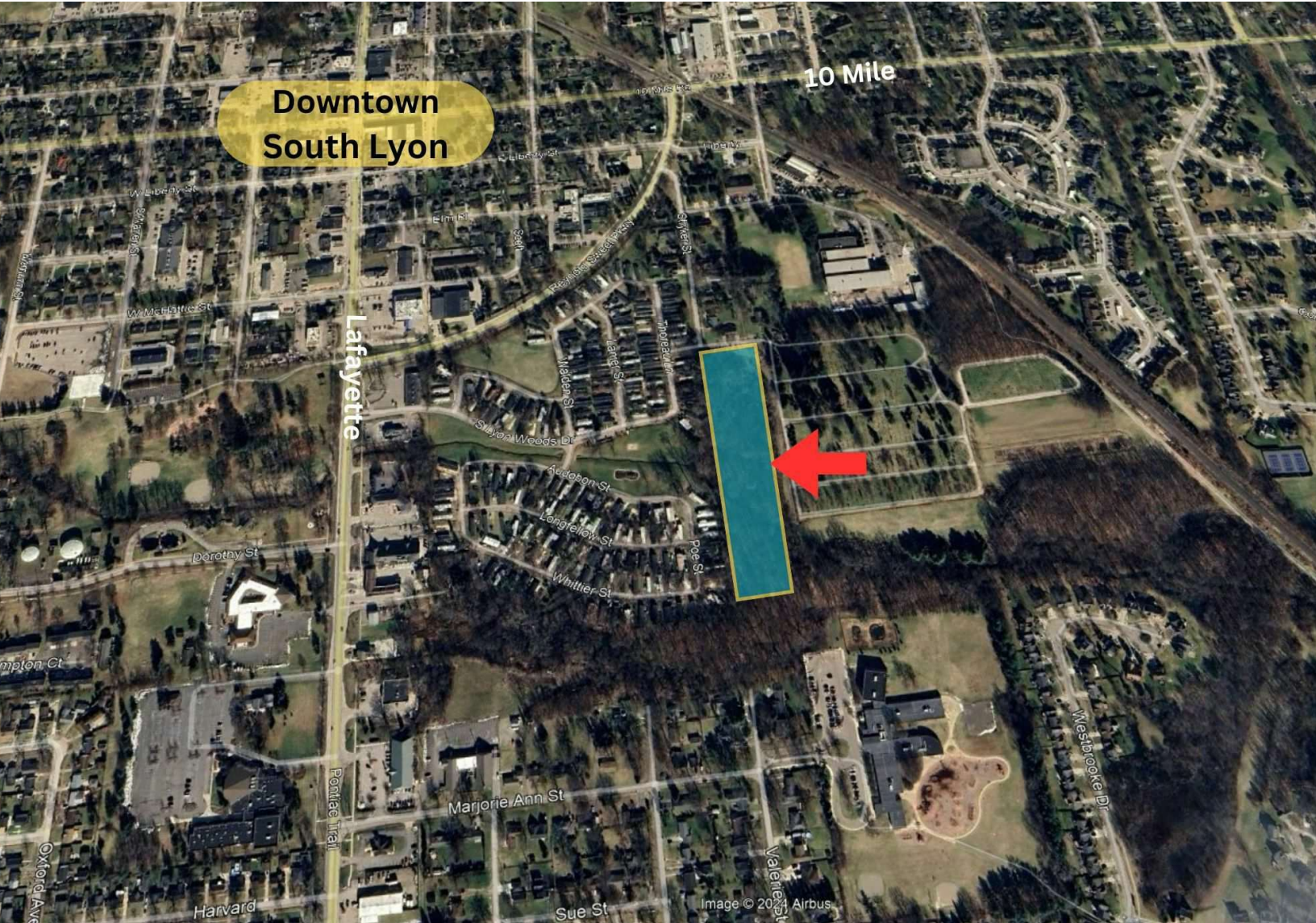


## 6.96 ACRES STRYKER STREET

500 Stryker Street, South Lyon, MI 48178



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:  
**MARK SZERLAG**  
*Senior Partner*  
mszerlag@thomasduke.com



**OFFERING SUMMARY:** 500 Stryker Street | South Lyon, MI 48178



**PROPERTY OVERVIEW**

Residential Vacant Land for Development in South Lyon.

**OFFERING SUMMARY**

Sale Price: \$1,500,000.00  
Lot Size: 6.96 Acres  
Price / Acre: \$215,517.00  
Zoning: R3 Single Family Residential

**PROPERTY HIGHLIGHTS**

- Residential Land zoned R-3 (Single Family Residential).
- Located a few blocks from Downtown South Lyon.
- Previously approved for a 7 building apartment project.

**BUILDING/PROPERTY INFORMATION: 500 Stryker Street | South Lyon, MI 48178**
**BUILDING INFORMATION**

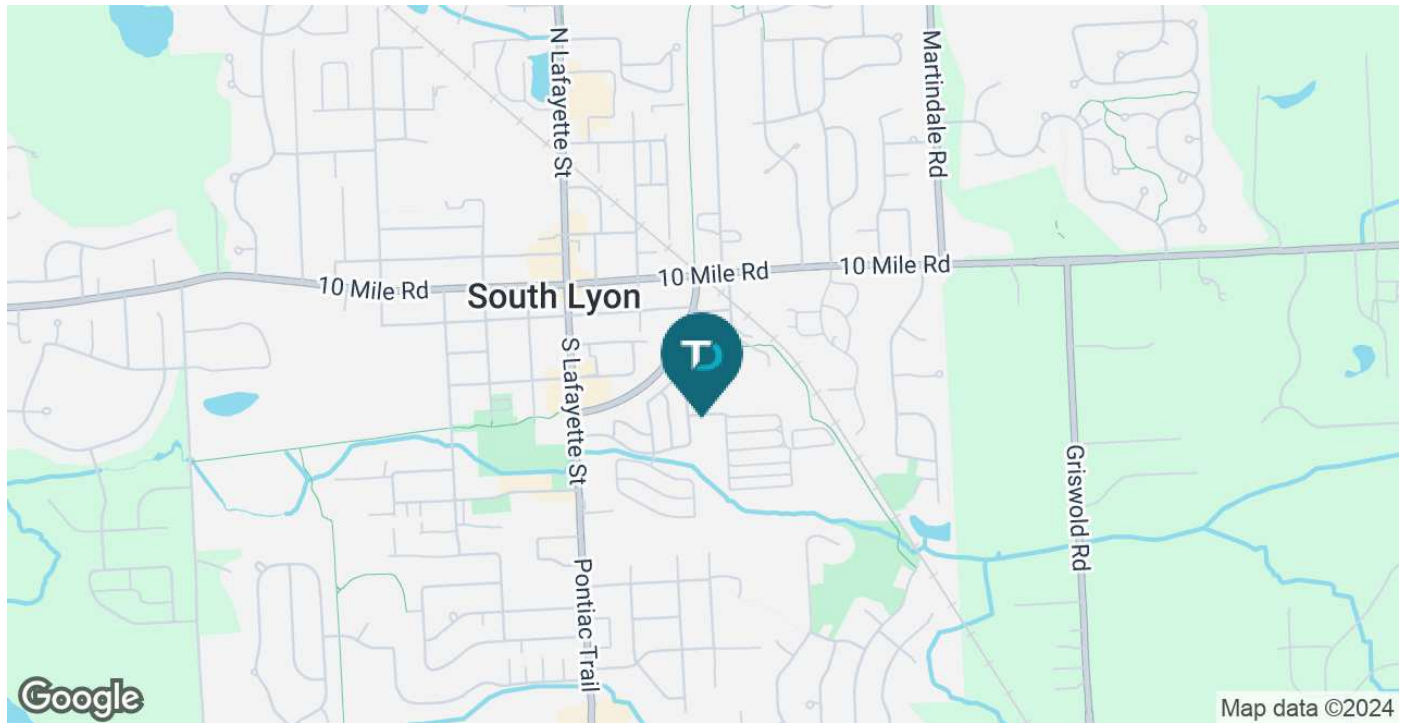
SALE PRICE:	\$1,500,00.00
Price/AC:	\$215,517.00
Utilities:	Municipal Water & Sanitary Sewer
APN:	21-29-176-012
Legal Description:	T1N, R7E, SEC 29 ASSESSOR'S PLAT NO 3 LOT 11

**PROPERTY INFORMATION**

Lot Size:	6.96 Acres
Zoning	R3 Single Family Residential
2022 Traffic Count:	Lafayette = 30,609 Reynold Sweet Pkwy = 5,469
School District:	South Lyon Community
2023/24 Taxes:	Summer - \$1,892.97 Winter - \$96.22

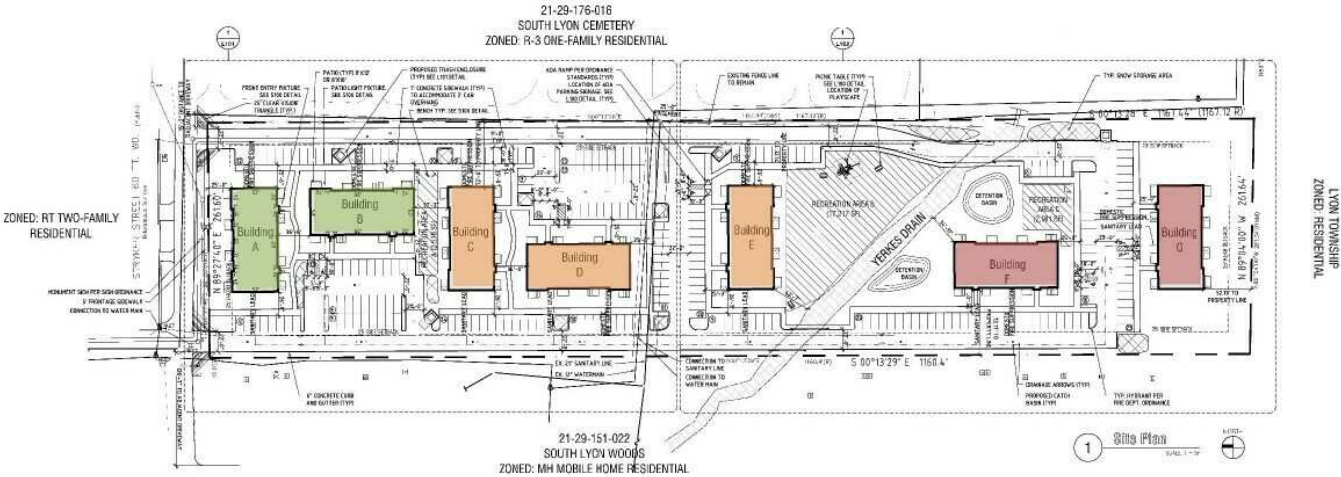
**LOCATION INFORMATION**

Located on Stryker Street, south of 10 Mile Road, east of the Reynold Sweet Parkway Ring Road and Lafayette St. in Downtow Lyon.



**CONCEPTUAL PLAN: 500 Stryker Street | South Lyon, MI 48178**

**Conceptual Plan**



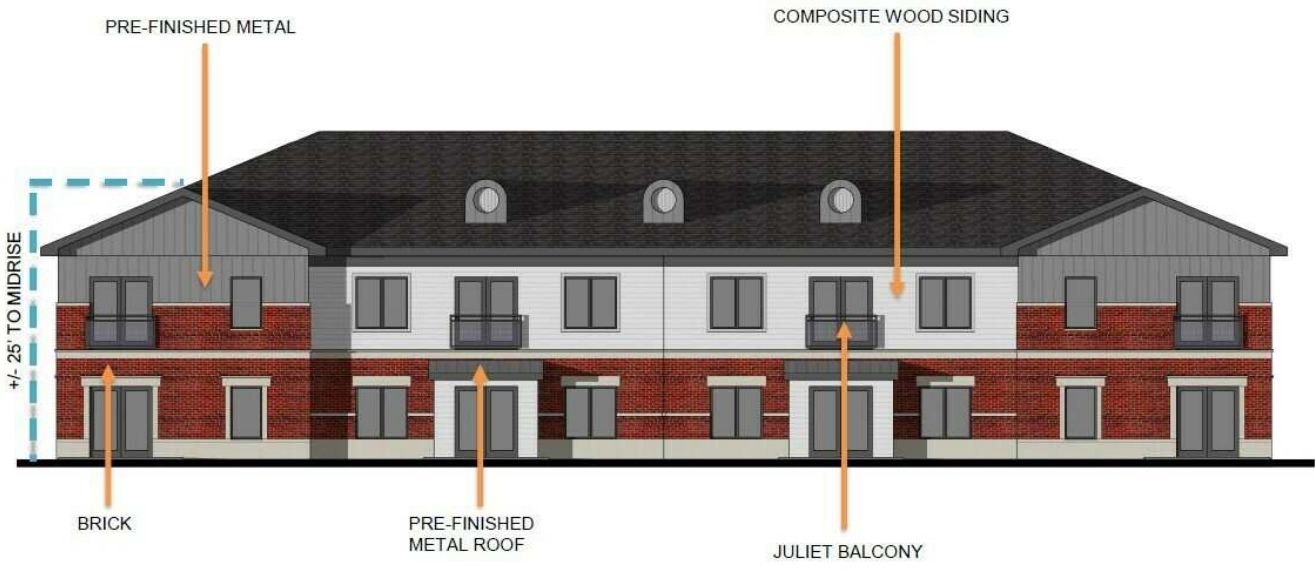
	PHASE I	PHASE II	PHASE III
PHASES:	BUILDING A + B	BUILDINGS C, D, E	BUILDINGS F + G

Site Phasing Plan

November 18, 2019  
115 E. 4<sup>th</sup> St. Rochester, MI 48307 -- www.spiredg.com  
**SDG**  
SPIRE DESIGN GROUP



**BUILDING RENDING:** 500 Stryker Street | South Lyon, MI 48178

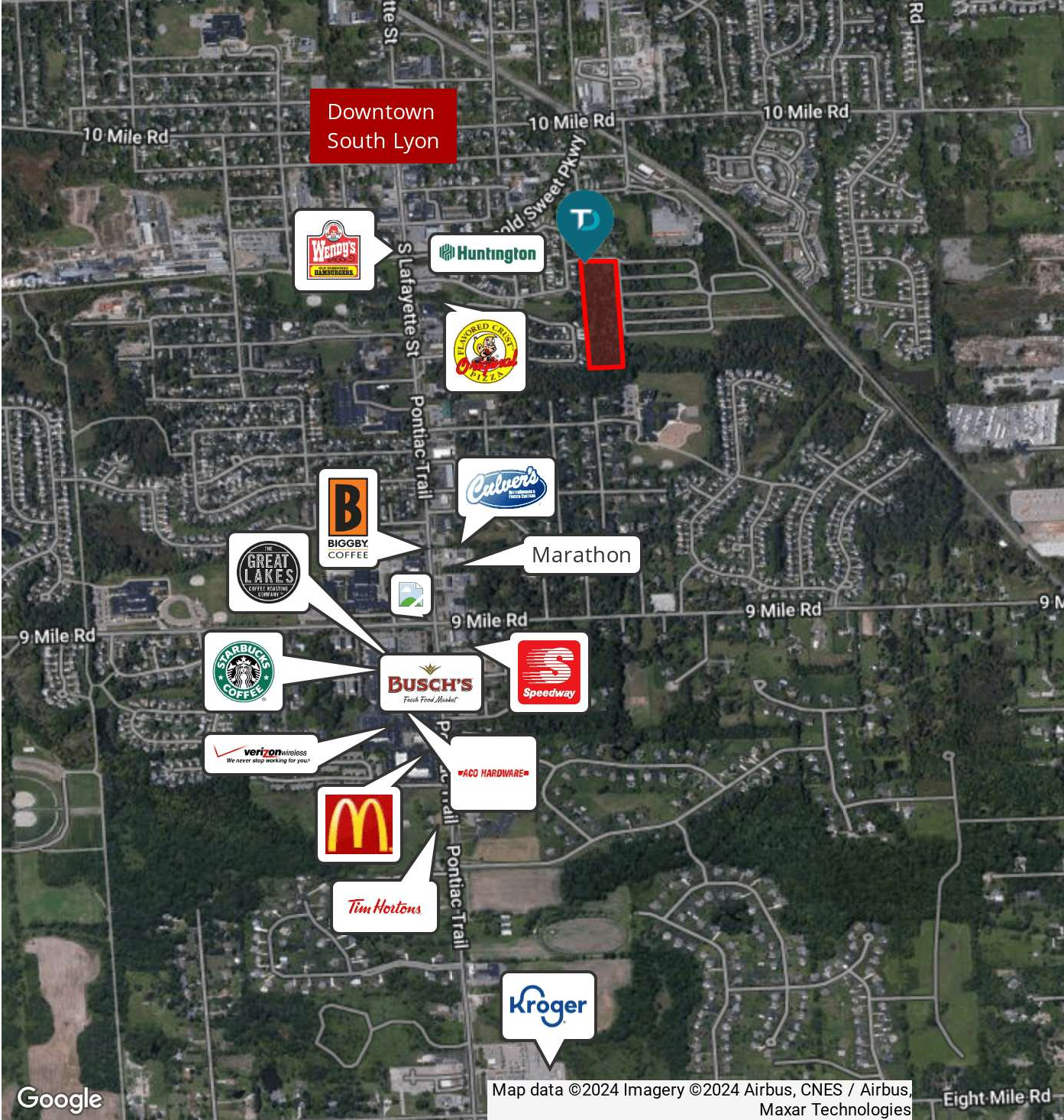


NOTE: OCCUPYABLE BALCONIES MAY BE USED IN LIEU OF JULIET BALCONIES.

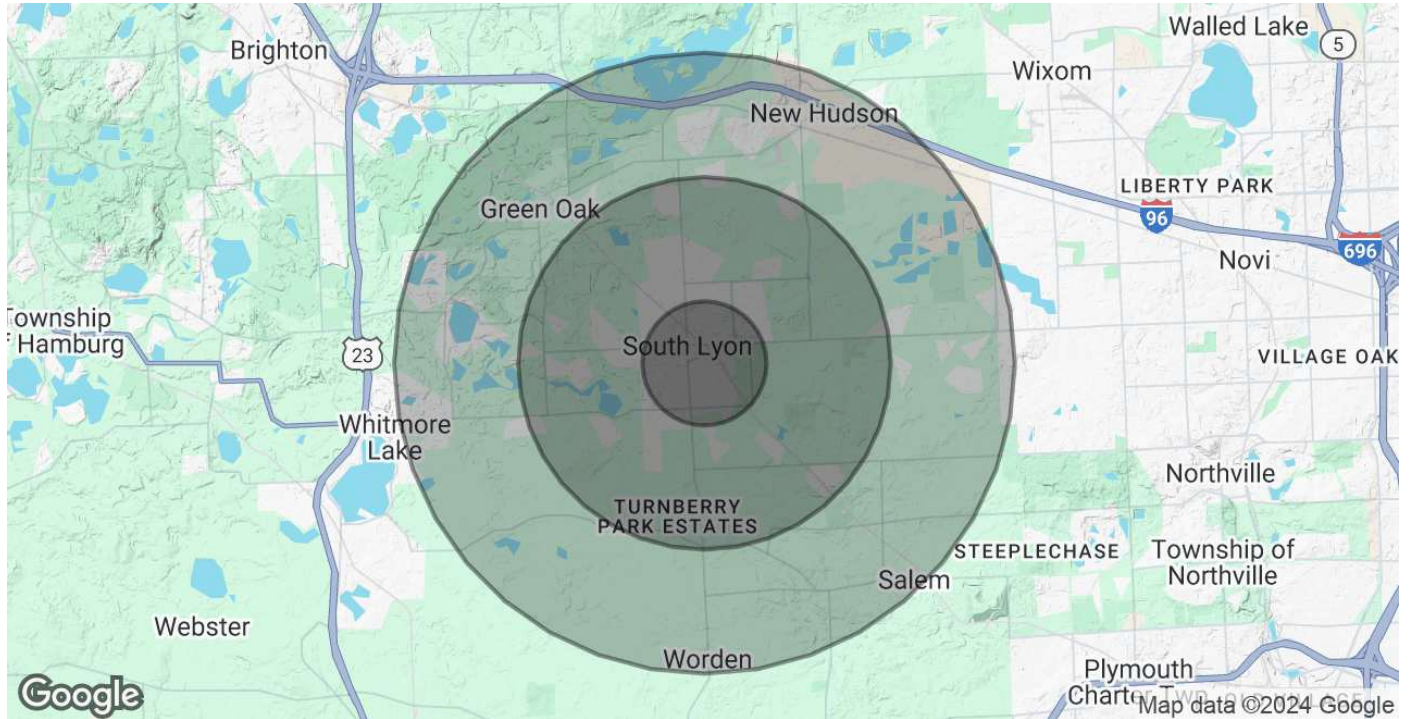
North Elevation for Building A

November 18, 2019  
115 E. 4th St. Rochester, MI 48307 — www.spiredg.com  
**SDG**  
SPIRE DESIGN GROUP

**RETAILER MAP:** 500 Stryker Street | South Lyon, MI 48178





**DEMOGRAPHICS MAP & REPORT: 500 Stryker Street | South Lyon, MI 48178**


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,958	30,361	54,055
Average Age	40	41	40
Average Age (Male)	39	40	40
Average Age (Female)	41	42	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,232	11,527	20,058
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$139,074	\$157,686	\$163,269
Average House Value	\$339,548	\$403,089	\$443,891

*Demographics data derived from AlphaMap*