

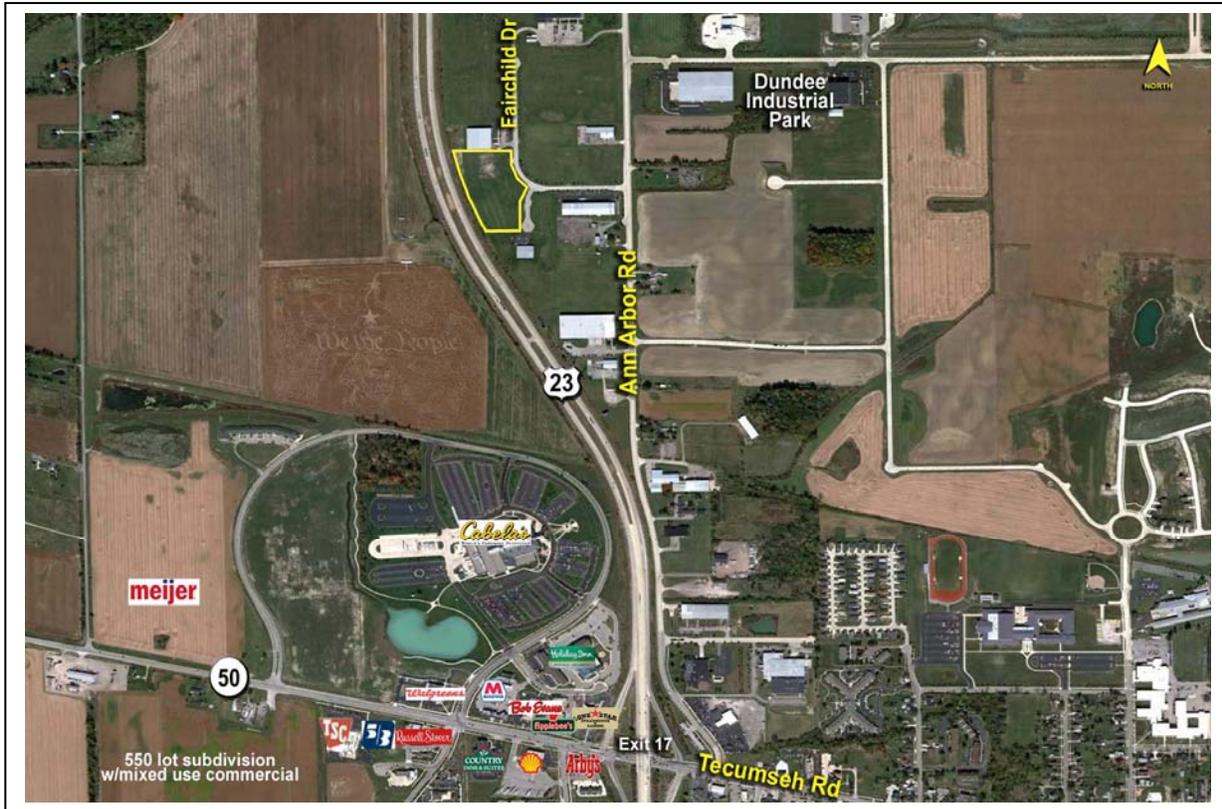


**VACANT LAND FOR SALE  
US-23/FAIRCHILD DRIVE  
DUNDEE, MI 48131**

Commercial Real Estate  
Brokers/Advisors  
Property Managers  
Consultants

Four SeaGate  
Suite 608  
Toledo, Ohio 43604

**SALE PRICE: \$300,000**



**Property Description:**

**Acreage:** 5.81  
**Dimensions:** 643' x 395' (Irregular)  
**Closest Cross Street:** Tecumseh St./M-50  
**County:** Monroe  
**Zoning:** M-1  
**Easements:** Yes  
**Curb Cuts:** 1  
**Topography:** Flat  
**Survey Available:** Yes  
**Soil Test:** No  
**Drainage:** Good  
**Improvements:** None  
**Restrictions:** Of record

**Adjacent Land:**

**North:** Industrial  
**South:** Industrial  
**East:** Industrial  
**West:** US 23

**Utilities:**

**Electric:** Consumers Energy  
**Gas:** Michigan Gas Utilities  
**Water:** Village of Dundee  
**Sanitary Sewer:** Village of Dundee  
**Storm Sewer:** Yes

**Sign on Property:** Yes

[www.signatureassociates.com](http://www.signatureassociates.com)

**For more information contact 419-249-7070**  
**Keenan Fields 419-249-6311 [kfields@signatureassociates.com](mailto:kfields@signatureassociates.com)**

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**Remarks:**

- Excellent highway exposure. 643' frontage along US-23. 1/4 mile to expressway and traffic light, exit 17.
- North and southbound traffic counts on US-23 are 34,000 vehicles (2006).
- Just south of the first of two Global Engine Manufacturing Alliance (GEMA) plants that are expected to create 530 new jobs.
- Directly across from Cabela's retail development – a Michigan tourism attraction with over 6 million visitors per year.
- Property Tax Number is 42-011-008-91. Total taxes \$2,330.37.

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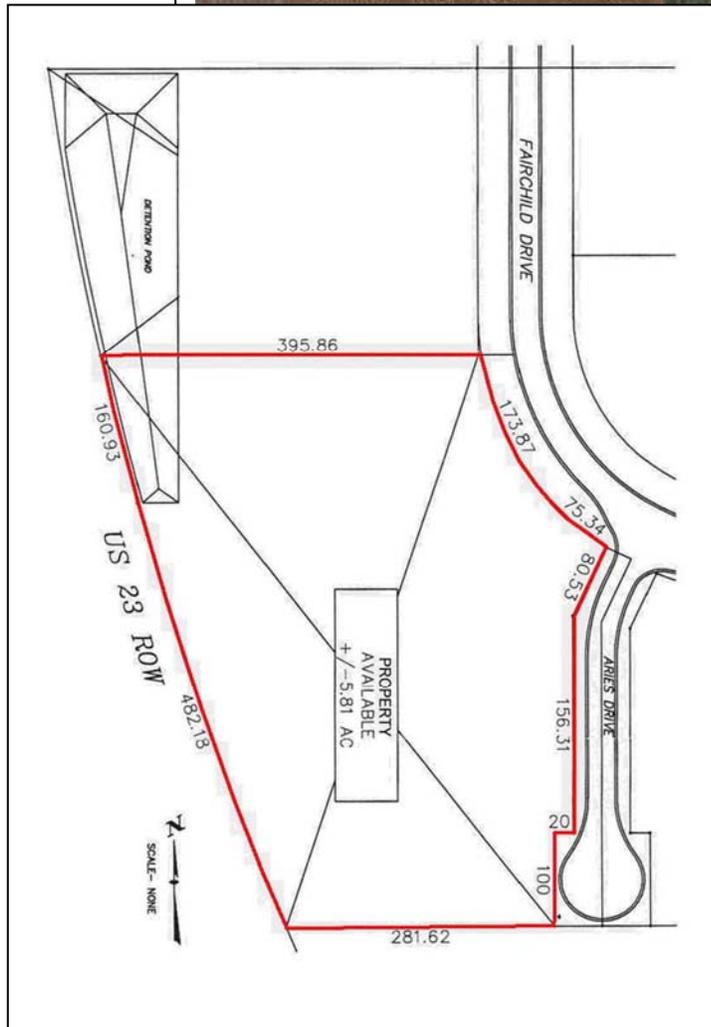
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