

INDUSTRIAL LAND IN CHESTERFIELD

48745 Gratiot Avenue, Chesterfield, MI



3 +/- ACRES
303FT ON GRATIOT AVE



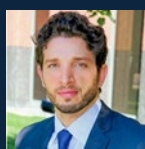
PRIME LOCATION
DEVELOPMENT OPPORTUNITY



LIGHT INDUSTRIAL
RAILROAD ACCESS



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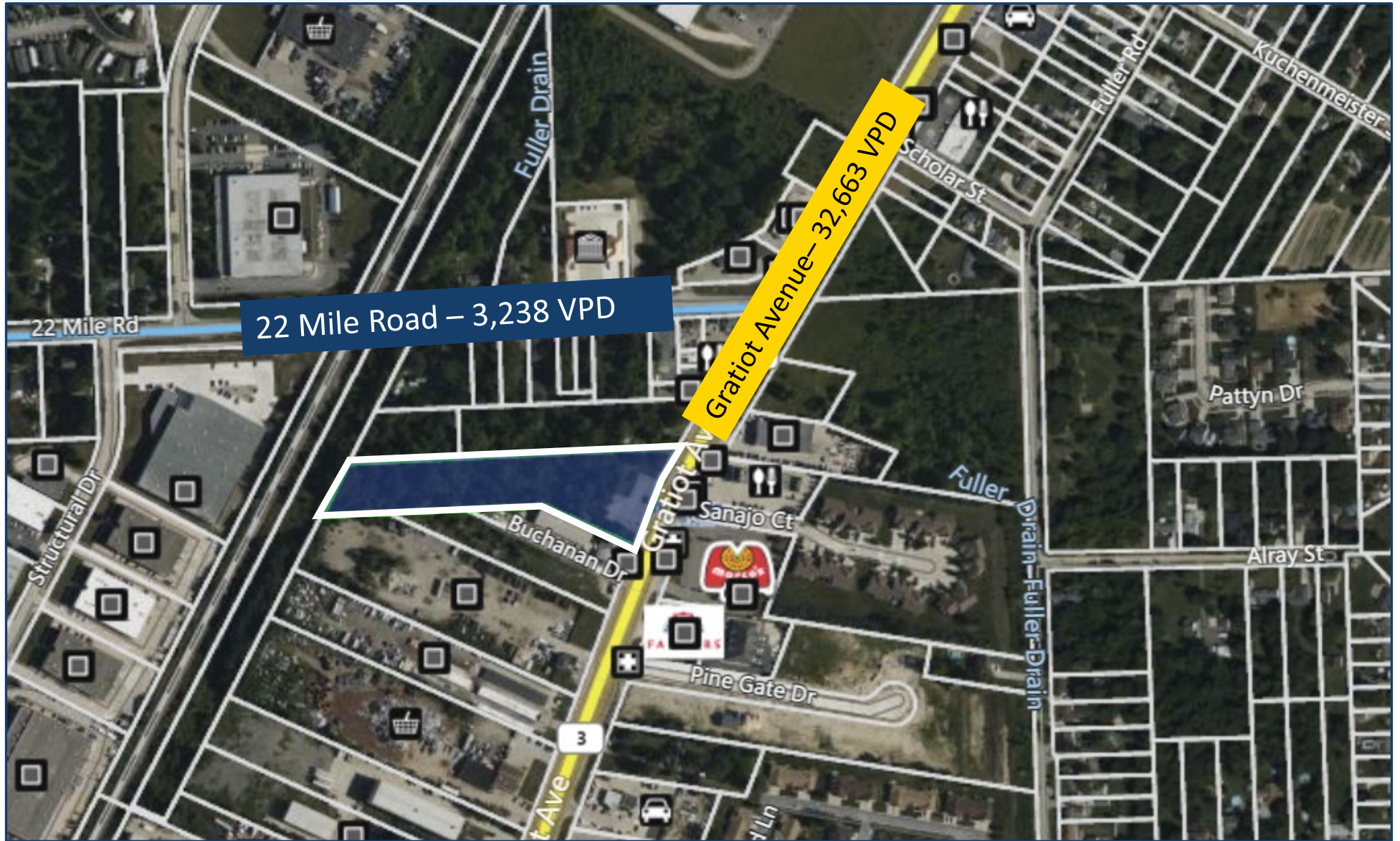
INVESTMENT SUMMARY

PROPERTY DETAILS

Price	\$675,000
Price per Acre	\$223,510
Lot Size	3.02 Acres 131,551 SF
Property Type	Land
Number of Parcels	One
Parcel ID (s)	15-09-30-126-029
Zoning	M-1 (Light Industrial)
Frontage	303 FT on Gratiot Avenue
Real Estate Taxes (2020)	\$3,836 (2022)

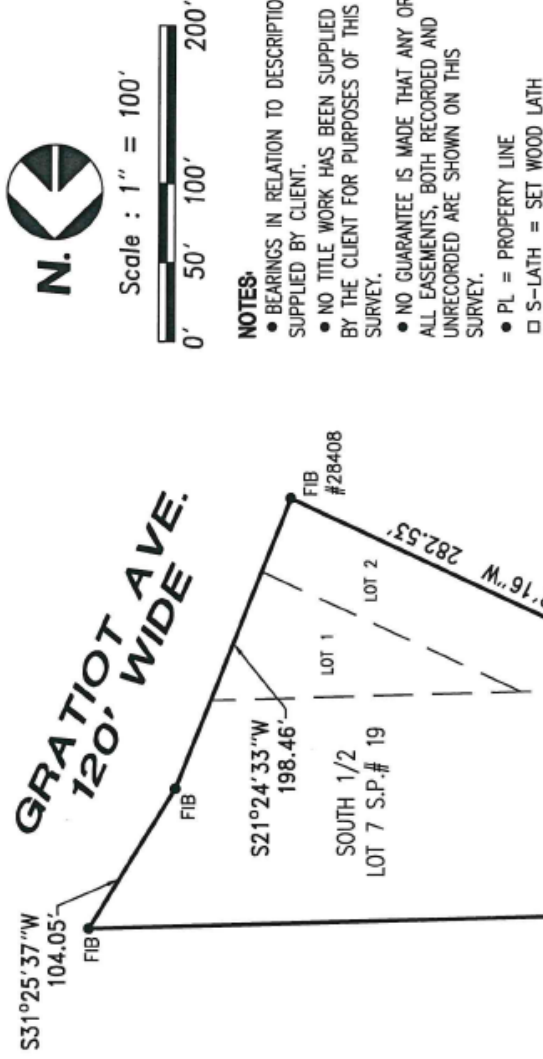
- ✓ Ideal Manufacturing or Logistic Site | Dynamic location in growing Chesterfield Twp.
- ✓ South of 22 Mile Road & West of Gratiot Avenue
- ✓ High Visibility | 303 Ft. Frontage on Gratiot Avenue
- ✓ 32,663 VPD on Gratiot Avenue
- ✓ On-Site Utilities: Electricity/Power, Irrigation, Water, Telephone, Cable, Gas/Propane
- ✓ Backs up to Rail-Road Tracks and less than a mile from Chesterfield Fire Station
- ✓ Multiple Industrial Businesses neighboring and in close proximity to site such as: X-Treme Auto Truck & Performance, Bobcat of Motor City East, Troy Tube & Manufacturing, Arnold Tool & Die, Riverside Manufacturing, & Vanguard Conversion & Fulfillment
- ✓ Nearby Retailers: Fire House Pub & Grill, Tubby's, Marco's Pizza, Santosha Yoga, Milestone Motors, Bigs Bar & Grill, The UPS Store, and many more...

PROPERTY OUTLINE



PROPERTY SURVEY

CERTIFICATE OF SURVEY



Surveyor's Certificate

I hereby certify that I have Surveyed and Mapped the land above platted and/or described on March 13, 2024, that all of the requirements of P.A. 132 of 1970 as amended have been complied with, and the Relative Positional Precision of each corner is within the limits accepted by the Practice of Professional Surveying.

PHONE 586 731-8030
WWW.URBAN-LAND.MI.COM

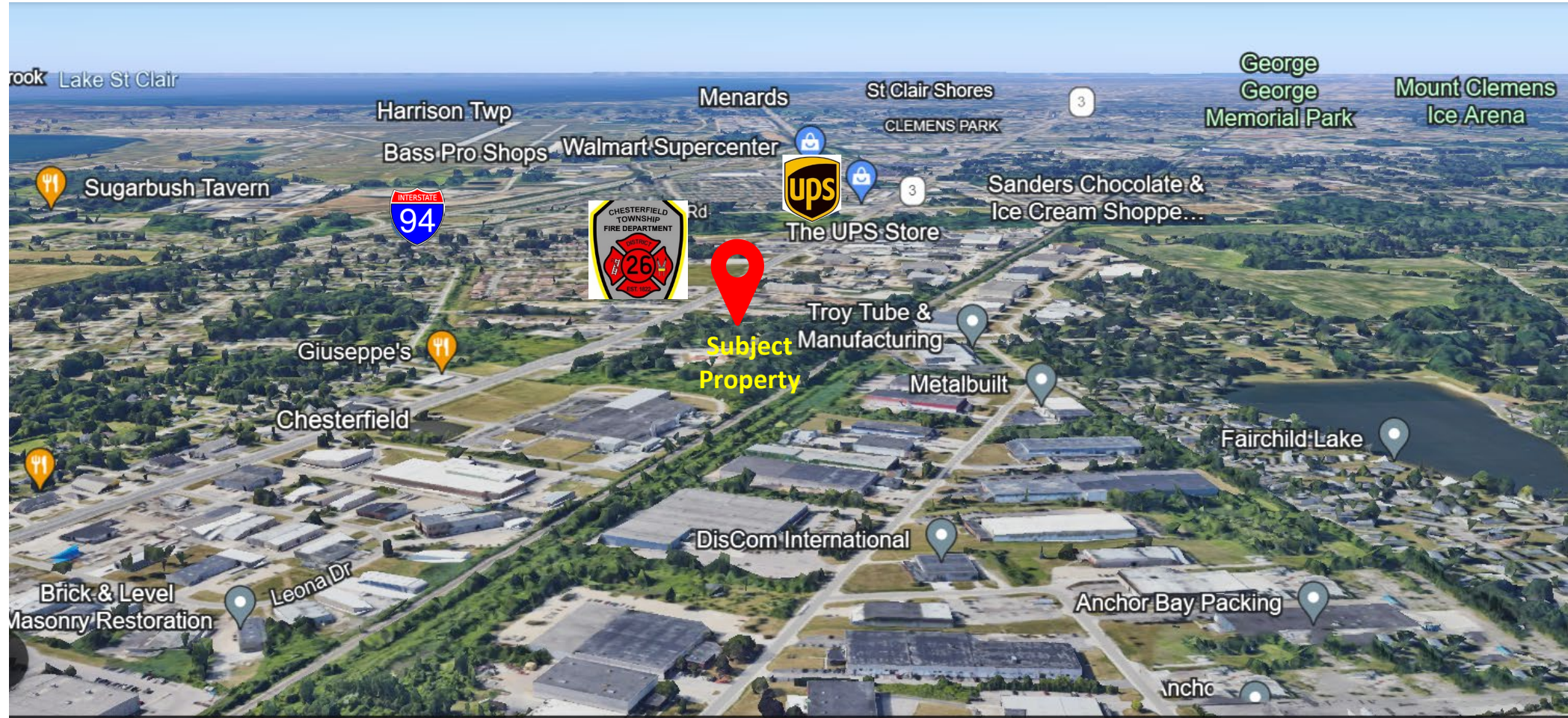
URBAN LAND CONSULTANTS ©
PLANNERS LAND SURVEYORS
CIVIL ENGINEERS GPS CONSULTANTS
8800 23 MILE ROAD SHELBY TWP., MI. 48316-4516

- LEGEND**
- FIB = Found Bar
 - SIB = Found Pipe
 - SIB = Set Bar/Cop
 - SMN = Set Mag Nail
 - F-MON = Found 4" Conc. Monument
 - R = Record Distance
 - M = Measured Distance

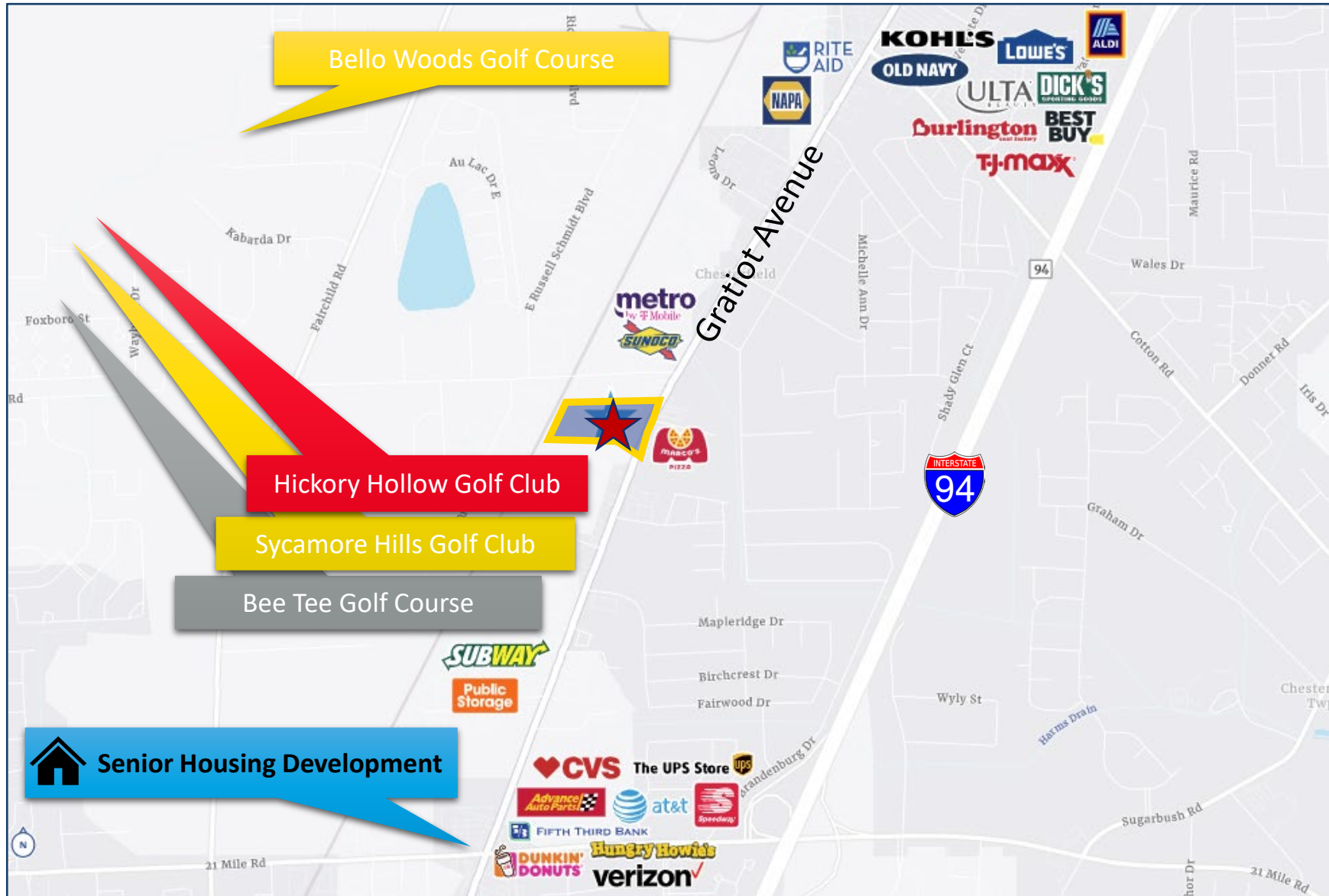
JARRETT L. MILLER
PROFESSIONAL LAND SURVEYOR
No. 4001052454

Date 3-18-24
Drawn T.M.P.
Check J.L.M.
Sheet 1 of 1
Job No. 240216-11012

INVESTMENT AERIAL OVERVIEW









LOCAL OVERVIEW








LOCATION MARKET OVERVIEW

IN 5-MILE RADIUS





Household & population characteristics

 \$86,103 Median household income	 \$284,319 Median home value	 78.5% Owner occupied housing units
 39.5 Median age	 50.5% Female population	 53.4% % Married (age 15 or older)


Annual lifestyle spending

 \$2,404 Travel	 \$30 Tickets to Movies	 \$57 Theatre/Operas/Concerts
 \$64 Admission to Sports Events	 \$10 Online Gaming Services	

Households & population




 131,160 Current total population	 132,167 5 Year total population
 50,598 Current total households	 51,576 5 year total households

Race





- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races






Education

7% No high school diploma	 28% High school graduate	 35% Some college	 30% Bachelor's/graduate/prof degree
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Business

 3,653 Total businesses	 47,998 Total employees
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Annual household spending

 \$2,314 Apparel & Services	 \$268 Computers & Hardware	 \$3,945 Eating Out
 \$7,058 Groceries	 \$7,822 Health Care	

Employment

 64% White collar	 24% Blue collar
 12% Services	4.3% Unemployment rate

LOCATION DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	5,327	33,229	94,695
2010 Total Population	5,409	40,245	118,147
2023 Total Population	6,340	47,315	131,160
2023 Group Quarters	24	64	1,230
2028 Total Population	6,398	48,396	132,167
2023-2028 Annual Rate (CAGR)	0.18%	0.45%	0.15%
2000 to 2010 Population Change	1.5%	21.1%	24.8%
2000 to 2023 Population Change	19.0%	42.4%	38.5%
2010 to 2028 Population Change	18.3%	20.3%	11.9%
2023 to 2028 Population Change	0.9%	2.3%	0.8%
2023 Total Daytime Population	7,484	43,431	118,594
Workers	4,551	21,312	54,538
Residents	2,933	22,119	64,056
2023 Workers % of Daytime Population	60.8%	49.1%	46.0%
2023 Residents % of Daytime Population	39.2%	50.9%	54.0%
Household Summary			
2000 Households	1,936	11,716	34,940
2010 Households	2,017	14,726	43,434
2023 Households	2,431	18,242	50,598
2023 Average Household Size	2.60	2.59	2.57
2028 Households	2,480	18,898	51,576
2023-2028 Annual Rate	0.40%	0.71%	0.38%
2000 to 2010 Household Change	4.2%	25.7%	24.3%
2000 to 2023 Household Change	25.6%	55.7%	44.8%
2010 to 2028 Household Change	23.0%	28.3%	18.7%
2023 to 2028 Household Change	2.0%	3.6%	1.9%
2010 Families	1,428	10,892	31,228
2023 Families	1,646	13,028	34,940
2028 Families	1,666	13,412	35,454
2023-2028 Annual Rate	0.24%	0.58%	0.29%
Housing Unit Summary			
2023 Housing Units	2,527	19,019	52,545
Owner Occupied Housing Units	84.7%	83.2%	78.5%
Renter Occupied Housing Units	15.3%	16.8%	21.5%
Vacant Housing Units	3.8%	4.1%	3.7%
Owner Occupied Median Home Value			
2023 Median Home Value	\$229,468	\$275,167	\$284,319
2028 Median Home Value	\$251,225	\$305,104	\$316,127
Income			
2023 Per Capita Income	\$39,311	\$43,357	\$43,398
2023 Median Household Income	\$80,293	\$86,815	\$86,103
2023 Average Household Income	\$97,891	\$112,745	\$112,676

IN 5-MILE RADIUS



POPULATION
229k+



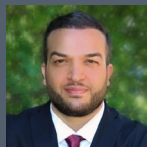
TOTAL
HOUSEHOLDS
91k+



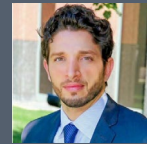
3,653
BUSINESSES



AVERAGE INCOME
\$77k+



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By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.