

FOR SALE

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LISTED BY:

Mark Schafer

Vice President

mschafer@thomasduke.com

FOR SALE

1.6 Acres M-59 & Tipsico Lake Road

Address Not Disclosed Hartland, MI



Sale Price: \$299,000.00

DESCRIPTION

Commercial Land on Highland Road (M59).

PROPERTY HIGHLIGHTS

- Hard Corner.
- Commercial Zoning in rapidly expanding Hartland.
- Zoning allows for many uses.

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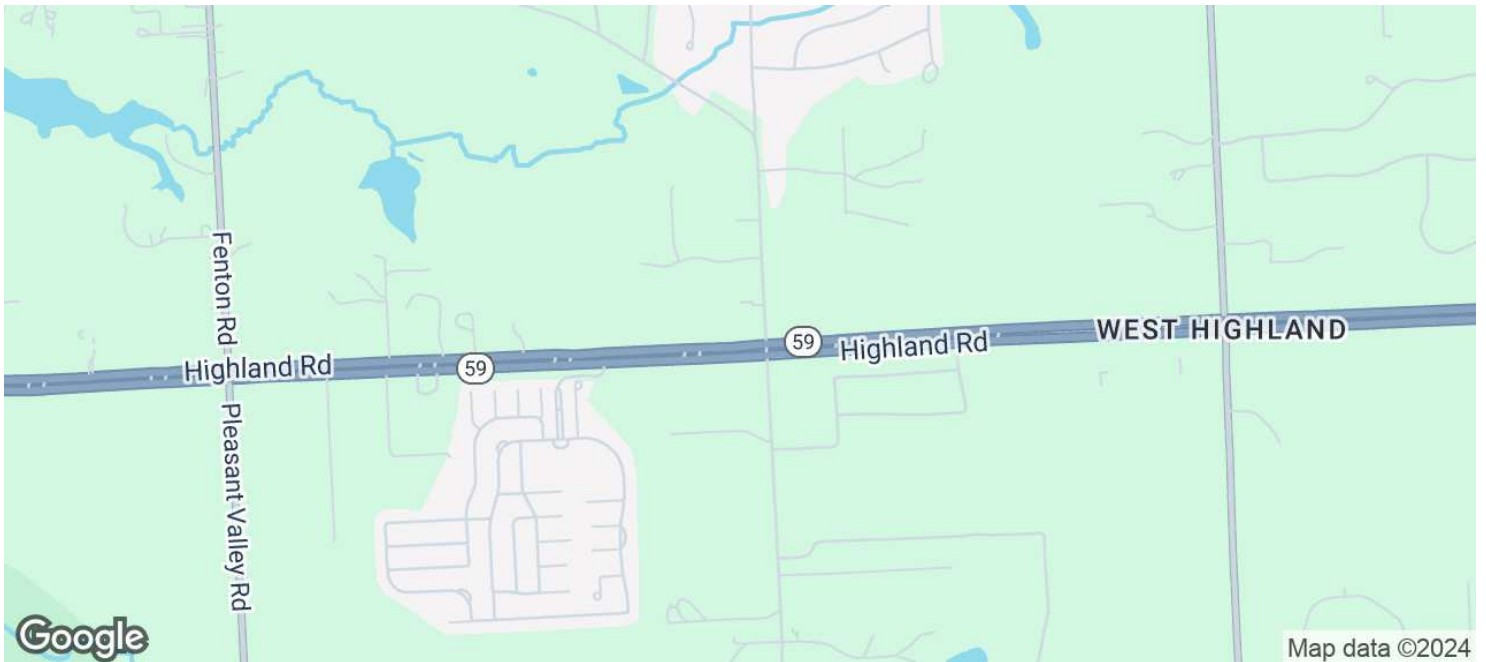
PROPERTY INFORMATION

Sale Price:	\$299,000.00
Utilities:	Well and Septic
2023 Taxes:	\$2,922.16
Zoning:	NSC

Lot Size:	1.6 Acres
Property Subtype:	Retail/Office Land
Traffic Counts:	M59 = 26,244 Tipsico Lake Rd = 2,261
Legal Description:	SEC 24 T3N R6E COM AT SE COR, TH N 308.01 FT; TH S44*02'26"W ALNG.N LN. OF M-59 151.86 FT.; TH ALNG. N LN. ON A CURVE R, RADIUS 26244.21 FT., CENTRAL ANGLE 00*11'44" AND CH S89*34'34"W 89.59 FT.; TH N00*02'30"E 216.02 FT.; TH S89*32'49"E 195.00 FT.; TH S ALNG. E LN. 104.65 FT. TO POB. PAR 1, .83 AC M/L, SUBJ TO ESMTS. AND ROW OF RECORD, SPLIT 7/99 FROM 08-24-400-024.
APN:	08-24-400-038

LOCATION INFORMATION

Located at the northwest corner of M-59 and Tipsico Lake Road in Hartland, Michigan with 210 feet of frontage on M-59.



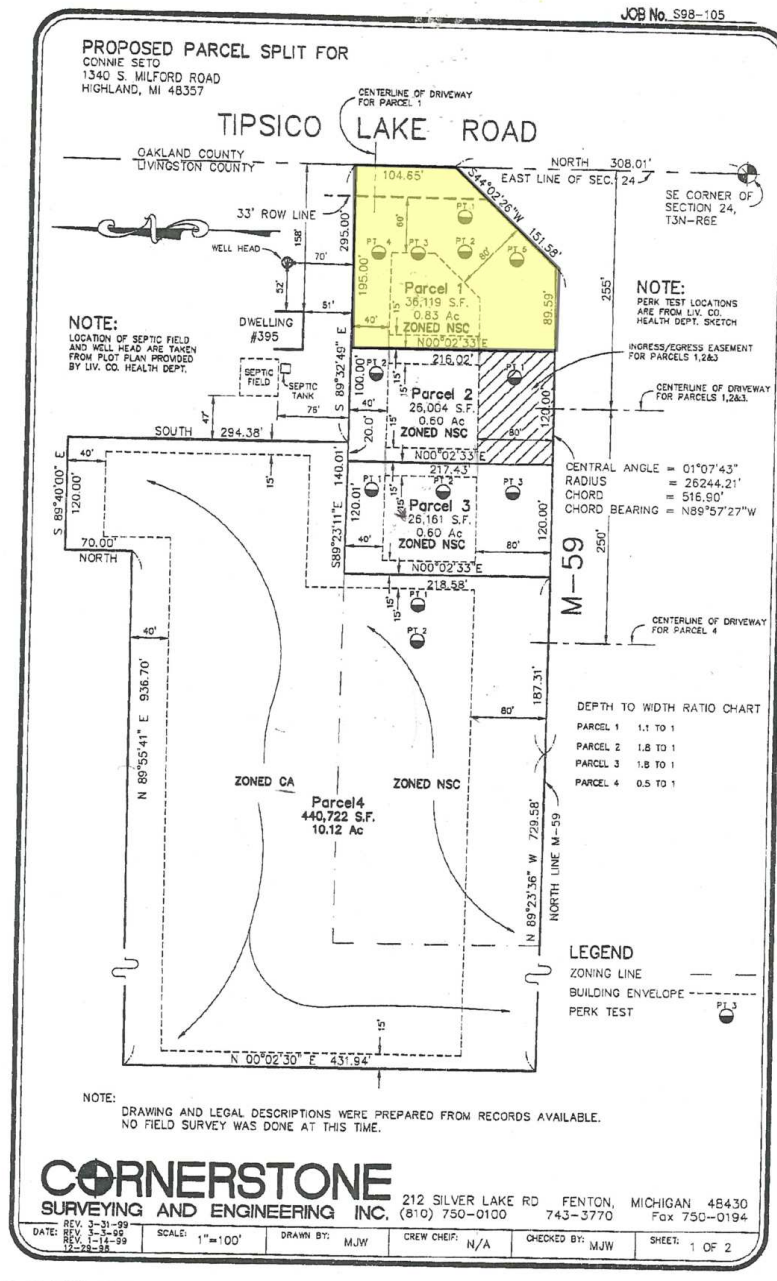
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ARTICLE 23.00

NSC, NEIGHBORHOOD SERVICE COMMERCIAL DISTRICT

Section 23.01 Intent

The Neighborhood Service Commercial District is established to accommodate retail business and services to meet the day-to-day convenience shopping and service needs primarily for nearby residential neighborhoods. These districts are located to concentrate such uses as recommended in the Township Master Plan. The purpose of these carefully located districts is to prevent excessive commercial strip developments which may deteriorate traffic operations and safety, create unattractive roadway corridors and eventually lead to blight.

In the “NSC” Neighborhood Service Commercial Districts, the following provisions, regulations, and restrictions shall apply:

Section 23.02 Permitted Principal Uses

- A. Professional and medical offices or clinics
- B. Retail establishments with goods marketed to the surrounding neighborhood including sales of bakery goods (including bakery items produced on the premises), groceries, meats (no slaughtering is permitted on the premises), seafood, dairy products, drugs, hardware, greeting cards, furniture, clothes, flowers, books, antiques, art galleries, beer/wine sales, convenience stores (without gasoline sales) and similar retail establishments.
- C. Banks, credit unions, savings and loans and similar financial institutions with up to three drive-through teller windows, including any automatic teller drive-through lanes. All drive-through facilities must be within the principal building or attached by a canopy.
- D. Personal service establishments which perform services on the premises including dry cleaning drop-off stations (without on-site processing), self-service laundries, dressmakers and tailors, shoe repair shops, beauty/barber shops, tailors, photographic studios and similar establishments.
- E. Restaurants, delicatessens, bagel/donut shops, ice cream/frozen yogurt parlors and similar establishments serving food or beverages with a maximum seating capacity or patron occupancy of one fifty (50) persons. Establishments with open front windows drive-in or drive-through service, and establishments serving alcoholic beverages shall not be permitted. Uses which provide open front window service for walk-up patrons only may be permitted.
- F. Business services such as mailing, copying, data processing.
- G. Rental and sales of videos, compact discs, records, and similar items.

- H. Adult care centers, child care centers, preschool and day care centers provided that the outdoor recreation area shall be in the rear or side yard only. (Subject to Section 10.02.B).
- I. Public and quasi-public buildings such as township/state/county offices, court buildings, post offices, public museums, libraries and community centers.
- J. Public or private parks and open space.
- K. Essential services such as telephone exchange buildings and public utility offices, but not including storage yards, transformer stations, substations, or gas regulator stations, provided that the architecture is in keeping with surrounding uses, as determined by the Planning Commission. (Subject to Section 10.02.P).
- L. Outdoor seating and dining areas (Subject to Section 10.02.KK).

Section 23.03 Uses Permitted by Special Approval

- A. Automobile parts sales, provided no automobile shall be worked on or stored on the premises.
- B. Personal fitness centers, aerobic studios, tanning salons.
- C. Urgent (emergency) care centers.
- D. Coin-operated self-serve carwash establishments.
- E. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or a Special Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.

Section 23.04 Permitted Accessory Uses

- A. Accessory buildings, uses and activities customarily incidental to any of the above-named permitted uses. (Subject to Section 3.03)

Section 23.05 Development Standards and Requirements

A. Site Plan Review

Site plan review and approval is required for all uses except detached one family residential and farm uses, in accordance with Article 33.00.

B. Area, Height, Bulk, and Placement Regulations

Buildings and uses in the NSC, Neighborhood Service Commercial District are subject to the area, height, bulk, and placement requirements in Article 32.00, Schedule of Regulations.

C. Planned Development

Planned Development is permitted as means to achieve the basic intent of this district, in accordance with Article 33.00.

D. Paved Access

Vehicle access drives for all development must provide hard-surfaced access to a public primary or secondary hard-surfaced road.

E. Site Connections

Site development shall provide for parking configurations arranged to allow for connections between commercial uses on adjoining lots, common driveways or other access management technique in accordance with Article 6.0.

F. Pathway

All developments in the NSC, Neighborhood Service Commercial District, that include land which is part of the proposed Township pathway system detailed in The Hartland Township Comprehensive Plan shall provide a public easement appropriate to future development as part of that pathway system.

G. Other Provisions

All applicable provisions of this Zoning Ordinance shall be complied with, including Article 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 10.0, 11.0 and 33.0.

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DEMOGRAPHIC INFORMATION

	1 MILE	5 MILES	10 MILES
Total population	1,375	27,705	132,765
Median age	37.9	39.7	40.2
Total households	505	9,843	47,410
Average HH income	\$80,281	\$86,607	\$91,784
Average house value		\$316,146	\$274,675

