

RETAIL/MEDICAL | BUILD TO SUIT



JOIN STATION FLATS

SEQ GRAND RIVER AVE & WIXOM ROAD
NOVI, MICHIGAN 48374



CBRE

THE DEVELOPMENT



STATION FLATS

STATE OF THE ART
RETAIL/MEDICAL AND
MULTI-FAMILY
COMMUNITY WITH 6,500
SF OF COMMERCIAL SPACE
AND 72 UNITS OF
RESIDENTIAL LOCATED IN
NOVI, MICHIGAN

CONSTRUCTION
BEGINS SPRING 2025

DEVELOPED BY
CYPRESS PARTNERS

PROPERTY HIGHLIGHTS

**6,500 SF RETAIL/
MEDICAL AVAILABLE
FOR BUILD TO SUIT**

**3 MINUTES AWAY
FROM CATHOLIC
CENTRAL
HIGH SCHOOL**

**EASY ACCESS
AND EXCELLENT
CONNECTIVITY
TO I-96**

**HIGH TRAFFIC AREA:
ADJACENT TO MEIJER,
SAM'S CLUB, TARGET,
MENARDS, HOME
DEPOT, AND KROGER**

**DENSE RESIDENTIAL
POPULATION IN
NOVI, WIXOM, AND
NEIGHBORING SOUTH
LYON**

**FLEXIBLE DESIGN
TO ACCOMMODATE
A VARIETY OF
USERS, INCLUDING
GENERAL RETAIL,
OFFICE/MEDICAL,
FINANCIAL AND
MANY MORE**

**ZONED B-2
COMMUNITY
BUSINESS DISTRICT,
PERMITTING A
VARIETY OF RETAIL,
OFFICE, AND
HOSPITALITY USES**

MACRO AERIAL



MICRO AERIAL



Detroit Catholic Central High School

meijer

MENARDS
DULUTH TRADING at home
ALDI

LINCOLN

sam's club

Grand River Ave 20,588 VPD

Wixom Rd 17,332 VPD

TARGET



72 Residential Units

DRONE AERIALS



SEQ
GRAND
RIVER &
WIXOM
RD



SITE PLAN

BENCHMARKS
(GPS DERIVED - NAVD83)

BM #500
DUMBLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAME CLUB (27300 WIXOM RD.)
ELEV. = 988.37

BM #201
DUMBLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAME CLUB (27300 WIXOM RD.)
ELEV. = 984.93

BM #202
DUMBLE IN ARROW ON A HYDRANT LOCATED APPROX. 47' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. = 985.18

CITY OF NOV (REFERENCE BENCHMARKS)
(VERT. DATUM NAVD83, HORZ. DATUM NAVD83)

BM #171
X ON NORTH RM OF GATEWELL LOCATED 200 FEET NORTH OF ENTRANCE TO SAME CLUB GAS STATION, 96 FEET EAST OF CENTERLINE OF WIXOM ROAD AND 3 FEET WEST OF SIDEWALK
ELEV. 974.22

BM #172
X ON NORTH RM OF GATEWELL LOCATED IN THE SOUTHEAST QUAD OF INTERSECTION OF WIXOM ROAD AND #27225 WIXOM ROAD, 1 FOOT EAST OF BACK OF CURB
ELEV. 981.00

BM #173
X ON NORTH RM OF GATEWELL LOCATED 3 FEET SOUTH BACK OF CURB OF GRAND RIVER AND 150 FEET WEST 12 MILE ROAD
ELEV. 975.77

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63-21794529-SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Nov, County of Oakland, State of Michigan

Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1442.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 308.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.05 feet, chord bears North 39 degrees 16 minutes 22 seconds East 233.25 feet, distance of 28.07 feet; thence South 90 degrees 00 minutes 00 seconds East 348.89 feet; thence North 00 degrees 00 minutes 00 seconds East 59.51 feet; thence South 90 degrees 00 minutes 02 seconds East 398.83 feet; thence South 50 degrees 36 minutes 58 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 158.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 90 degrees 00 minutes 00 seconds West 567.86 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.

ARC = 26.57°
RADIUS = 15.05'
DELTA = 101°08'40"
CHORD = 23.25'
CH. BRG. = N39°16'57"E

FLOODPLAIN NOTE:
BY GRAPHICAL FLOODING, SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN FOR FLOOD INSURANCE RATE MAP NUMBER B1920C0006E, DATED SEPTEMBER 29, 2006.

SITE DATA TABLE:

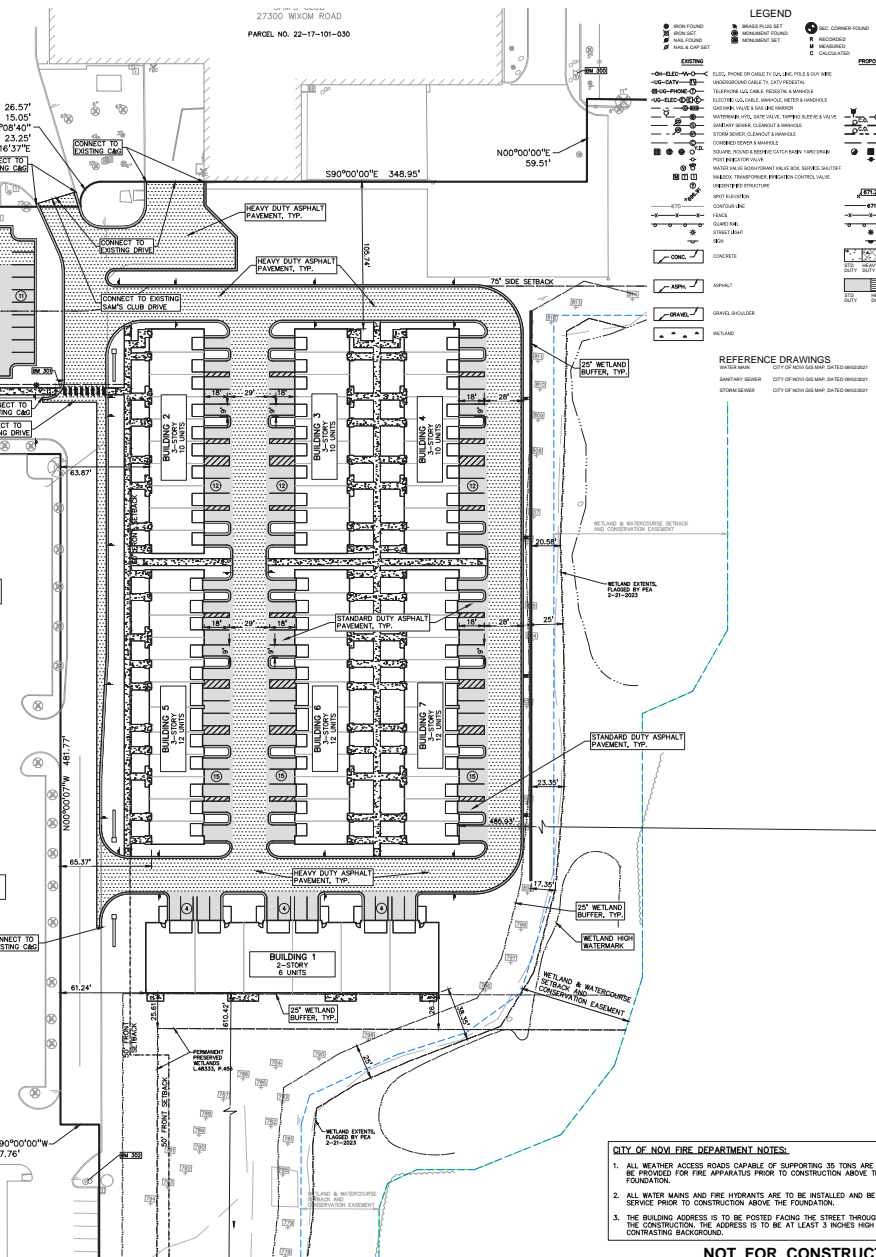
SITE AREA:	24.71 ACRES (1,078,239 SF) GROSS
	8.64 ACRES (376,134 SF) NET
TAX ID:	22-17-101-032
ZONING:	CONSENT JUDGEMENT
PROPOSED ZONING:	CONSENT JUDGEMENT
EXISTING USE:	VACANT LAND
PROPOSED USE:	RESIDENTIAL MULTI-FAMILY AND COMMERCIAL-RETAIL
RESIDENTIAL UNIT MIX:	
- 3-STORY 2 BEDROOM	12 (16 S.F.) - (6 TOTAL) RATIO = 8.33%
- 3-STORY 2 BEDROOM	18 (1,718 S.F.) - (90 TOTAL) RATIO = 83.4%
- 3-STORY 2 BEDROOM	11 (1,325 S.F.) - (6 TOTAL) RATIO = 8.33%
TOTAL LIVING UNITS	= 72
BUILDING HEIGHT ALLOWED	= 3 ⁺
BUILDING HEIGHT PROPOSED	= 3 STORY (+)
MAXIMUM BUILDING LENGTH	= 180.00'
PROPOSED BUILDING LENGTH	= BUILDINGS 5/6/7 (S 196.6' (+))
MAXIMUM BUILDING PERCENTAGE OF LOT COVERAGE	= 30%
PROPOSED BUILDING LOT COVERAGE	= 5.34%
SETBACK REQUIREMENTS:	
RM-2 ZONING DISTRICT:	REQUIRED PROVIDED
FRONT SETBACK (WEST)	50' 50.00'
SIDE SETBACK (NORTH)	75' 75.00'
SIDE SETBACK (SOUTH)	75' 610.45'
REAR SETBACK (EAST)	75' 480.93'
METLAND SETBACK	25' 21.58'
PARKING CALCULATIONS:	
RESIDENTIAL MULTI-FAMILY:	RETAIL REQUIRED PARKING REQUIRED: 2 SPACES PER 2 OR LESS BEDROOM UNITS AND 2.5 SPACES FOR 3 BEDROOM OR MORE UNITS
RETAIL:	TOTAL PARKING REQUIRED: (66 UNITS x 2.5 SPACES) + (8 UNITS x 2.5 SPACES) = 147 SPACES REQUIRED
TOTAL PROPOSED PARKING SPACES = 83 SURFACE SPACES + 64 GARAGE SPACES = 147 TOTAL SPACES PROVIDED	
COMMERCIAL-RETAIL:	TOTAL RETAIL PARKING REQUIRED: 1 SPACE PER 200 U.S.F.
TOTAL RETAIL PARKING REQUIRED: (6,500 U.S.F. x 0.8 USEABLE) / 200 = 32.5 SPACES = 26 SPACES	
TOTAL PROPOSED RETAIL PARKING SPACES = 27 SPACES PROVIDED (INCLUDES 2 H/C SPACES)	
RETAIL PARKING FOR BUILDINGS A, B AND C REQUIRED = 1,725 SPACES	
RETAIL "A" (TARGET) PROVIDED = 598 SPACES	
RETAIL "B" (SAME CLUB) PROVIDED = 620 SPACES	
RM-2 "C" (PROPOSED BUILDING) = 249 SPACES	
TOTAL PARKING FOR BUILDINGS A, B AND C = 1,467 SPACES (DEVIATION OF 251 SPACES)	
REQUIRED - 25' SETBACK FROM BOTH SIDES OF PRIVATE DRIVE	PROPOSED = 17' SETBACK FROM METLAND (+)
PEDESTRIAN CONNECTIVITY:	REQUIRED - 5' SIDEWALKS ON BOTH SIDES OF PRIVATE DRIVE
PROPOSED = 5' SIDEWALK ON ONE SIDE ONLY (+)	
BICYCLE PARKING:	REQUIRED WITHIN GARAGES
(+) DEVIATIONS REQUESTED	
SOIL INFORMATION:	CAPAC SANDY LOAM, 0 TO 4 PERCENT SLOPES

YARD SETBACK CALCULATION:

TOTAL YARD SETBACK AREA	= 320,941 SF
TOTAL PAVED YARD AREA	= 74,165 SF
PERCENTAGE YARD SETBACK REQUIRED	= 30%
PERCENTAGE YARD SETBACK PROVIDED	= 23.11%

- (+) DEVIATIONS REQUESTED:**
- BUILDINGS 5/6/7 (S 196.6' (+))
 - BUILDING 1 (S 210.1' (+))
 - METLAND CONNECTIVITY
 - METLAND BUFFER SETBACK

- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 2. REFER TO SHEET C-10.1 AND C-10.2 FOR ON-SITE PAVING DETAILS.
 3. REFER TO LATEST M.D.O.T. DETAIL R-28 FOR SIDEWALK RAMP DETAILS.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOV CURRENT STANDARDS AND REGULATIONS.
 5. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 6. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS, ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
 8. ALL PARKING SPACE PAVEMENT MARKINGS SHALL BE 4" WHITE WITH THE EXCEPTION OF THE BARRIER FREE PARKING SPACES.
 9. PROVIDE 4" BLUE STRING FOR BARRIER FREE PARKING SPACES AND WHITE FOR BARRIER FREE PARKING SPACES. NOTE THAT WHERE A BARRIER FREE PARKING SPACE ADJACENT TO A NON-BARRIER FREE SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
 10. SIGNS NOTED TO BE MOUNTED ON BUILDING FACADE SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET AND A MAXIMUM MOUNTING HEIGHT OF 7 FEET.



LEGEND

NON-FOUND	BRASS PIGS SET	REC. CORNER FOUND
NON-SET	MANHOLE FOUND	RECORDED
PAV. FOUND	MANHOLE SET	RECALCULATED
PAV. NON-SET		

EXISTING

- DEVELOPMENT
- UTILITY
- WATER
- SEWER
- STORM
- ASPHALT
- CONCRETE
- GRAVEL

PROPOSED

- CONCRETE
- GRAVEL
- ASPHALT
- SEWER
- STORM
- WATER

REFERENCE DRAWINGS

- GENERAL NOTE
- CITY OF NOV USE MAP, DATED 08/05/2017
- STORM SEWER
- CITY OF NOV USE MAP, DATED 08/05/2017

PEA GROUP
www.peagroup.com

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY

811
CALL BEFORE YOU DIG

CLIENT
MF NOV1, LLC
288 WEST MAPLE RD., SUITE 2100
ANN ARBOR, MI 48106

PROJECT TITLE
THE STATION FLATS
WIXOM RD. BETWEEN GRAND RIVER AND 12 MILE RD.
NOV, MICHIGAN

REVISIONS

PRE-APPLICATION SUBMITTAL	1/13/2023
SUBMITTAL	3/9/2023
CITY COMMENTS	4/24/2023
CITY COMMENTS	6/21/2023
CITY COMMENTS	7/24/2023
LAYOUT CHANGES	8/13/2023
LAYOUT CHANGES	10/14/2023

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY SITE PLAN-OVERALL

PEA JOB NO.: 2021-0449

P.I.M.: JPB

DN: AJM

DES.: SWS

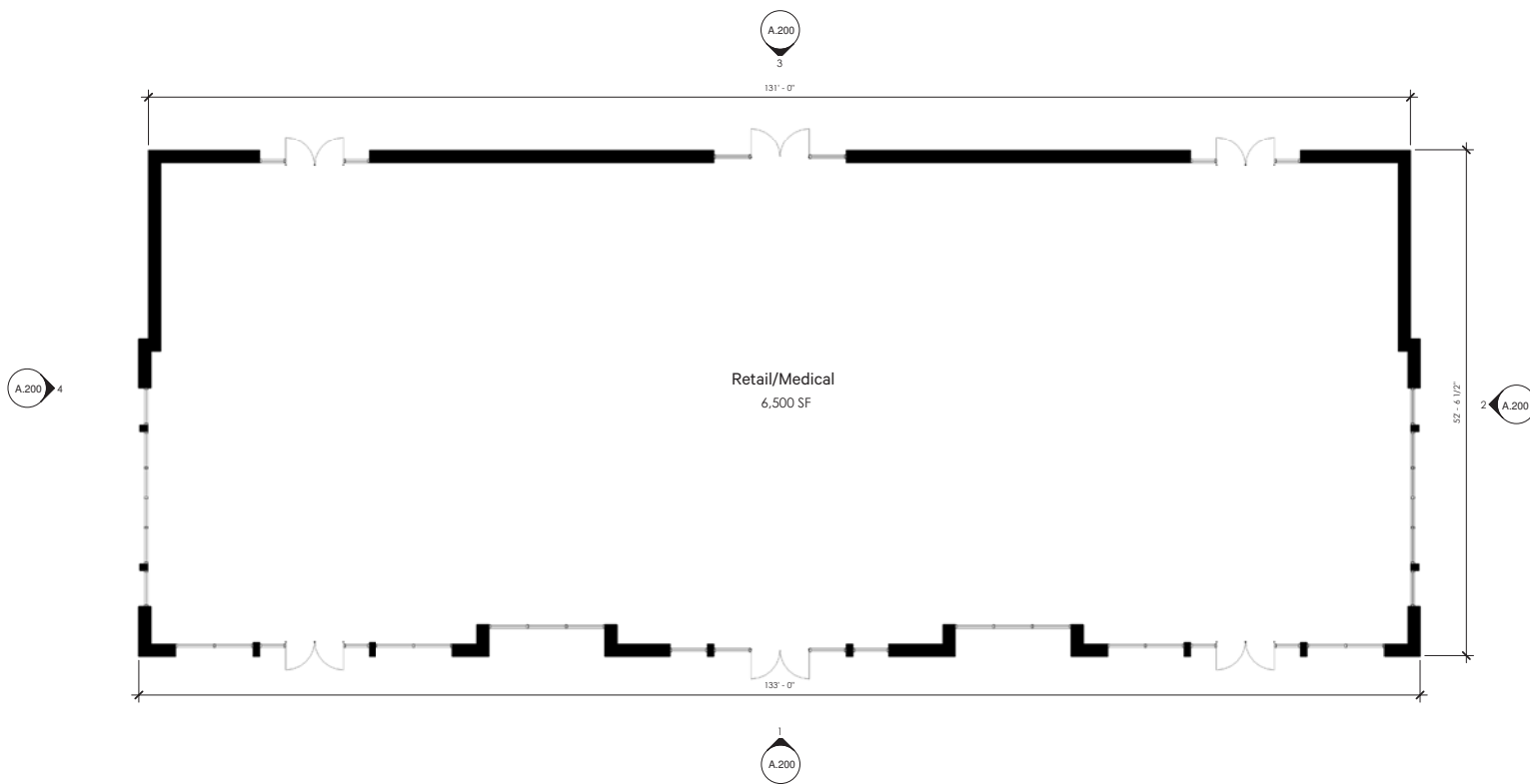
DRAWING NUMBER:

10/11/2023 09:05:10 AM - 10/11/2023 09:05:10 AM - 10/11/2023 09:05:10 AM

- CITY OF NOV FIRE DEPARTMENT NOTES:**
1. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS TO BE CONSTRUCTION ABOVE THE FOUNDATION.
 2. ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
 3. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON CONTRASTING BACKGROUND.

NOT FOR CONSTRUCTION

FLOOR PLAN



Floor Plan
1/8" = 1'-0"

**PROPERTY
DETAILS:**

0.70 ACRES

6,500 SF

ZONING: B-2

**BUILD TO
SUIT**

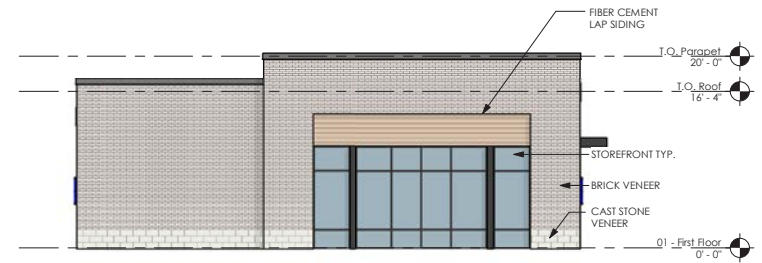
RETAIL ELEVATIONS



1 Front (South) Elevation
A.100 1/8" = 1'-0"



2 Right (East) Elevation
A.100 1/8" = 1'-0"

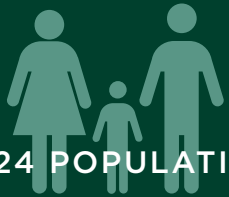


4 Left (West) Elevation
A.100 1/8" = 1'-0"



3 Rear (North) Elevation
A.100 1/8" = 1'-0"

DEMOGRAPHIC HIGHLIGHTS



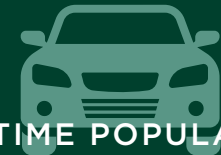
2024 POPULATION

1 MILE: 5,934
3 MILES: 40,614
5 MILES: 119,150



AVERAGE HOUSEHOLD INCOME

1 MILE: \$142,289
3 MILES: \$139,849
5 MILES: \$140,987



DAYTIME POPULATION

1 MILE: 8,582
3 MILES: 51,174
5 MILES: 127,848



JOIN STATION FLATS

SEQ GRAND RIVER & WIXOM ROAD, NOVI, MI

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