

208 Acres of Land in Tyrone Twp. NW Corner of White Lake Road Exit & US-23 *Available for Lease or Purchase*

Property Location

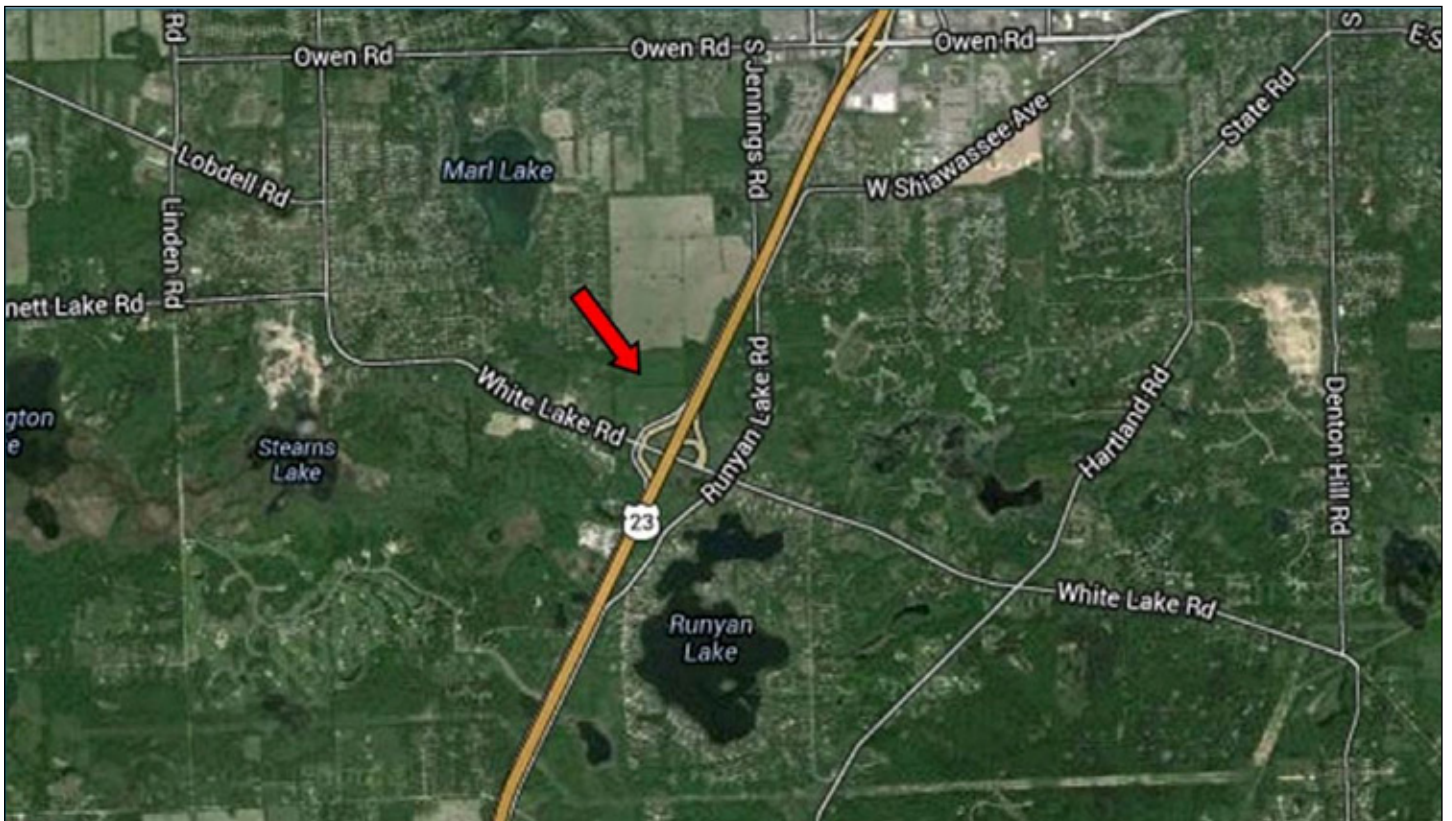
Location Market:

Tyrone Township
Livingston County
Just South of Fenton

Latitude: 42.776009443

Longitude: -83.74803010

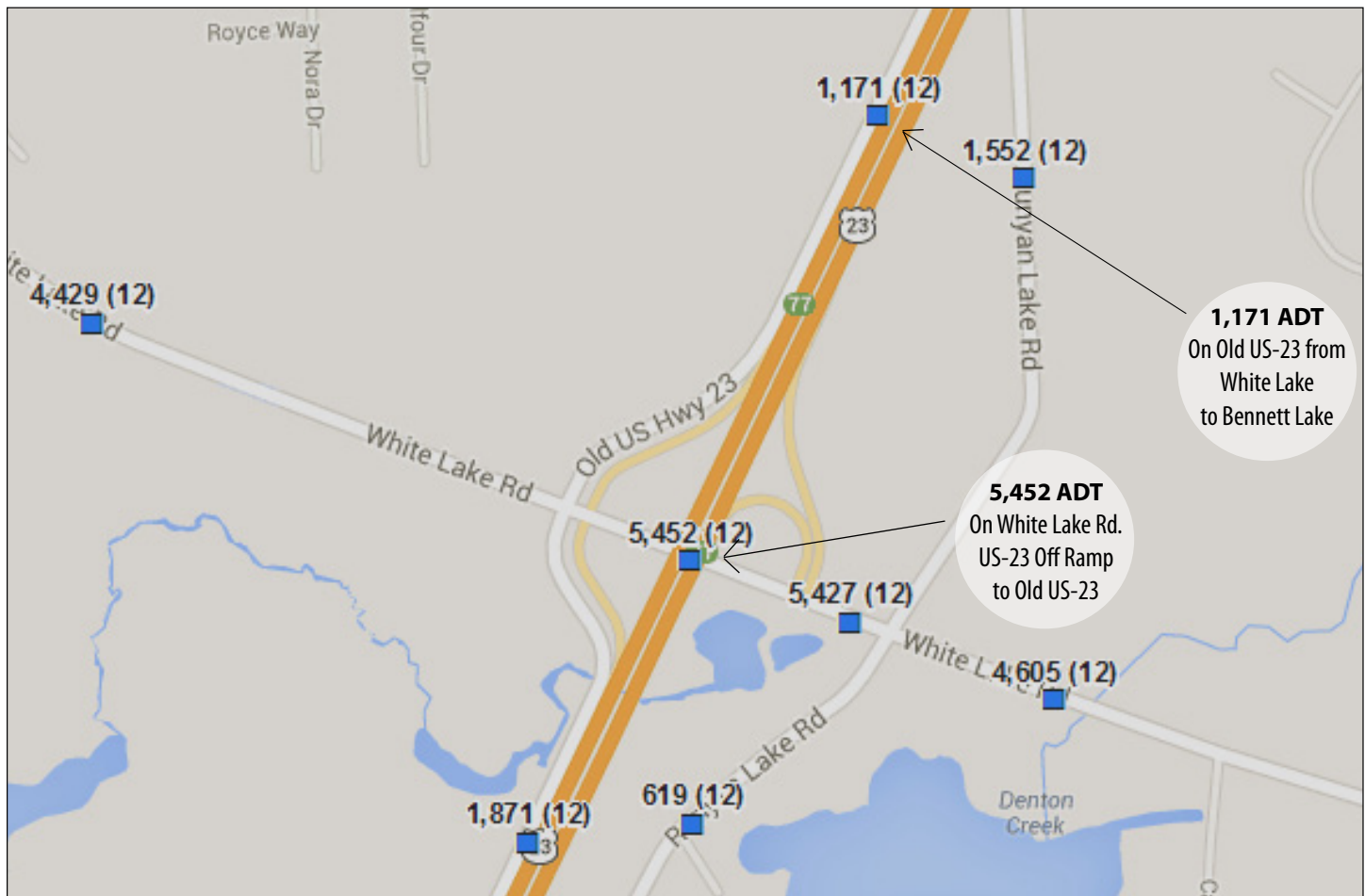
*Call David Steuer at
248.626.8890, ext. 216
for more information!*



Traffic Counts

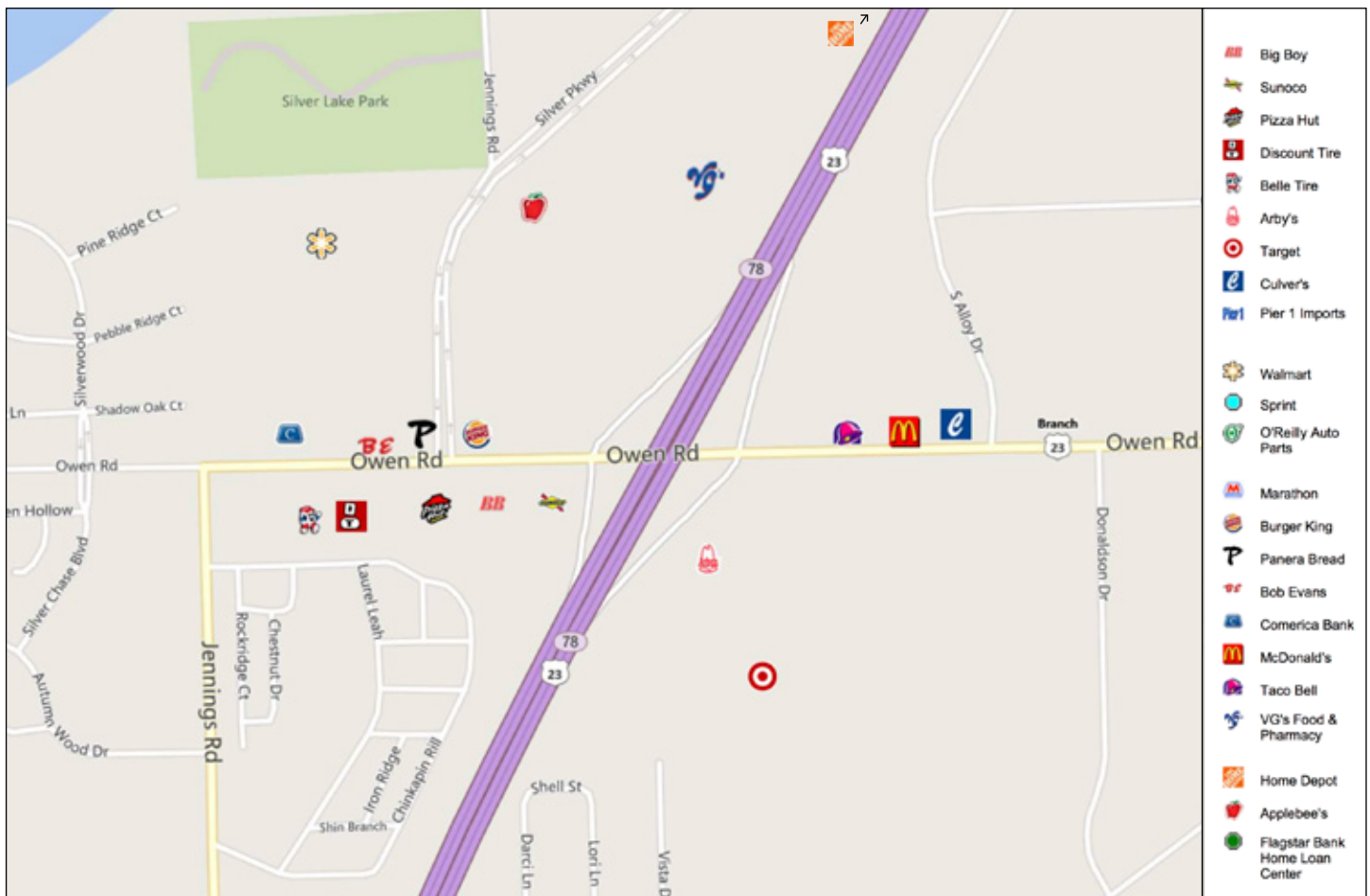
Average Daily Traffic (ADT),

2012 Numbers Livingston County Road Commission



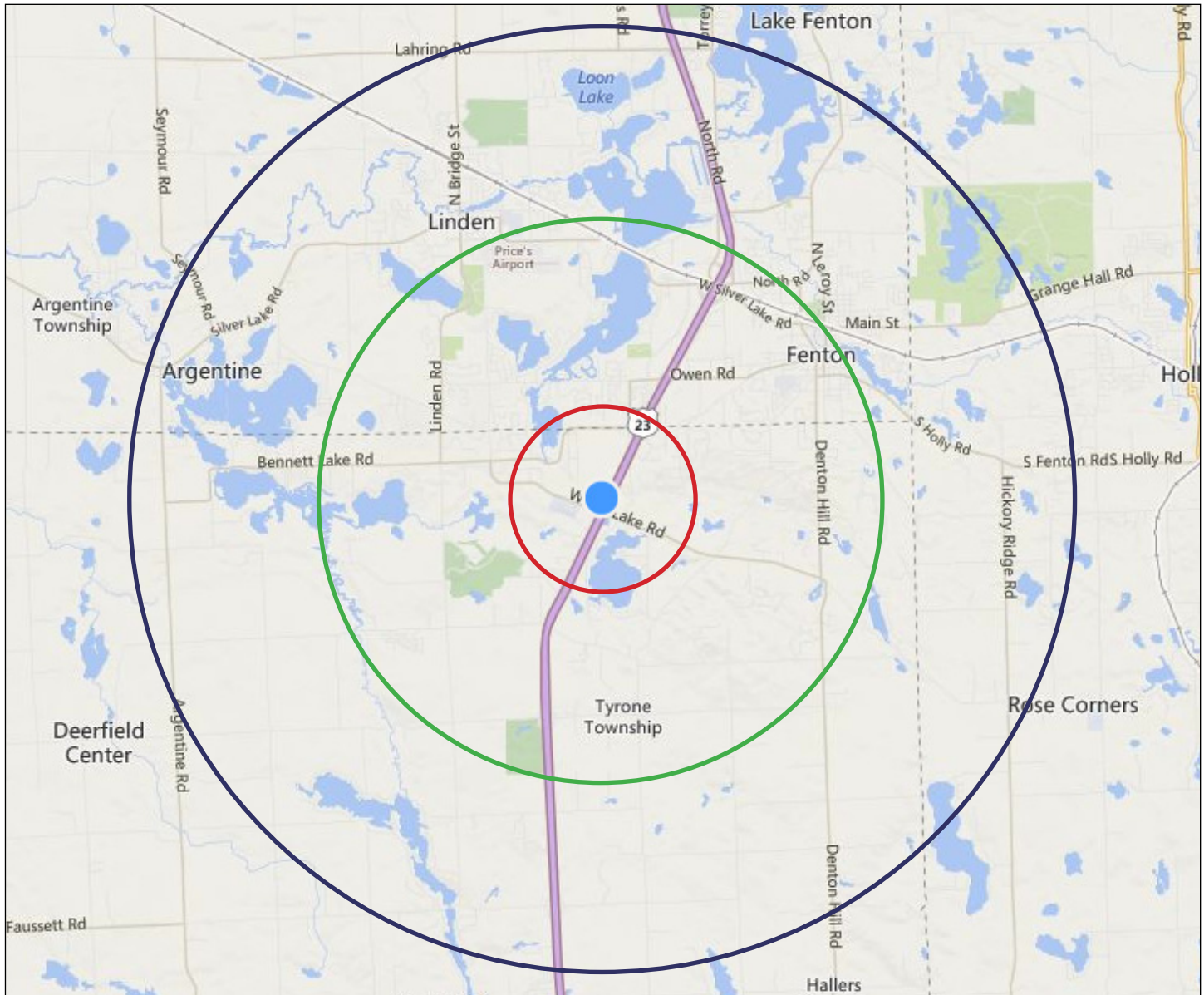
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Nearby Businesses Just North of the Property



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Demographic Information in a 1, 3 and 5 Mile Radius



1 Mile Radius

Population: 2,089

Households: 827

3 Mile Radius

Population: 18,041

Households: 6,893

5 Mile Radius

Population: 44,259

Households: 18,893

Source: U.S. Census Bureau, 2010.

[illegible]

A PART OF THE SOUTHEAST 1/4 OF SECTION 4, T-4-N, R-6-E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 4; THENCE N2-24°26'E, 1157.76 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 4 TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING IN WHITE LAKE ROAD (66 FEET WIDE); THENCE CONTINUING N2°24'26"E, 1535.53 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE CENTER OF SECTION 4; THENCE S88°20'14"E, 1890.14 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 4 TO A POINT IN THE WEST SERVICE ROAD OF US 23 (VARIABLE WIDTH); THENCE S30°04'35"W, 941.20 FEET ALONG SAID SERVICE DRIVE; THENCE N59-54-57"W, 35.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID WEST SERVICE DRIVE; THENCE THE FOLLOWING FOUR COURSES ALONG SAID WEST RIGHT OF WAY LINE: (1) ALONG A NON-TANGENT CURVE TO THE RIGHT, 642.23 FEET, SAID CURVE HAVING A RADIUS OF 919.93 FEET, A CENTRAL ANGLE OF 40-00'00", AND A LONG CHORD BEARING S50°05'03"W, 629.27 FEET, AND (2) S70°04'35"W, 374.25 FEET. AND (3) ALONG A TANGENT CURVE TO THE LEFT, 242.61 FEET, SAID CURVE HAVING A RADIUS OF 347.52 FEET, A CENTRAL ANGLE OF 40°00'00" AND A LONG CHORD BEARING S50-04'35"W, 237.72 FEET, AND (4) S30-04'35"W, 189.96 FEET TO THE A POINT IN WHITE LAKE ROAD; THENCE N63°59'18"W, 378.17 FEET ALONG SAID WHITE LAKE ROAD TO THE POINT OF BEGINNING AND CONTAINING 48.329 ACRES.



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