

# Development Opportunity

±9.08 Acres | Haggerty Road | Farmington Hills, MI

PRICE: \$4,500,000





## The Offering

### + Zoned OS - 4 - Office Service District

This zoning is considered optimal for future office/research-based use with close proximity to commuter traffic from both I-275 and Haggerty Road.

### + Excellent Visibility

Approximately 650' of frontage on Haggerty Road which experiences over 20,000 vehicles per day.

### + Strong Demographics

Populations in surrounding areas have increased since 2010, and are expected to expand further over the next five years.

### + Desirable Location

Close proximity to Twelve Oaks Mall, Schoolcraft College, and Ascension Providence Hospital-Novi campus.



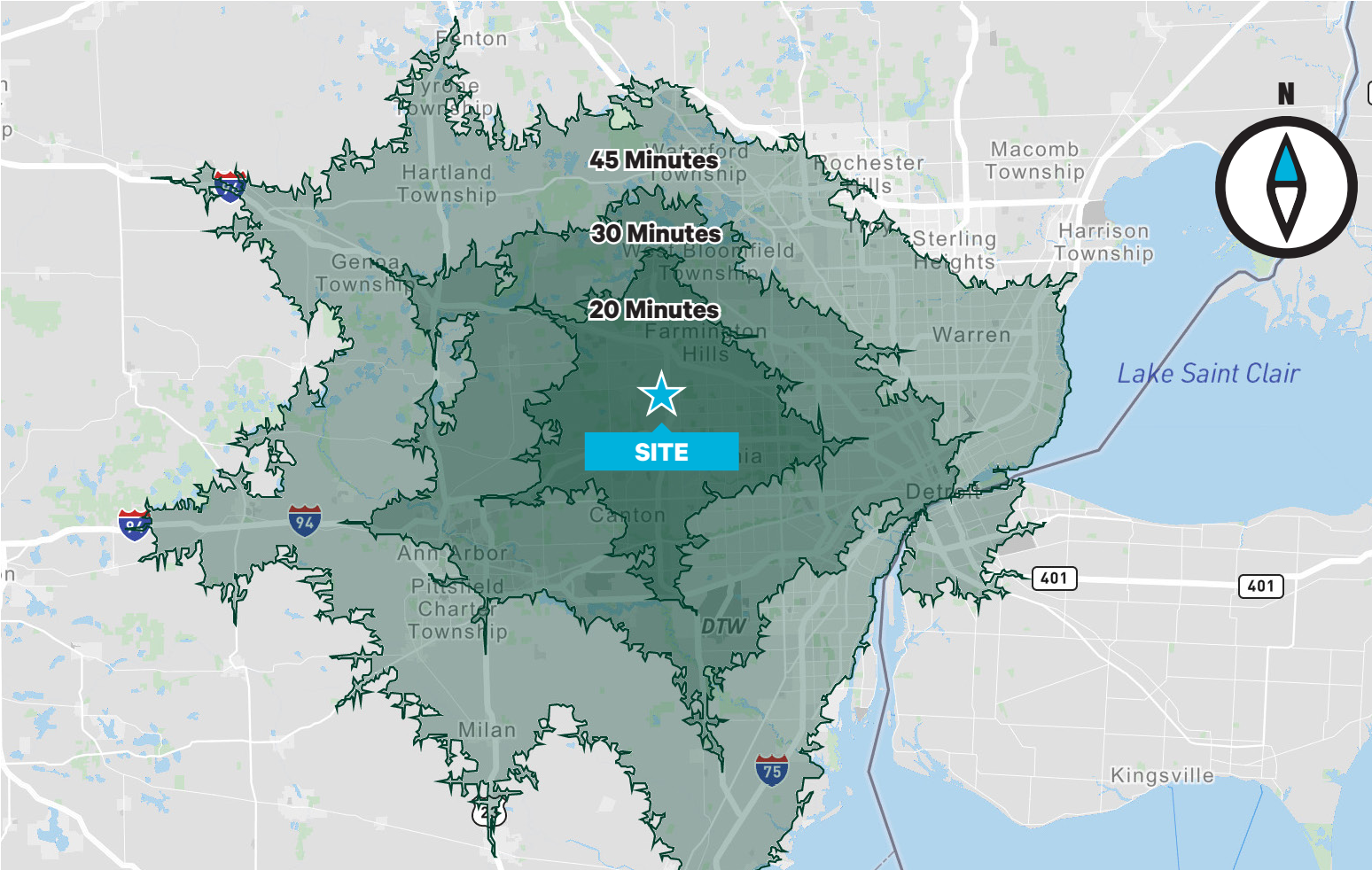
## Site Aerial

The property consists of three adjacent tax parcels which form a +/- 9.08 Acre site.



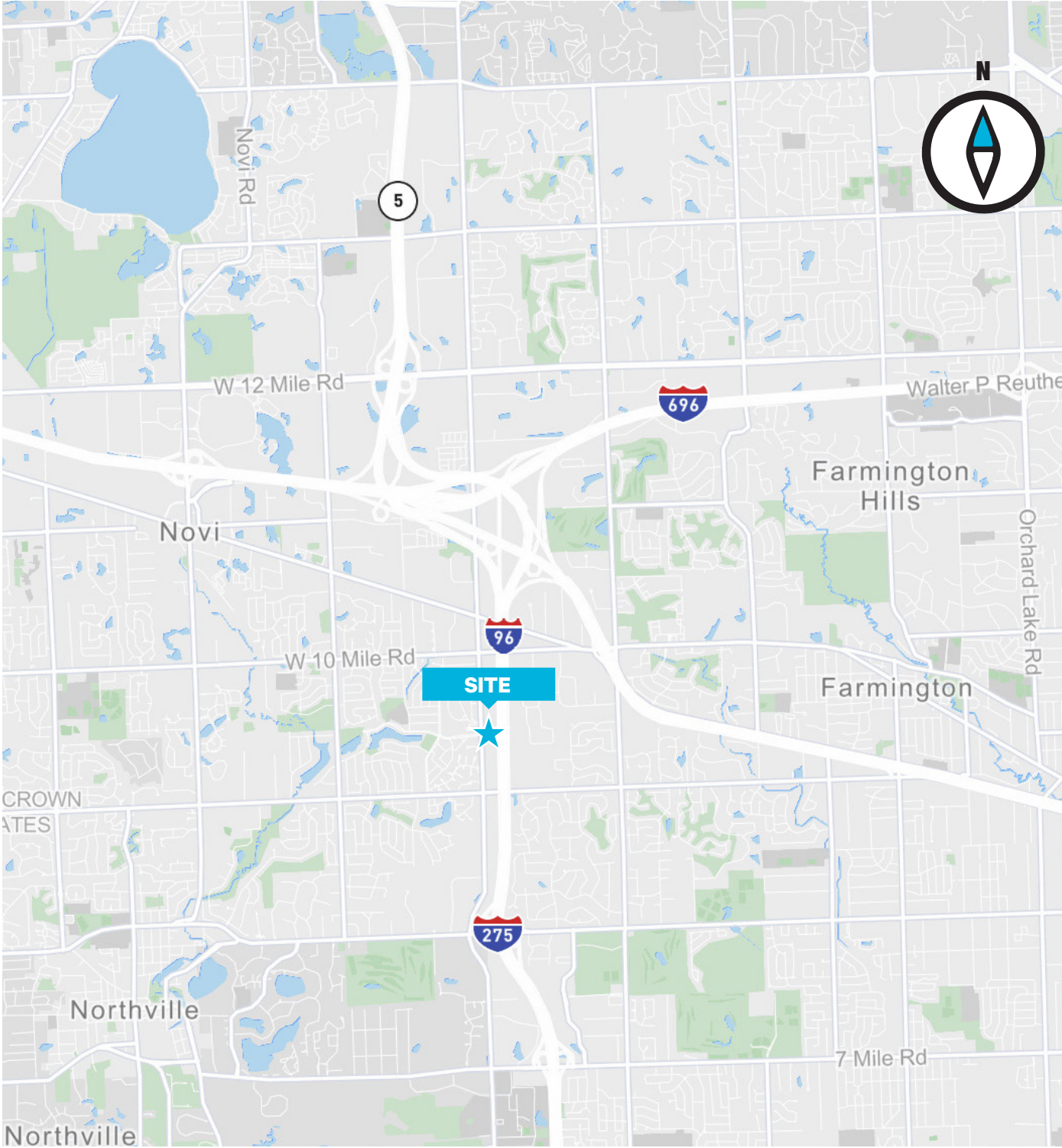


Drive Times



Location	Miles	Minutes
Ann Arbor	26 Miles	30 Minutes
Auburn Hills	31 Miles	45 Minutes
Detroit Metro Airport (DTW)	22 Miles	25 Minutes
Downtown Detroit	28 Miles	30 Minutes
Pontiac	21 Miles	40 Minutes
Southfield	15 Miles	21 Minutes
Troy	33 Miles	42 Minutes

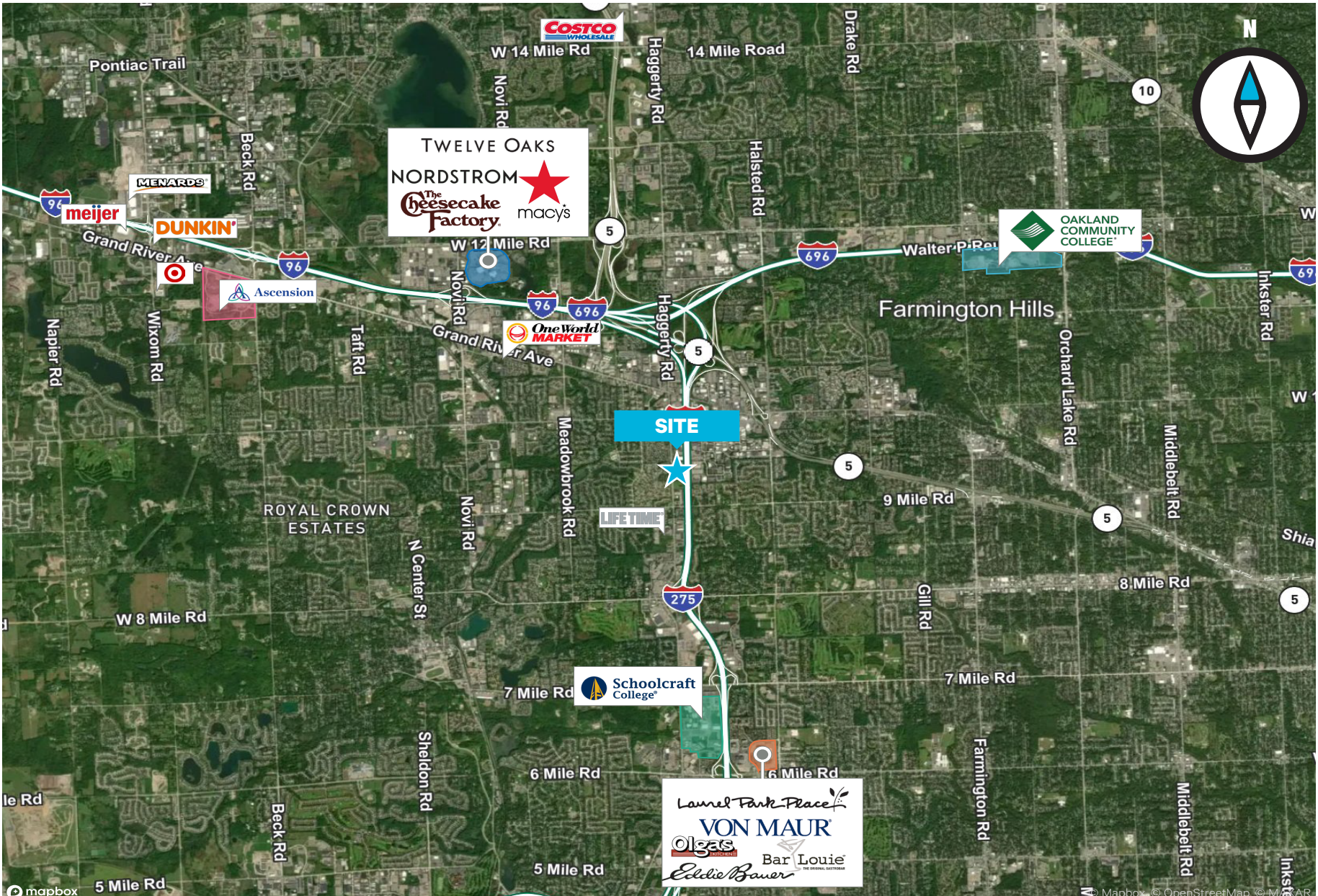
Area Overview





# Nearby Amenities

- + **Twelve Oaks Mall**  
+/- 1,500,000 SF Shopping Center anchored by Nordstrom, Macy's and JCPenny.
- + **Laurel Park Place Mall**  
+/- 506,685 SF Shopping Center anchored by Von Maur, Eddie Bauer, and Bar Louie.
- + **Schoolcraft College**  
This +/- 139 AC campus, known for it's Culinary Arts and Continuing Education programs, provides education to 7,440 undergraduate students annually.
- + **Ascension Providence Hospital - Novi**  
A +/- 500,000 SF Hospital, a +/- 210,000 SF medical office building, and a +/- 60,000 SF Orthopedic and Ambulatory Surgical Center all lie on the Novi Campus.
- + **Madonna University**  
This +/- 80 AC private Roman Catholic campus provides education to 2,040 undergraduate students annually.



## Contact Us

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