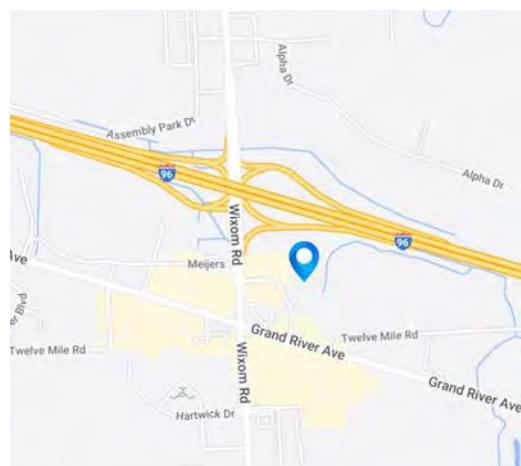


4.79 AC  
Freeway Service  
Zoning

5.62 AC  
B-3 Zoning

# 48850 W. 12 Mile Rd. – 800 Sam's Way

Wixom, MI 48393



## 10.5 Acre Assemblage for Sale

- I-96 Frontage
- Multiple Access Points from Sam's Way & W. 12 Mile Rd.
- 129,000 Daily Traffic Count on I-96
- 32,000 Daily Traffic Count on Wixom Rd.
- 21,000 Daily Traffic Count on Grand River Avenue
- Parcel 22-08-376-033; B-3 Zoning (Automobile Dealerships, Shopping Centers, Hospitals, Medical Clinics, Health Clubs, Theaters)
- Parcel 22-08-376-036; Freeway Service Zoning (Retail, Automobile Dealerships, Medical Clinics, Hospitals)
- 15,900 SF Retail/Service Building with Concrete Mezzanine Could be Repurposed for Other Uses
- Located in a Wixom Opportunity Zone and Eligible for Capital Gains Tax Incentives
- Price: \$6,825,000.00 or \$650,000.00/AC

For information, please contact:

**Dan Flynn**

Associate Director

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**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

48850 W. 12 Mile Rd. – 800 Sam's Way



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# Sale

**48850 Twelve Mile Road Wixom, MI 48393**



## Pricing Information:

**Lease Rate Range:** N/A

**Lease Type:**

**Sale Price:** \$6,825,000

**Price per SF:**

**Real Estate Taxes psf:** \$0.00

**Building Insurance psf:** \$0.00

**CAM psf:** N/A

## Property Details:

<b>Total Building Area:</b>	10.50 acres	<b>Parcel ID:</b>	22-08-376-033, 22. 08, 376, 036
<b>Min/Max Available:</b>	10.50 acres		
<b>Office Area:</b>			
<b>Property Type:</b>	Retail Commercial		
<b>Tenancy:</b>	TBD		
<b>Year Built:</b>			
<b>Year Renovated:</b>			
<b>Zoning:</b>	B-3, Freeway Service		
<b>Site/Parcel Area:</b>	10.50 acres		

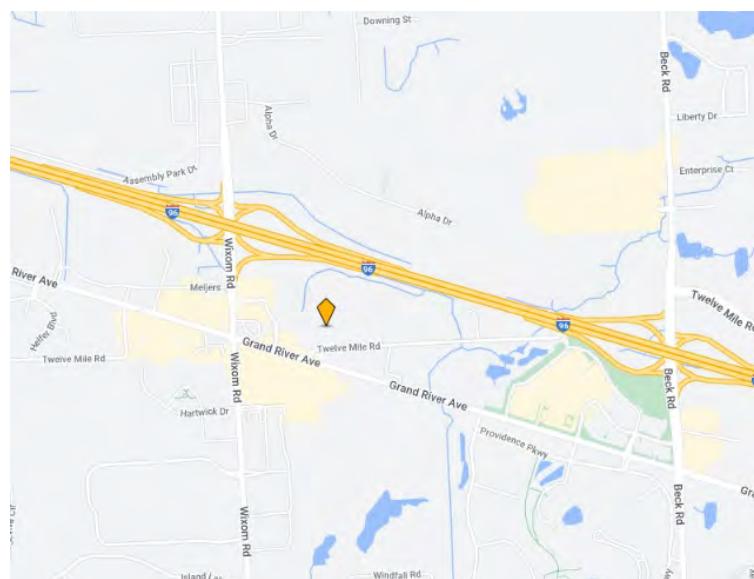
## Comments:

Existing industrial building deemed to be 15,900 sf (including concrete mezzanine) that may be repurposed. Ideal retail automotive dealer location. I-96 Signage. 330' of frontage on I-96. Close to I-96/Wixom Rd interchange. 330' freeway frontage. Zoning permits outdoor display for sales. Local retailers include: Target, General RV, Menards and numerous food services.

**Dan Flynn**

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18.06.010 - Intent.

- A. B-1 Local Business District. The B-1 local business district is designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas. The uses permitted in this district must be compatible with and not adversely affect nearby residential uses.
- B. B-2 Community Business District. The B-2 community business district is designed to cater to the needs of a larger consumer population than is served by the local business district, including nearby residential areas and other neighborhoods in the community. These uses are generally characterized by an integrated or planned cluster of establishments served by common parking areas and generating larger volumes of vehicular and pedestrian traffic.
- C. B-3 General Business District. The B-3 general business district is designed to cater to the needs of a larger consumer population, including the overall community, other surrounding communities and passerby traffic. The large size and variety of permitted commercial uses typically generates significant volumes of vehicular traffic. General business uses require a large area devoted to off-street parking and loading, and generally tend to create problems of congestion, noise and impact to surrounding uses. This district provides sites for more diversified business types and is often located so as to serve the passerby traffic. These uses need to be located in areas that have the transportation infrastructure to serve these intensive uses, with convenient access to regional transportation.
- D. FS Freeway Service District. The FS freeway service district is designed to provide for servicing the needs of automobile highway traffic at the intersections of arterial roads and at the I-96 interchange. The avoidance of undue congestion on arterial roads, the promotion of smooth traffic flow at the interchange area and on I-96, and the protection of adjacent properties in other zones from adverse influences are prime considerations in the application of this district.
- E. I-S Industrial Service District. The I-S industrial service district is designed to include uses which provide services to the city's industrial facilities and to provide services to employees at convenient locations along Wixom Road in close proximity to places of employment. It is not the intent of this district to provide for citywide shopping or service needs that are more suitably located in office or business districts. The I-S district locations are to be in accordance with the city of Wixom master plan and are to be located central to the industrial complexes they are intended to serve.

(Ord. 08-05 § 1 (part), 2008)

18.06.020 - Schedule of uses.

Use and development of land and buildings shall only be for the following specified uses, unless otherwise provided for in this title. Land and/or buildings in the districts indicated at the top of Table 6.02 may be used for the purposes denoted by the following abbreviations:

P: Permitted Use: Land and buildings in this district may be used for the purposes listed by right.

SLU: Special Land Use: Land and/or buildings in this district may be used for this purpose by obtaining Special Land Use approval when all applicable standards cited in Chapter 18.18, Special Land Use Review Requirements and Procedures and specific standards of Section 18.06.040 are met.

NP: Not Permitted: The use is not permitted in the district.

"Requirement" provides reference to additional requirements or conditions applicable to that specific use.

**Table 6.02**

**Schedule of Uses**

Use	B-1	B-2	B-3	FS	I-S	Requirement
<b>Retail Businesses</b>						
Retail businesses and shopping centers	Uses up to 60,000 square feet gross floor area	P	P	P	P	NP

Uses 60,000 square feet of gross floor area or more	NP	NP	SLU	SLU	NP	
Drive through service accessory to a permitted retail business, other than restaurants	SLU	SLU	SLU	SLU	NP	<u>Section</u> <u>18.06.040(A)</u>
Outdoor display and sales accessory to a permitted retail business, such as nurseries and home improvement items	NP	SLU	P	NP	NP	<u>Section</u> <u>18.06.040(B)</u>
Consignment shops	NP	NP	SLU	NP	NP	
Pawnshops	NP	NP	SLU	NP	NP	<u>Chapter 18.10</u>
Precious metal and gem dealers	NP	NP	SLU	NP	NP	<u>Chapter 18.10</u>
<b>Restaurants and Bars</b>						
Standard sit-down restaurants and taverns	P	P	P	P	SLU	

Restaurants and taverns with outdoor seating	SLU	SLU	P	P	NP	
Restaurants with open front windows	SLU	SLU	P	P	NP	
Carry-out restaurants	P	P	P	P	P	
Drive-in restaurants	NP	NP	P	P	NP	
Drive-through restaurants	NP	NP	P	P	P	<u>Section 18.06.040(A)</u>
Cocktail lounges/night clubs	NP	SLU	P	P	NP	
Banquet halls	NP	NP	P	P	NP	

#### Service Uses

Dry cleaning establishments or pick-up stations dealing directly with the consumer. Central dry cleaning plants serving more than one retail outlet shall be prohibited	P	P	P	NP	P	
Hotels and motels	NP	NP	SLU	P	NP	

Funeral homes and mortuary establishments	P	P	P	NP	NP	<u>Section</u> <u>18.06.040(C)</u>
Personal service establishment including barber shops, beauty shops and health salons	P	P	P	NP	P	
Pet grooming and training with no boarding	NP	P	P	NP	NP	
Self-service laundry establishments	NP	NP	P	NP	NP	

Service establishments of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer or an establishment doing home appliance/electronic repair, photographic reproduction, and similar service establishments that require a retail adjunct	P	P	P	NP	NP	
Small engine and equipment repair for lawn mowers, snow blowers and other home maintenance equipment	NP	NP	SLU	NP	NP	<u>Section 18.06.040(D)</u>
Tattoo parlors	NP	NP	SLU	NP	NP	<u>Section 18.06.040(F)</u>

Tool and equipment rental, which may include outdoor storage, but excluding vehicle rentals	NP	NP	SLU	NP	NP	
<b>Vehicle Related Uses</b>						
Automobile washes	NP	NP	SLU	P	NP	<u>Section</u> <u>18.06.040(G)</u>
Automobile rental	NP	NP	P	NP	P	
Automobile sales or showrooms	NP	NP	P	P	NP	
Gasoline service stations	NP	SLU	SLU	P	NP	<u>Section</u> <u>18.06.040(G)</u>
Minor automotive repair businesses such as muffler shops, shock absorber replacement shops, tire stores and minor engine repair shops	NP	NP	SLU	SLU	NP	<u>Section</u> <u>18.06.040(I)</u>
Motorcycle, snowmobile and ATV sales or showrooms	NP	NP	P	NP	NP	

Recreational vehicle, boat and mobile home sales	NP	NP	SLU	NP	NP	
Office, Financial, Medical and Human Care Uses						
Offices for executive, administrative, professional, accounting, brokerage, insurance, writing, clerical, drafting and sales uses	P	P	P	P	P	
Banks, credit unions, savings and loan associations with or without drive- through facilities as an accessory use only	P	P	P	NP	P	
Business services such as mailing, copying, data processing and retail office supplies	NP	P	P	NP	P	

Data processing and computer centers, including service and maintenance of electronic data processing equipment	NP	NP	P	NP	P	
24-hour emergency medical clinics	NP	P	P	P	P	
Hospitals	NP	NP	P	P	NP	
Medical offices and dental offices and clinics	P	P	P	NP	NP	
Nursing homes and convalescent homes	P	P	P	NP	NP	<u>Section</u> <u>18.06.040(J)</u>
Day care centers for children or the elderly	P	P	P	NP	P	<u>Section</u> <u>18.06.040(E)</u>
Veterinary clinics, not including animal boarding	NP	P	P	NP	NP	

Accessory retail uses customarily related to another permitted medical use, such as but not limited to: a pharmacy, stores limited to corrective garments or bandages, or optical services	P	P	P	P	NP	
<b>Institutional, Governmental and Quasi-Public</b>						
Business schools and colleges or private schools operated for profit	NP	NP	P	NP	P	
Churches and other places of worship, excluding "large-scale churches"	P	P	P	NP	NP	
Large-scale institutional uses, churches and other places of worship with a seating capacity of 1,500 people or more or parking for 500 vehicles or more	SLU	SLU	SLU	NP	NP	<u>Section</u> <u>18.06.040(K)</u>

Publicly owned utility buildings, telephone exchange buildings, electric transformer stations and substations, gas regulator stations and water and sewage pumping stations (without storage yards)	P	P	P	P	P	
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#### Recreational and Entertainment Uses

Adult regulated uses/sexually oriented businesses	NP	NP	SLU	NP	NP	<u>Chapter 18.10</u>
Amusement arcades which provide space for patrons to engage in playing of mechanical amusement devices or similar activities	NP	NP	SLU	NP	NP	<u>Section 18.06.040(L)</u>

Bowling alleys, billiard halls, indoor archery ranges, indoor tennis courts, indoor soccer facilities, indoor skating rinks or similar forms of indoor commercial recreation	NP	SLU	P	NP	P	
Fortune tellers and palm readers	NP	NP	SLU	NP	NP	
Health clubs and related uses including gyms, martial arts instruction, gymnasiums	SLU	SLU	P	NP	SLU	
Social clubs	SLU	SLU	SLU	NP	SLU	<u>Section</u> <u>18.06.040(M)</u>
Theaters, assembly halls, concert halls or similar places of assembly	NP	P	P	NP	SLU	Accessory Uses

Accessory structures and uses customarily incident to the above permitted uses, provided such buildings and uses are located on the same zoning lot with a permitted use	P	P	P	P	P	
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(Ord. 08-05 § 1 (part), 2008)

#### 18.06.030 - Requirements applicable to all uses.

All uses permitted by right or by special land use approval shall be required to meet the following requirements:

- A. Dealing Directly with Consumers. All permitted retail or service establishments shall deal directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- B. Conducted Within Enclosed Buildings. All business, servicing or processing, except for off-street parking, loading and approved open air uses shall be conducted within completely enclosed buildings.
- C. Site and Building Design. All sites and buildings shall comply with the building, landscaping and all other design requirements of Chapter 18.14, General Site Development Requirements. All uses shall comply with the parking, loading and access requirements of Chapter 18.15, Off-Street Parking, Loading, Access and Circulation Requirements.

(Ord. 08-05 § 1 (part), 2008)

#### 18.06.040 - Standards applicable to specific uses.

Uses allowed in the commercial districts shall be subject to meeting the following specific requirements applicable to that use:

- A. Drive-Through. Drive-through business shall be subject to the following: