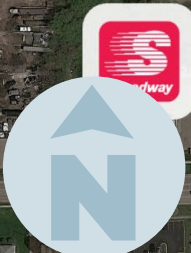
**PARCEL  
D  
1.74 AC**

**PARCEL  
A  
8.73 AC**

**PARCEL  
B  
0.36 AC**

**AUBURN RD (13,236 CPD)**

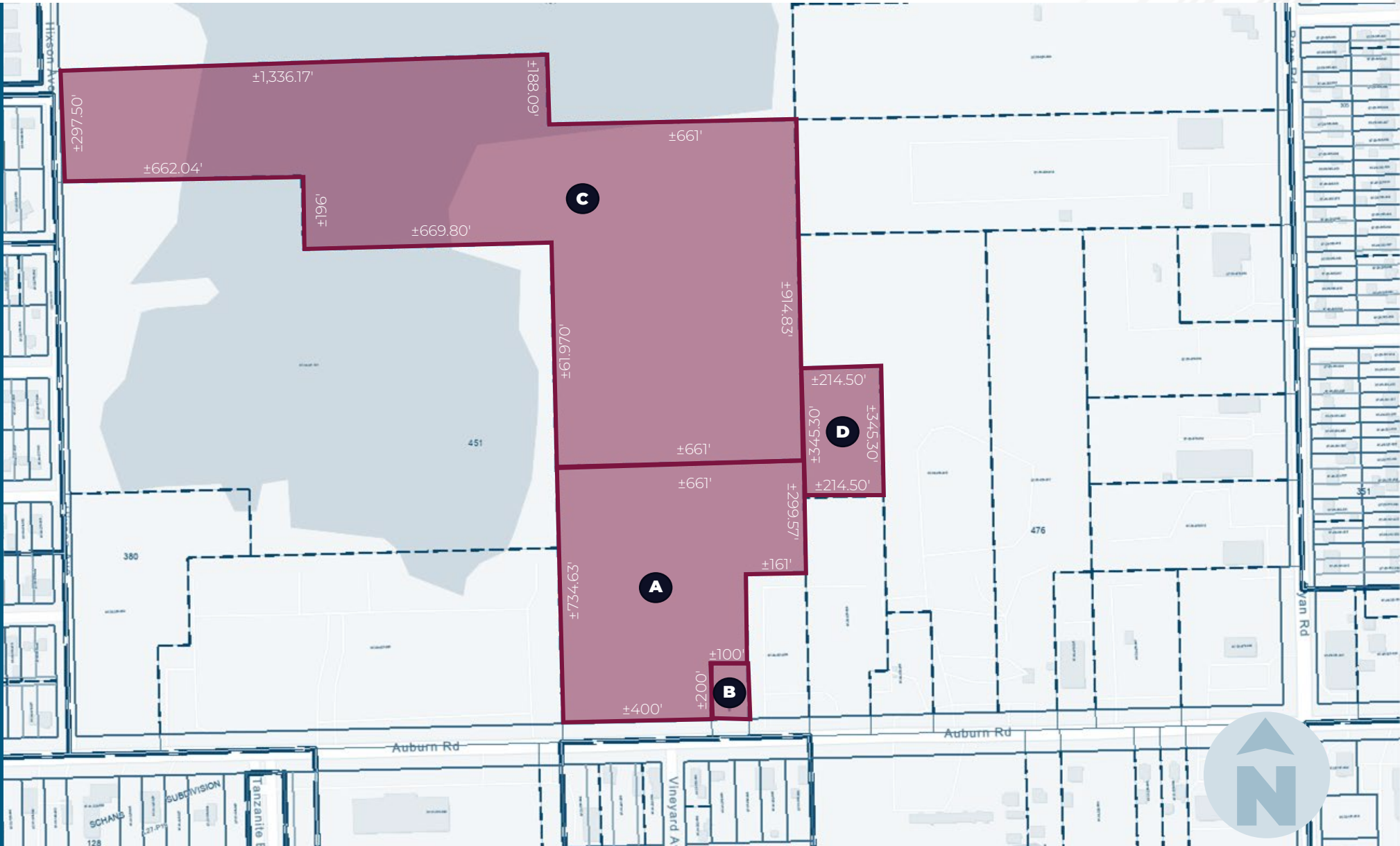
**Apartment  
Complex**

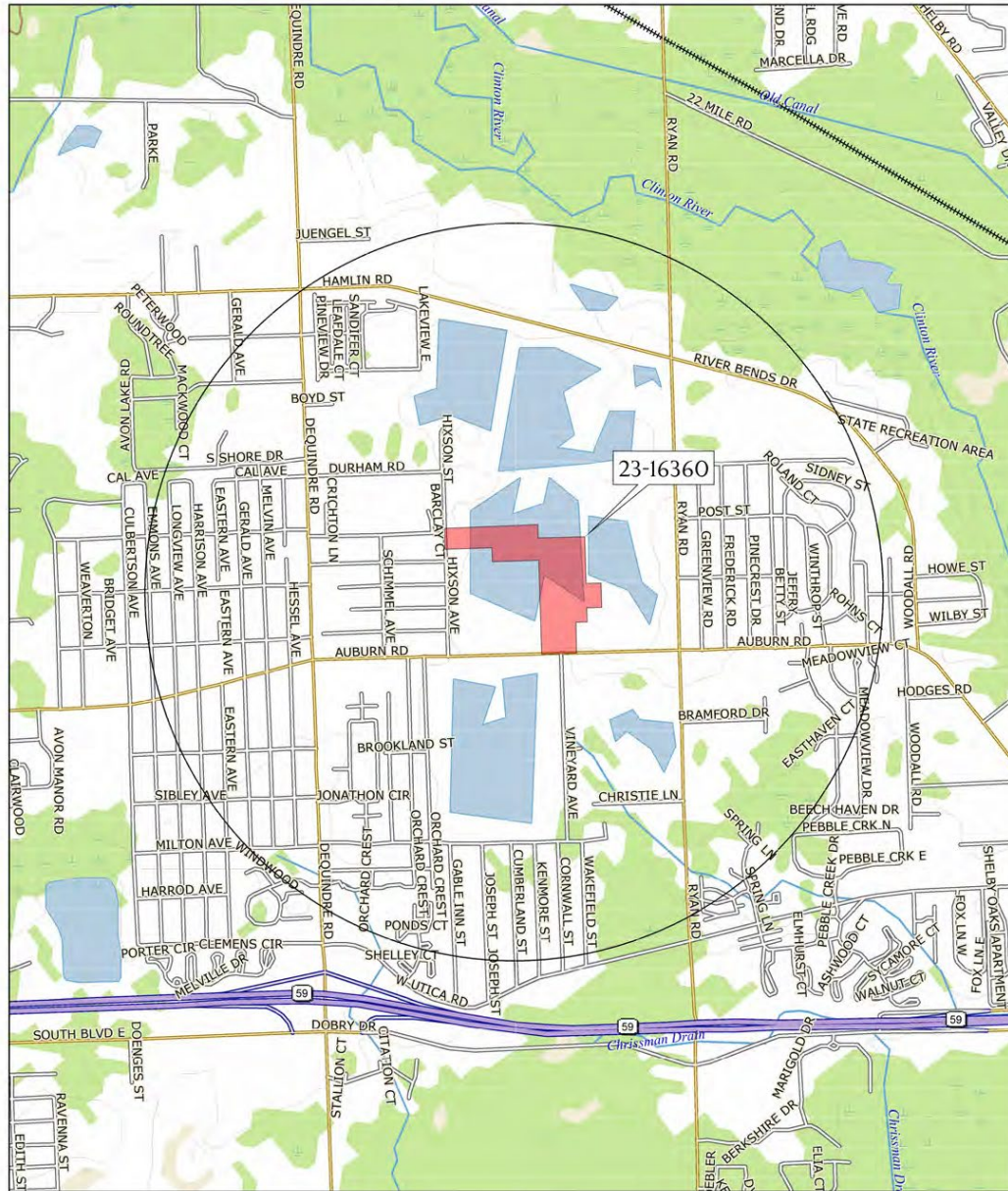


# MACRO AERIAL

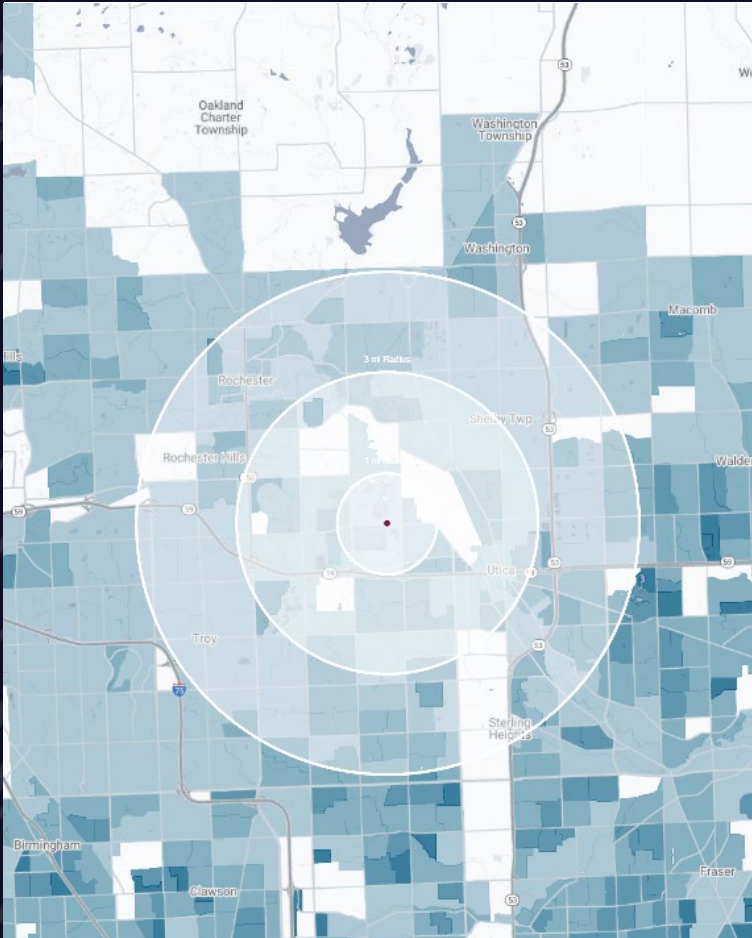


# PLAT





# DEMOGRAPHICS



## VACANT LAND

3335 Auburn Road,  
Shelby Township, MI 48317

# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	9,484	71,335	216,118
2028 Projected Population	9,200	73,377	217,123
2020 Census Population	9,555	71,089	217,880
2010 Census Population	9,051	65,638	203,385
Projected Annual Growth 2023 to 2028	-0.6%	0.6%	-
Historical Annual Growth 2010 to 2023	0.4%	0.7%	0.5%

## HOUSEHOLDS

2023 Estimated Households	4,045	29,339	85,789
2028 Projected Households	3,913	30,128	86,049
2020 Census Households	4,061	28,101	84,585
2010 Census Households	3,735	25,714	77,984
Projected Annual Growth 2023 to 2028	-0.7%	0.5%	-
Historical Annual Growth 2010 to 2023	0.6%	1.1%	0.8%

## RACE

2023 Est. White	78.8%	74.7%	77.2%
2023 Est. Black	9.0%	7.5%	6.9%
2023 Est. Asian or Pacific Islander	6.3%	11.8%	10.9%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	5.6%	5.8%	4.8%

## INCOME

2023 Est. Average Household Income	\$106,488	\$121,816	\$132,970
2023 Est. Median Household Income	\$76,893	\$93,462	\$100,358
2023 Est. Per Capita Income	\$45,419	\$50,155	\$52,862

## BUSINESS

2023 Est. Total Businesses	183	2,773	8,525
2023 Est. Total Employees	1,064	25,806	84,758

## CONTACT US



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CIOTTI**

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**248 488 2620**



*In Collaboration With*

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