

TUTHILL & FAIRLANE VACANT LAND

Green Oak Twp., MI 48178



FOR SALE

248.476.3700

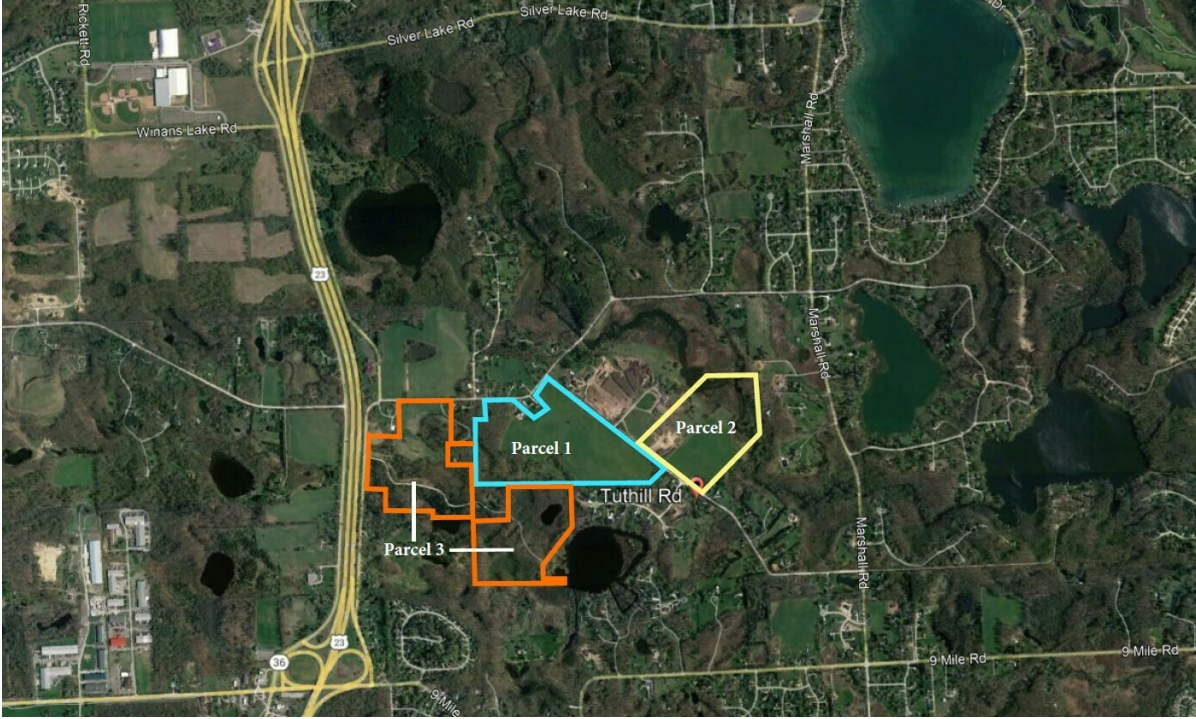
EXCLUSIVELY LISTED BY:

MARK SZERLAG

Senior Partner

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OFFERING SUMMARY: Tuthill & Fairlane Vacant Land | Green Oak Twp, MI 48178



PROPERTY OVERVIEW

Vacant Residential Land for Development in Green Oak Township.

OFFERING SUMMARY:

LOTS 1 & 2
 Price: \$3,000,000.00 (\$30,000.00 per Acre)
 Size: 100+/- Acres (Will Divide)
 Zoning: R3 & R2 - Single Family Residential

LOT 3
 Price: \$1,500,000.00 (\$22,727.27 per Acre)
 Size: 66+/- Acres (Will Divide)
 R2 - Single Family Residential

PROPERTY HIGHLIGHTS

- Land Zoned R3 & R2 (Single Family Residential)
- Brighton & Whitmore Lake Public Schools
- Close proximity to US-23



PROPERTY INFORMATION: Tuthill & Fairlane Vacant Land | Green Oak Twp, MI 48178

PROPERTY INFORMATION - LOTS 1 & 2

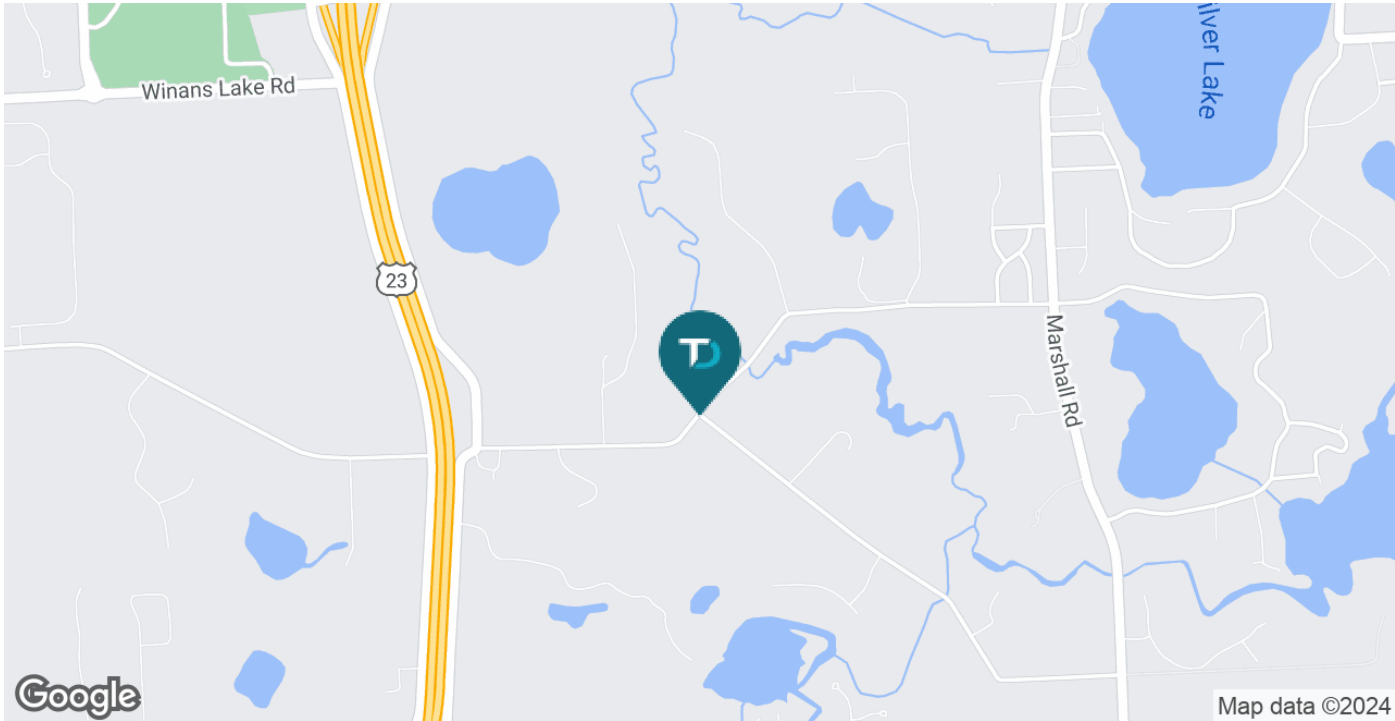
SALE PRICE:	\$3,000,000.00
Price/AC:	\$30,000.00
Lot Size:	100+/- Acres (Will Divide)
Utilities:	Well & Septic
School District:	Brighton Public Schools
Zoning:	R3 & R2 - Single Family Residential
Property Taxes:	Available upon request.

PROPERTY INFORMATION - LOT 3

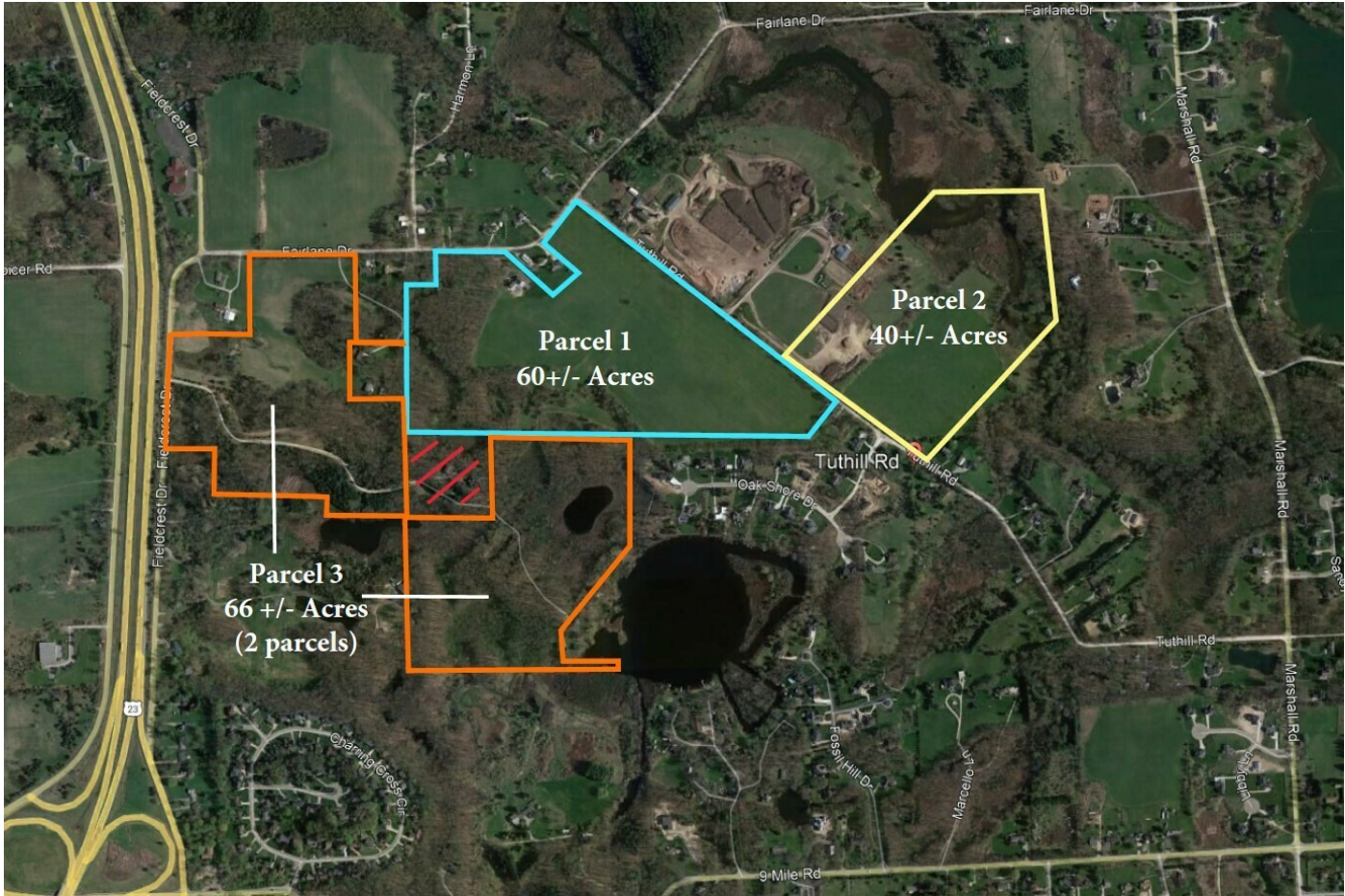
SALE PRICE:	\$1,500,000.00
Price/AC:	\$22,727.27
Lot Size:	66+/- Acres (Will Divide)
Utilities:	Well & Septic
School District:	Brighton Public & Whitmore Lake Public Schools
Zoning:	R2 - Single Family Residential
Property Taxes:	Available upon request.

LOCATION INFORMATION

Located east of US23, along Fieldcrest Drive, Fairlane and Tuthill Road, north of 9 Mile Road.



AERIAL: Tuthill & Fairlane Vacant Land | South Lyon, MI 48178



ADDITIONAL PHOTOS: Tuthill & Fairlane Vacant Land | Green Oak Twp, MI 48178



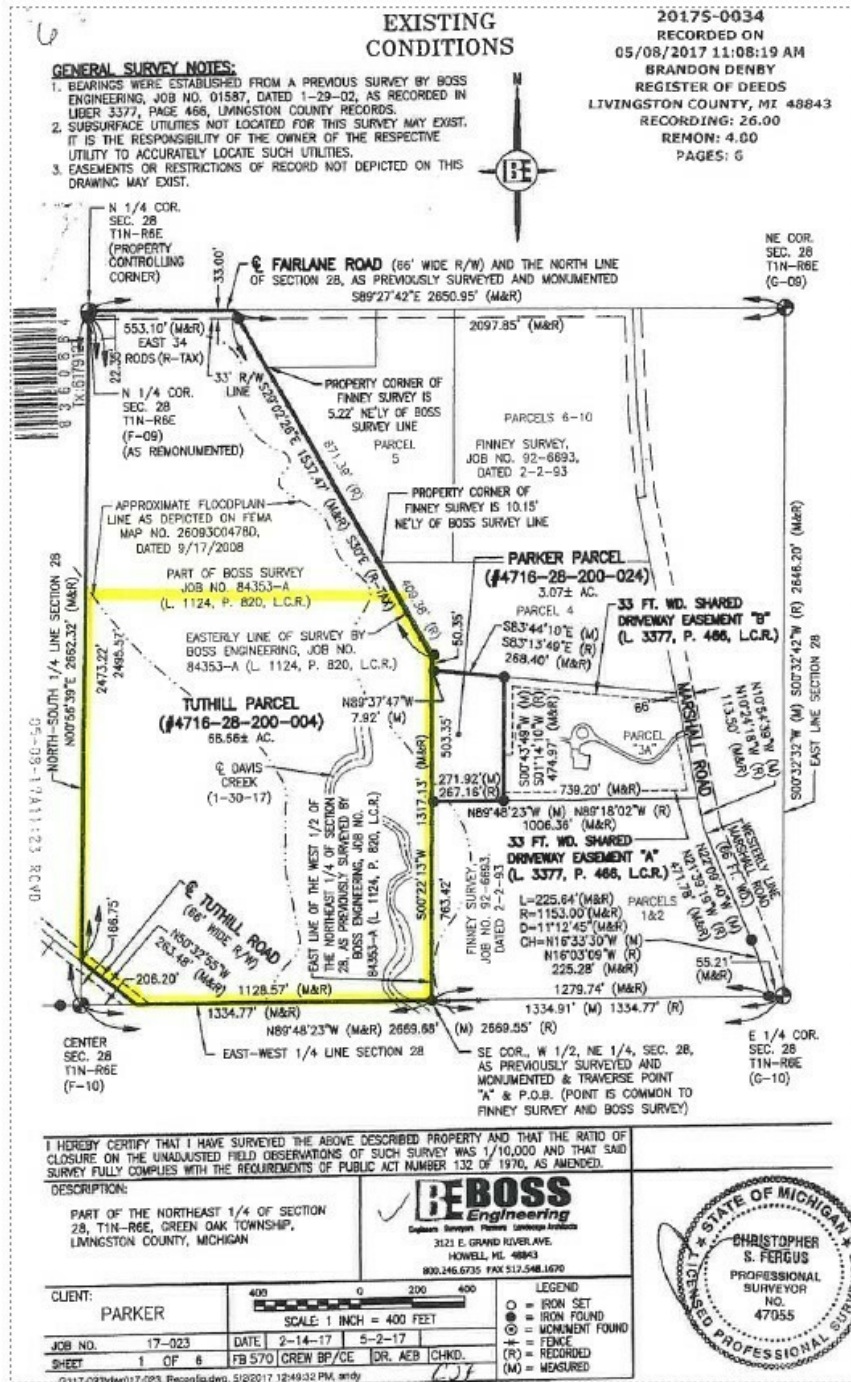
ADDITIONAL PHOTOS: Tuthill & Fairlane Vacant Land | Green Oak Twp, MI 48178



ADDITIONAL PHOTOS: Tuthill & Fairlane Vacant Land | Green Oak Twp, MI 48178

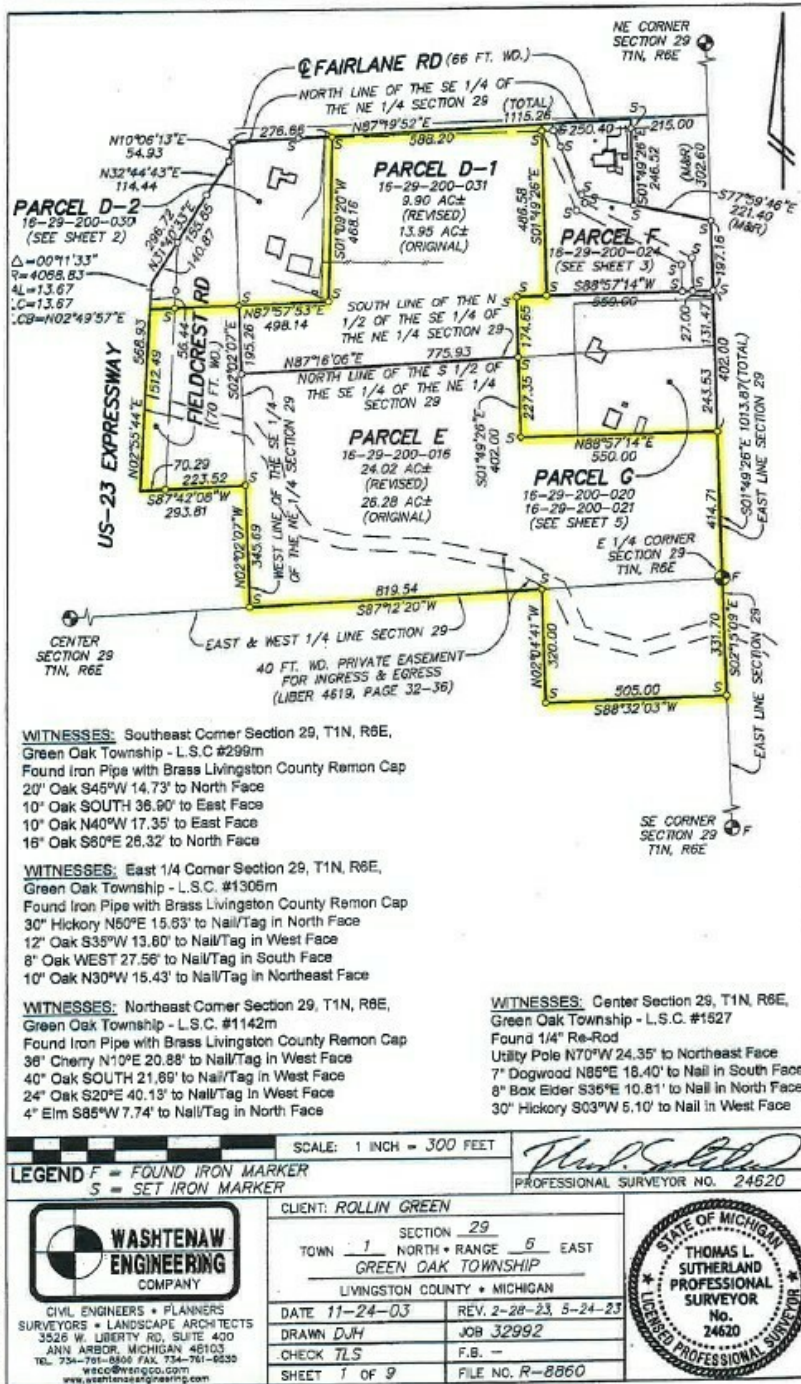


TUTHILL SURVEY - PG 2: 10337 Tuthill Road | South Lyon, MI 48178

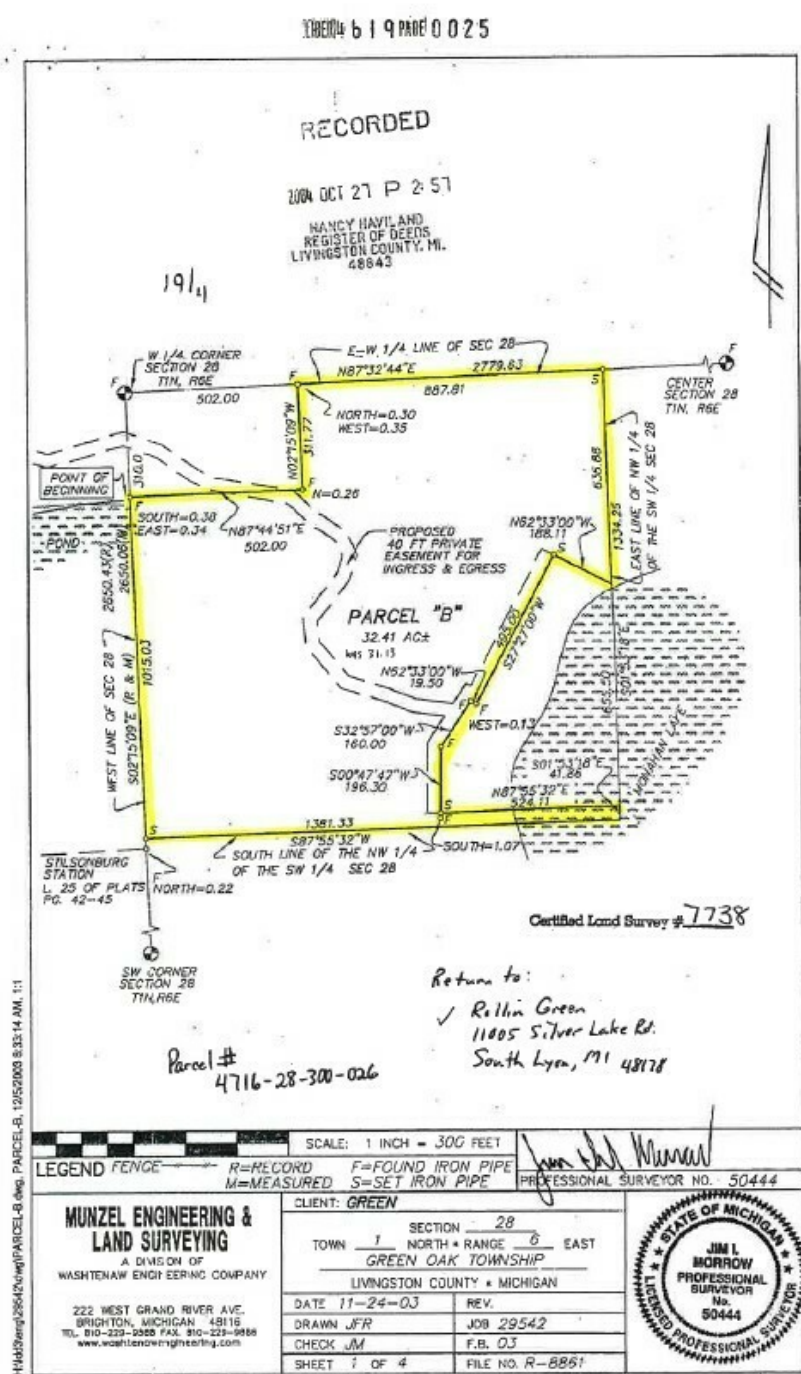


Outlined drawing is approximate

FAIRLANE SURVEY - PG 1: 10337 Tuthill Road | South Lyon, MI 48178

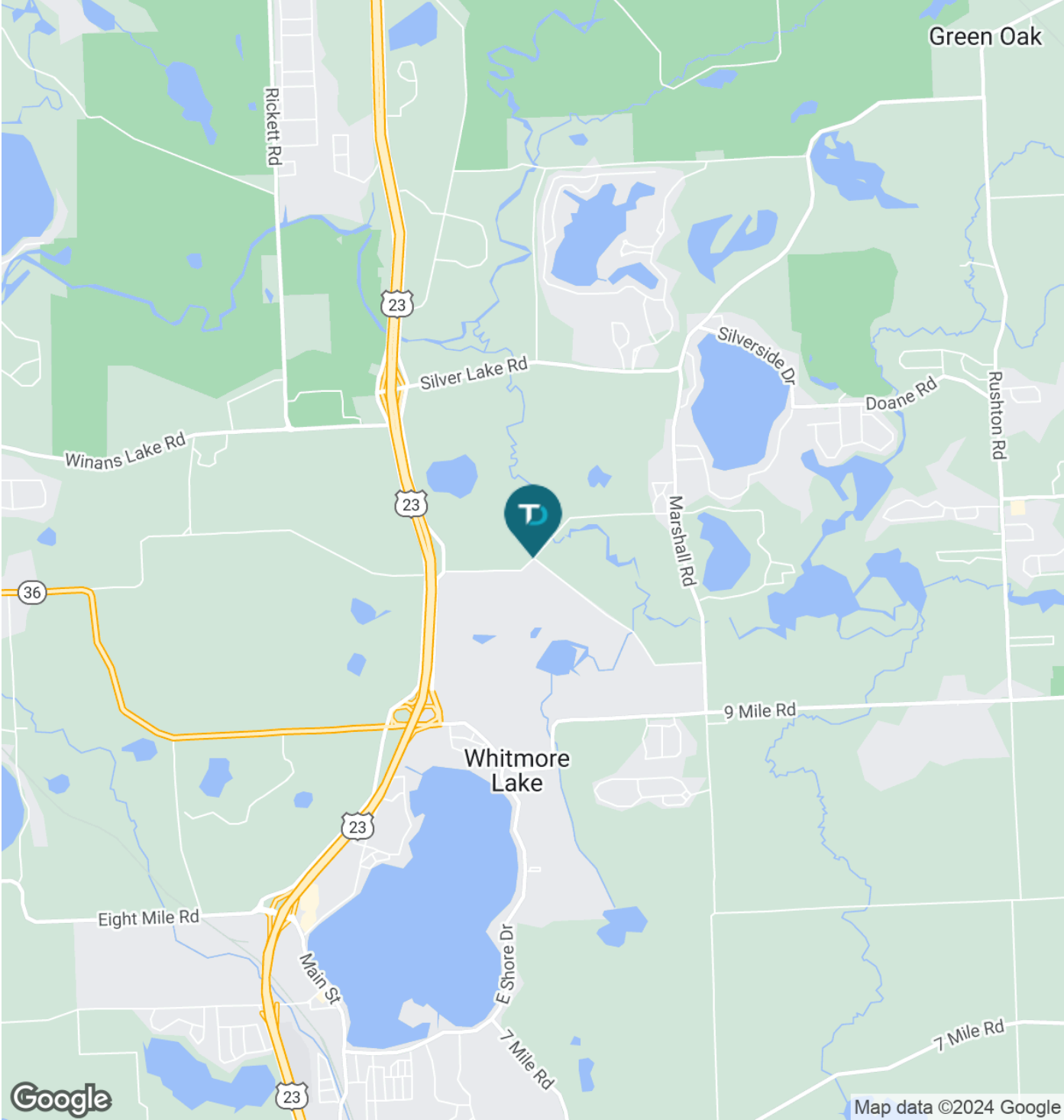


FAIRLANE SURVEY - PG 2: 10337 Tuthill Road | South Lyon, MI 48178

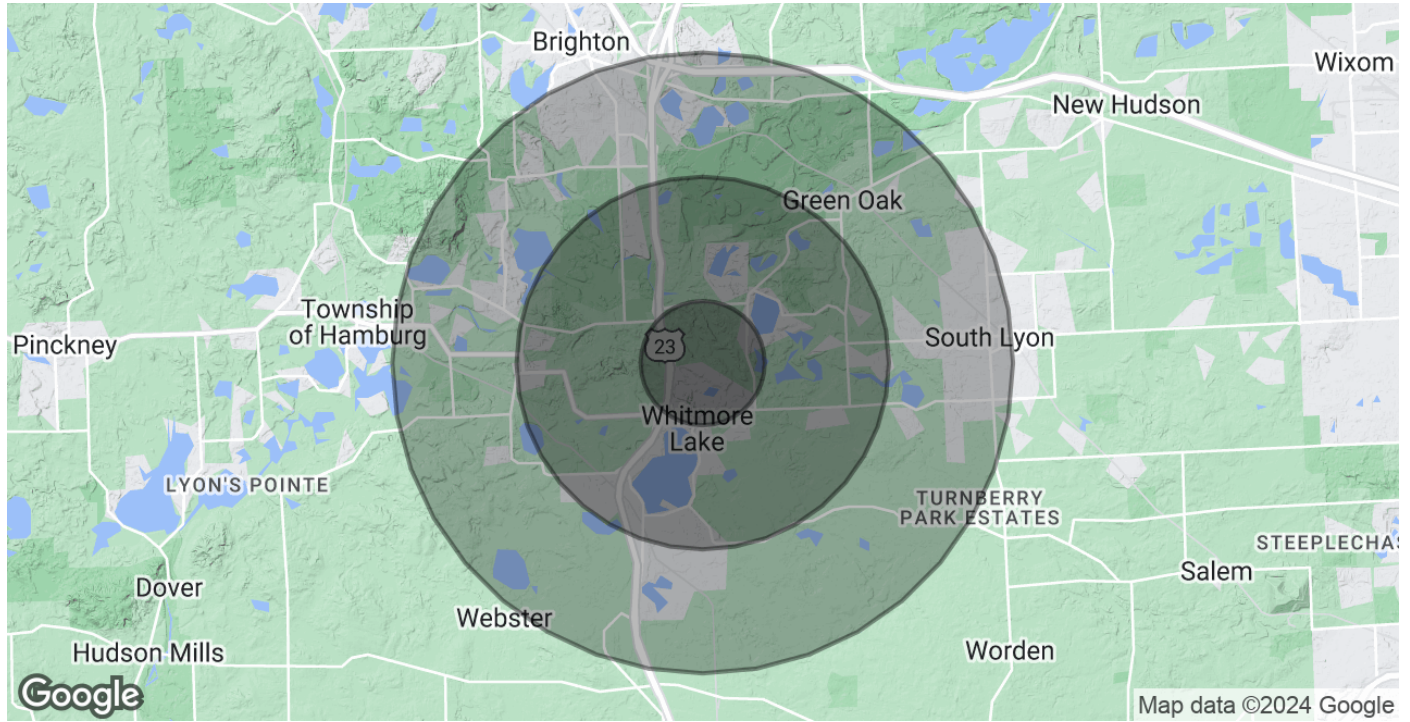


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LOCATION MAP: Tuthill & Fairlane Vacant Land | South Lyon, MI 48178



DEMOGRAPHICS MAP & REPORT: Tuthill & Fairlane Vacant Land | Green Oak Twp, MI 48178



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,609	14,981	50,626
Average Age	47.9	43.6	44.2
Average Age (Male)	55.5	44.4	43.4
Average Age (Female)	46.3	43.8	44.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	665	6,487	21,519
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$116,859	\$111,655	\$106,355
Average House Value	\$279,780	\$287,147	\$255,745

2020 American Community Survey (ACS)

Sec. 38-136. Schedule of area, height, and setback regulations.

The following regulations regarding lot sizes, yards, setbacks, lot coverage, building size, and densities apply within the zoning districts as indicated. No building shall be erected, nor shall an existing building be altered, enlarged, or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity with the regulations established in this section for the district in which such building is located. No portion of a lot used in complying with the provisions of this section for yards, courts, or lot area occupancy in connection with an existing or projected building or structure shall again be used to qualify or justify any other building or structure existing or intended to exist at the same time.

Schedule of Regulations											
Zoning District	Minimum Lot Size per Unit		Maximum Building Height		Minimum Yard Setback Required				Maximum % Lot Area Covered by All Buildings - Lot Coverage	Maximum % of Impervious Surface	Additional Regulations
	Area	Width at Building Site	Stories	Feet	Front Yard	Side Yard	Rear Yard	Waterfront Yard**			
Public Lands, PL	5 acres	300 feet	2½	32	60 feet	20 feet	50 feet	60 feet	20%	--	(see Section 38-137(a)-(c))
Residential Farming, RF											
Residential Rural Estate, RE	2 acres	150 feet	2½	32	50 feet	20 feet	50 feet	50 feet	25%	--	"
Lake Area Residential, LA	7,200 sq ft	60 feet	2½	32	30 feet	7 feet	30 feet	30 feet	30%	--	"
Residential Single-Family, R-1	12,000 sq ft	90 feet	2½	32	30 feet	10 feet	40 feet	30 feet	30%	--	"
Residential Single-Family, R-2	21,750 sq ft	125 feet	2½	32	40 feet	15 feet	45 feet	40 feet	30%	--	"
Residential Single-Family, R-2A	32,670 sq ft	135 feet	2½	32	45 feet	20 feet	50 feet	45 feet	30%	--	"
Residential Single-Family, R-3	1 acre	150 feet	2½	32	45 feet	20 feet	50 feet	45 feet	30%	--	"
Residential Multiple Family, RM	3 acres	200 feet	2½	32	35 feet	20 feet	50 feet	35 feet	30%	--	(see Section 38-137(d)-(g))
Residential Mobile Home Park, RMH	--	--	--	--	--	--	--	--	--	--	(see Section 38-137(h))
Local Business, LB	20,000 sq ft	100 feet	2½	32	25 feet	20 feet	25 feet	25 feet	35%	90%	
General Business, GB	20,000 sq ft	100 feet	2½	32	40 feet	25 feet	30 feet	40 feet	35%	90%	
Highway Commercial, HC	20,000 sq ft	100 feet	2½	35	50 feet	15 feet	40 feet	50 feet	35%	90%	
Limited Industrial, LI	1 acre	150 feet	3	50	50 feet	20 feet	40 feet	50 feet	35%	90%	
General Industrial, GI	2 acres	200 feet	3	50	75 feet	35 feet	75 feet	75 feet	35%	90%	
Research Office, RO	1 acre	150 feet	3	50	50 feet	15 feet	40 feet	50 feet	35%	90%	
Village Mixed Use 1, VMU-1	--	--	--	--	--	--	--	--	--	--	(see Table 138-1)
Village Mixed Use 2, VMU-2	--	--	--	--	--	--	--	--	--	--	(see Table 138-2)

* If fronting on a natural river, these setbacks will not apply.

* Refer to Section 38-137(i) for additional standards.