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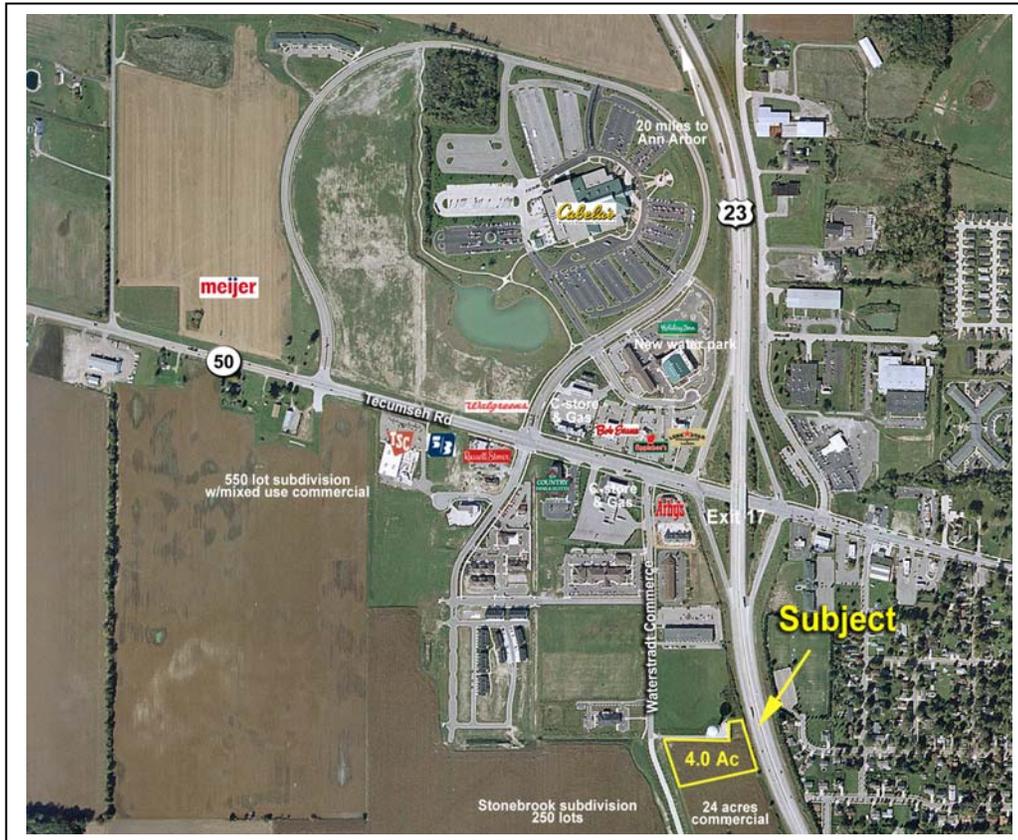
An independently owned and operated member of the  
**CUSHMAN & WAKEFIELD**  
ALLIANCE

## VACANT LAND FOR SALE 0 WATERSTRADT COMMERCE DRIVE DUNDEE, MI 48131

Commercial Real Estate  
Brokers/Advisors  
Property Managers  
Consultants

Four SeaGate  
Suite 608  
Toledo, OH 43604

**PRICE: \$300,000**



### *Property Description:*

**Acreage:** 4.0 acres gross  
**Dimensions:** Irregular – 315' along US-23;  
369' along Waterstradt Commerce Drive  
**Closest Cross Street:** M-50/Tecumseh/Powell  
**County:** Monroe  
**Zoning:** B-2 General Business District  
**Easements:** Of record  
**Curb Cuts:** Yes  
**Topography:** Flat  
**Survey Available:** Yes  
**Soil Test Available:** No  
**Drainage:** Good  
**Improvements:** None  
**Restrictions:** None

### *Adjacent Land:*

**North:** Commercial (B-4)  
**South:** Commercial (B-2)  
**East:** Commercial (US-23)  
**West:** Residential (RA-1)

### *Utilities:*

**Electric:** DTE Energy  
**Gas:** Michigan Gas  
**Water:** Village of Dundee  
**Sanitary Sewer:** Village of Dundee  
**Storm Sewer:** Village of Dundee

**Sign on Property:** Yes

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

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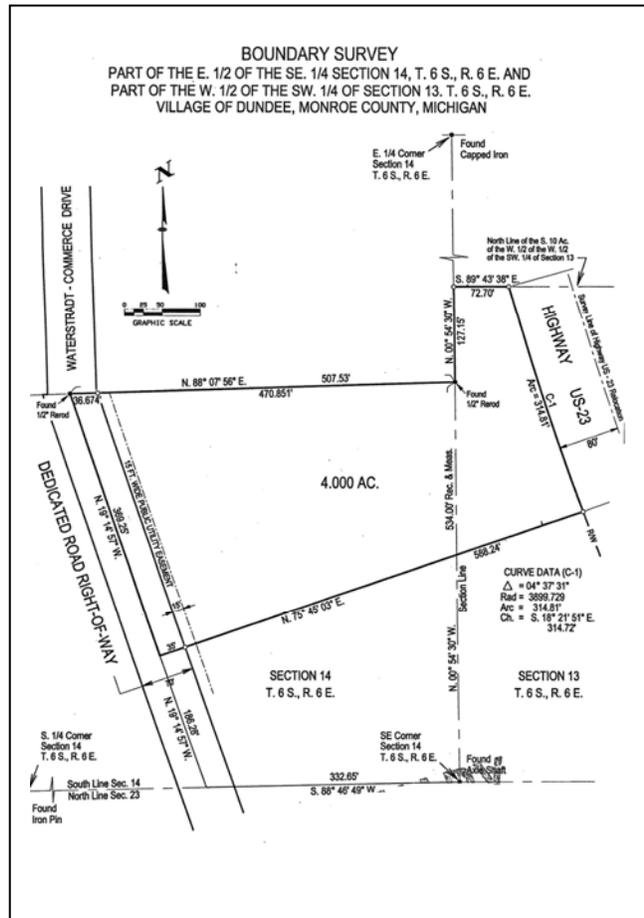


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## 0 WATERSTRADT COMMERCE DRIVE DUNDEE, MI 48131



### Demographics:

- 3 mile radius:  
Population – 5,310  
Average HH Income - \$66,499
- 5 mile radius:  
Population – 10,093  
Average HH Income - \$67,909
- 7 mile radius:  
Population – 15,980  
Average HH Income - \$70,776
- 10 mile radius:  
Population – 37,286  
Average HH Income – \$72,980

### Traffic Counts as of 2009:

- Tecumseh Road/M-50:**  
West of US-23 – 14,900  
East of US-23 – 10,600
- US-23:**  
North of Tecumseh Road – 31,200  
South of Tecumseh Road – 31,800

### Property Highlights:

- Close to the 225,000 square foot Cabela's – Michigan's #1 tourist attraction with over 6 million visitors annually.
- Traffic light at M-50 and Helle Boulevard.
- Easy access and visibility to US-23, Exit 17.

### Real Estate Taxes as of 2011:

- Parcel:** 42-013-025-20
- Total Annual Taxes:** \$2,420.82

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