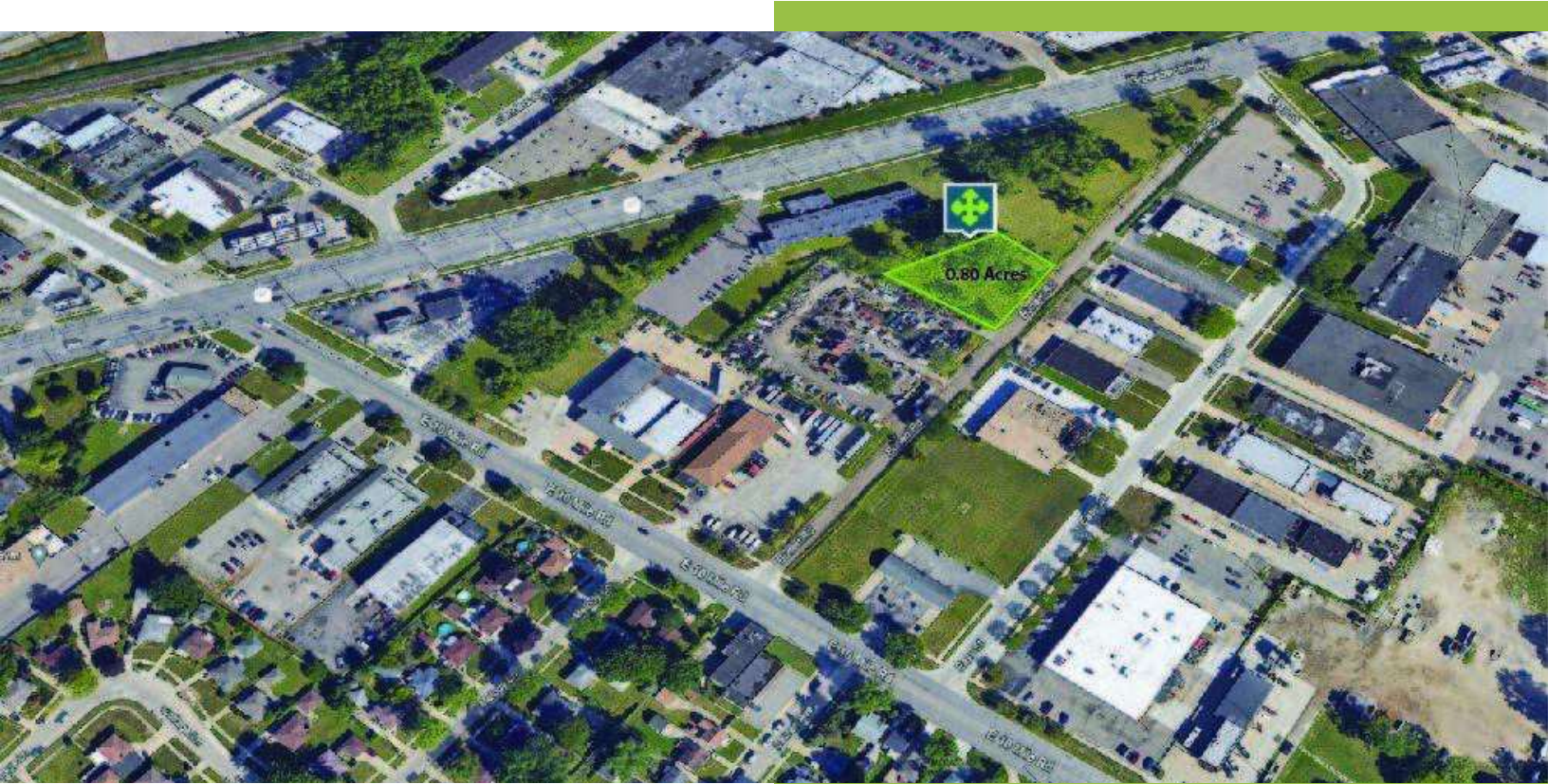


LAND PROPERTY // FOR SALE

.80 ACRE PARCEL | ZONED M-2 INDUSTRIAL IN WARREN INDUSTRIAL CORRIDOR

VACANT LAND ON BUNERT RD

WARREN, MI 48089



- .80 Acre Parcel
- Zoned M-2 Industrial
- 500' of Frontage on Bunert Rd
- Industrial uses or Storage yard potential



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500

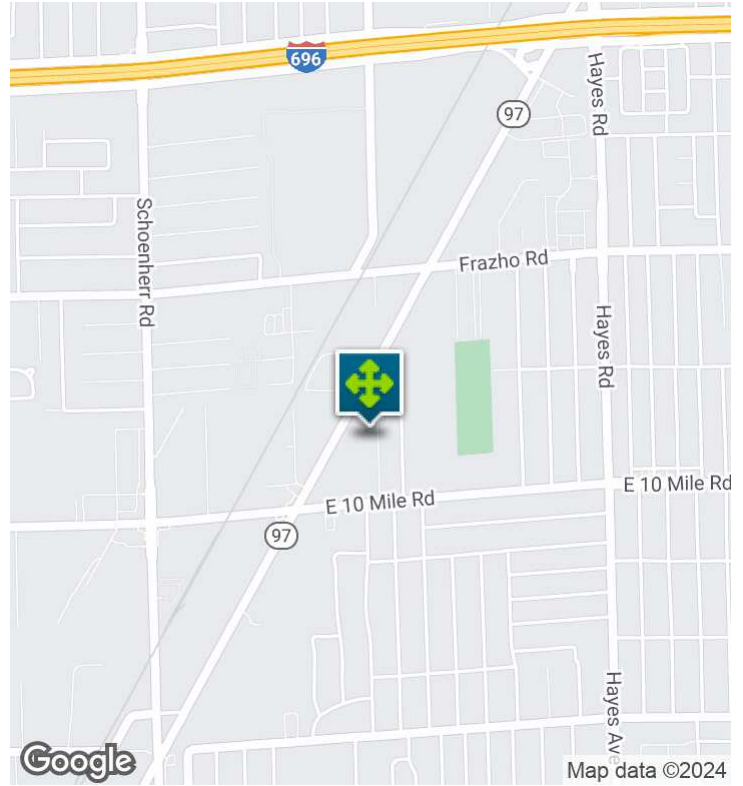
Southfield, MI 48076

248.358.0100

pacommercial.com

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EXECUTIVE SUMMARY



| | |
|-------------------|------------------|
| Sale Price | \$150,000 |
|-------------------|------------------|

OFFERING SUMMARY

| | |
|----------------------|-----------------|
| Lot Size: | 0.8 Acres |
| Price / Acre: | \$187,500 |
| Zoning: | M-2 Industrial |
| Market: | Detroit |
| Submarket: | Groesbeck South |

PROPERTY OVERVIEW

.80 acre parcel, Zoned industrial M-2 in Warren industrial corridor. 500' frontage on Bunert Rd, topography is flat with trees and shrubs. Located next to an outside storage yard. Fantastic location on Groesbeck Hwy, just north of 10 Mile Rd and close to I-696 & I-94. Ideal for industrial, manufacturing, storage, warehousing, logistics, and wholesale. Taxes are \$2,766.26

LOCATION OVERVIEW

Located on the north side of 10 Mile Rd, just east of Groesbeck Rd. Central location in Warren industrial corridor with quick access to I-696.

PROPERTY HIGHLIGHTS

- .80 Acre Parcel
- Zoned M-2 Industrial
- 500' of Frontage on Bunert Rd
- Industrial uses or Storage yard potential

VACANT LAND ON BUNERT RD, WARREN, MI 48089 // FOR SALE

PROPERTY DETAILS

| | |
|------------|-----------|
| Sale Price | \$150,000 |
|------------|-----------|

LOCATION INFORMATION

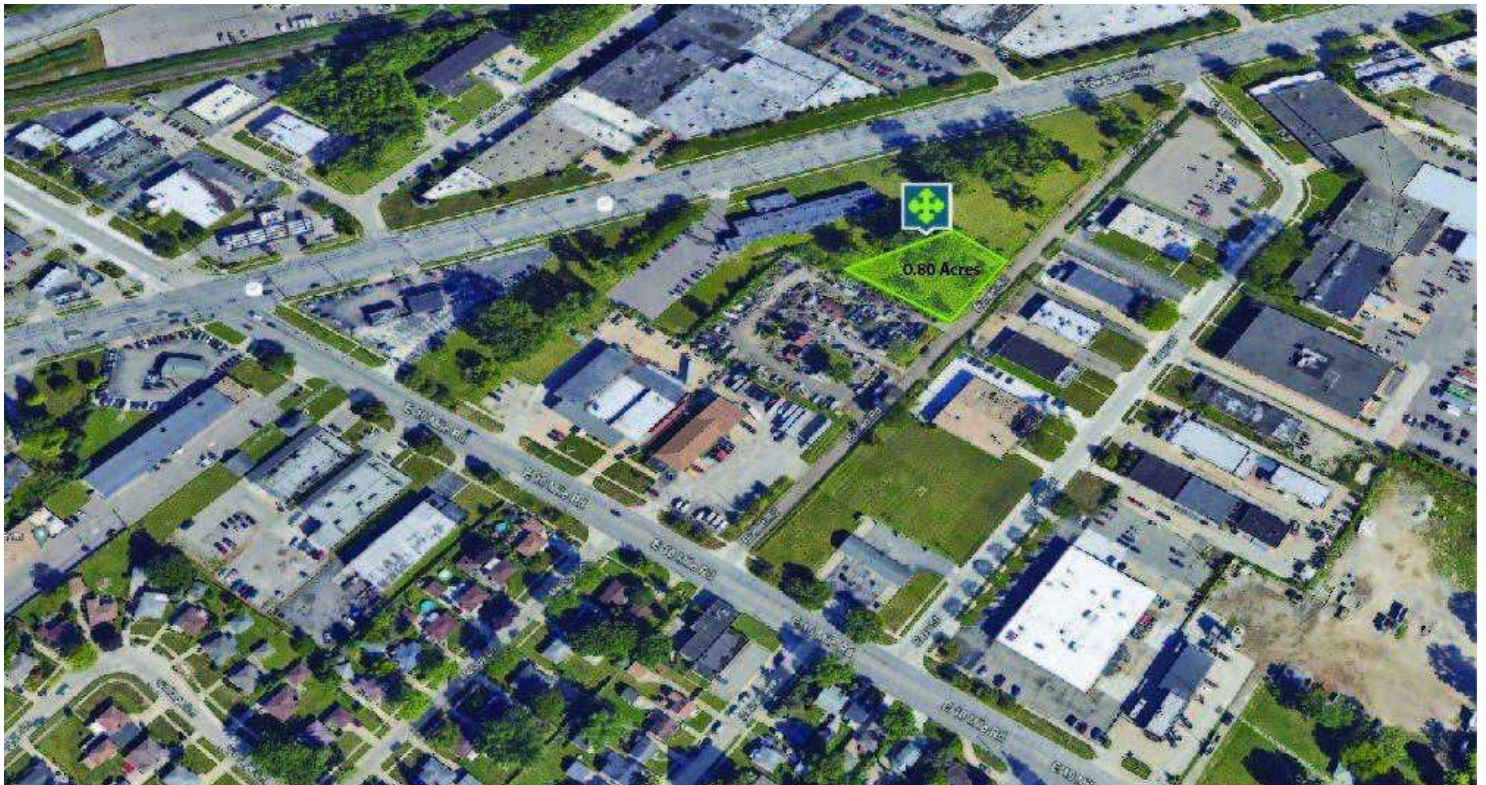
| | |
|------------------|--------------------------|
| Building Name | Vacant Land on Bunert Rd |
| Street Address | Vacant Land on Bunert Rd |
| City, State, Zip | Warren, MI 48089 |
| County | Macomb |
| Market | Detroit |
| Sub-market | Groesbeck South |
| Cross-Streets | 10 Mile Rd & Bunert Rd |

BUILDING INFORMATION

| | |
|----------------|---|
| Number of Lots | 1 |
|----------------|---|

PROPERTY INFORMATION

| | |
|------------------|----------------|
| Property Type | Land |
| Property Subtype | Industrial |
| Zoning | M-2 Industrial |
| Lot Size | 0.8 Acres |
| APN # | 13-24-380-003 |
| Lot Frontage | 500 ft |
| Lot Depth | 215.95 ft |



FLOOD NOTE

SUBJECT PARCELS LIE WITHIN:
 ZONE (X) AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBER
 26099C0401G, DATED SEPTEMBER 29, 2006, PUBLISHED BY THE
 FEDERAL EMERGENCY MANAGEMENT AGENCY.

PARCELS AREA

PARCEL 1A: 76,534 SQUARE FEET, OR (1.757 ACRES)
 PARCEL 1C: 35,154 SQUARE FEET, OR (0.807 ACRES)

PARKING

NO PARKING SPACES

LEGAL DESCRIPTION

Per North American Title Insurance Company Title Commitment,
 File No. TC13-91799c, dated 1-2-2021
 (PARCEL 1A from Title Commitment): Town 1 North, Range 12 East, Section 24, Commencing at the South 1/4 post of Section 24; thence North 873.50 feet to the Point of Beginning; thence South 86 degrees West 95.15 feet; thence North 30 degrees 47 minutes West 229.38 feet; thence North 30 degrees 13 minutes East 582.08 feet; thence South 612.28 feet to the Point of Beginning.

(PARCEL 1A - As Surveyed): The land referred to as Parcel 1A, situated in the County of Macomb, City of Warren, State of Michigan, is described as follows:
 Town 1 North, Range 12 East, Section 24, Commencing at the South 1/4 post of Section 24; thence North 873.50 feet; thence South 86 degrees West 33.11' to the Point of Beginning; thence South 86 degrees West 62.04 feet; thence North 59 degrees 47 minutes West 239.38 feet; thence North 30 degrees 13 minutes East 516.83 feet; thence South 557.72 feet to the Point of Beginning.

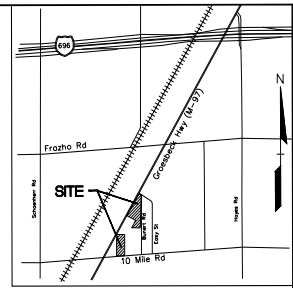
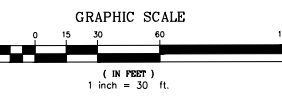
parcel identification No. 13-24-380-001, Parcel 1A (Commonly known As: 25400 Groesbeck Hwy)

(PARCEL 1C from Title Commitment): Town 1 North, Range 12 East, Section 24, Commencing at the South 1/4 post of Section 24; thence North 620 feet to the Point of Beginning; thence South 86 degrees West 249.10 feet; thence North 30 degrees 13 minutes East 305.54 feet; thence North 86 degrees East 95.15 feet; thence South 253.50 feet to the Point of Beginning.

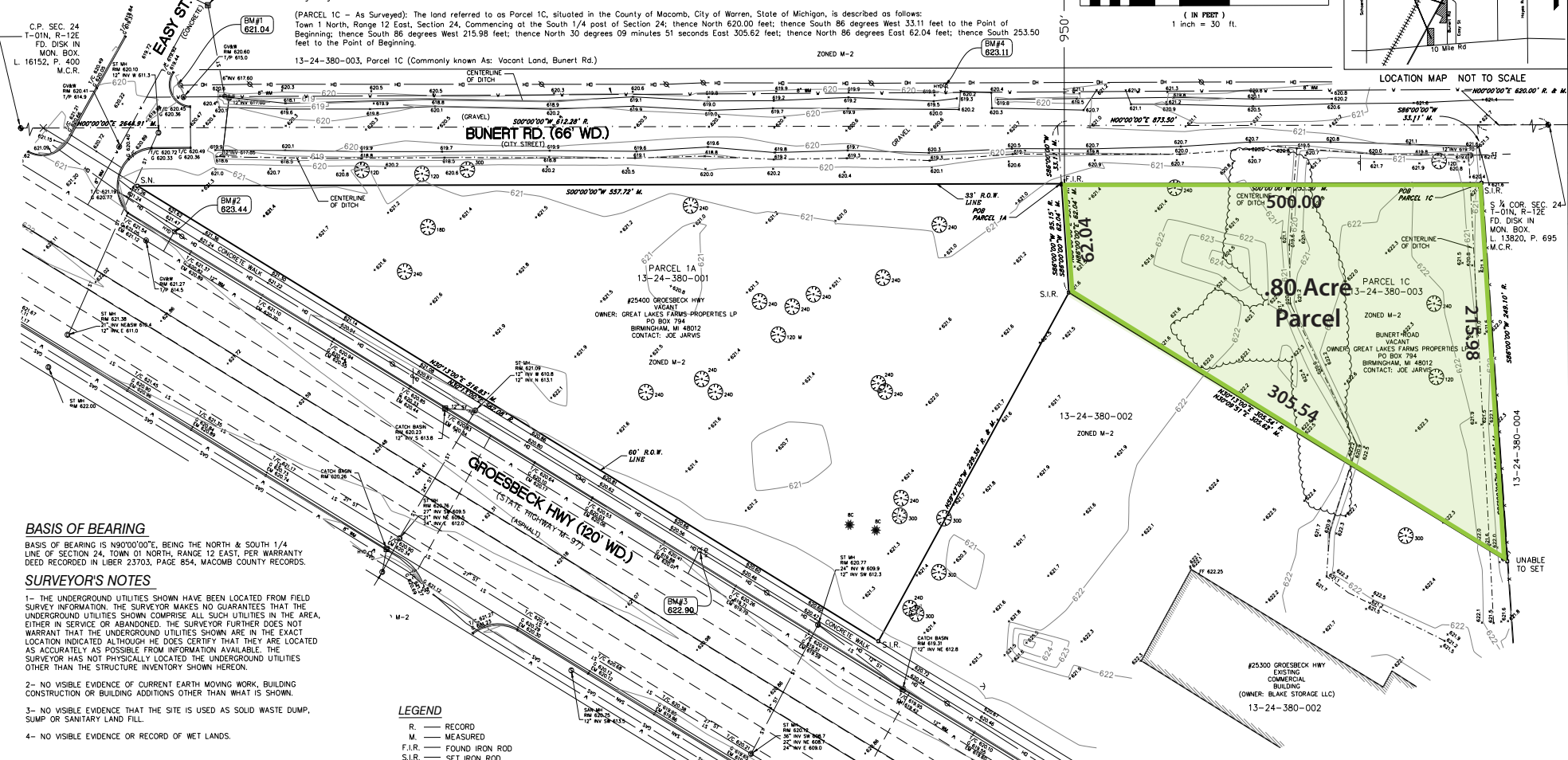
(PARCEL 1C - As Surveyed): The land referred to as Parcel 1C, situated in the County of Macomb, City of Warren, State of Michigan, is described as follows:
 Town 1 North, Range 12 East, Section 24, Commencing at the South 1/4 post of Section 24; thence North 620.00 feet; thence South 86 degrees West 33.11 feet to the Point of Beginning; thence South 86 degrees West 215.98 feet; thence North 30 degrees 09 minutes 51 seconds East 305.62 feet; thence North 86 degrees East 62.04 feet; thence South 253.50 feet to the Point of Beginning.

13-24-380-003, Parcel 1C (Commonly known As: Vacant Land, Bunert Rd.)

NEAREST RESIDENTIAL ZONING (R-1-C)



| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
| | | | |
| | | | |
| | | | |



BASIS OF BEARING

BASIS OF BEARING IS N90°00'00"E, BEING THE NORTH & SOUTH 1/4 LINE OF SECTION 24, TOWN 01 NORTH, RANGE 12 EAST, PER WARRANTY DEED RECORDED IN LIBER 23703, PAGE 854, MACOMB COUNTY RECORDS.

SURVEYOR'S NOTES

- 1- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HERON.
- 2- NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OTHER THAN WHAT IS SHOWN.
- 3- NO VISIBLE EVIDENCE THAT THE SITE IS USED AS SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
- 4- NO VISIBLE EVIDENCE OR RECORD OF WET LANDS.

BENCH MARK DATA (NAVD-88 DATUM, FROM RTK OBSERVATION)

- BENCHMARK #1
FOUND PK NAIL IN NORTH FACE OF UTILITY POLE AT THE SOUTHEAST CORNER OF BUNERT ROAD AND EASY STREET.
ELEVATION 621.04
- BENCHMARK #2
ARROW ON HYDRANT EAST SIDE OF GROESBECK ±35 FEET SOUTH OF EASY STREET.
ELEVATION 623.44
- BENCHMARK #3
ARROW ON HYDRANT EAST SIDE OF GROESBECK ±400 FEET SOUTH OF EASY STREET.
ELEVATION 622.90
- BENCHMARK #4
ARROW ON HYDRANT EAST SIDE OF BUNERT ±500 FEET SOUTH OF EASY STREET.
ELEVATION 623.11
- BENCHMARK #5
ARROW ON HYDRANT EAST SIDE OF GROESBECK IN FRONT OF 25300 GROESBECK.
ELEVATION 623.06
- BENCHMARK #6
FOUND PK NAIL IN SOUTH FACE OF UTILITY POLE NORTH SIDE OF 10 MILE ROAD BY PARCEL 3 SOUTHEAST CORNER.
ELEVATION 621.92

LEGEND

- R. RECORD
- M. MEASURED
- F.I.R. FOUND FROM ROD
- S.I.R. SET IRON ROD
- S.N. SET PK NAIL
- S.X. SET CUT CROSS
- 24D 24' DECIDUOUS TREE
- 8C 8' CONIFER TREE
- ☐ MAIL BOX
- ☐ CULVERT
- ☐ GAS METER
- ☐ ELECTRIC METER
- ☐ LIGHT POLE
- ☐ UTILITY POLE
- ☐ CATCH BASIN
- ☐ GATE VALVE & WELL
- ☐ SANITARY MANHOLE
- ☐ STORM MANHOLE
- ☐ FIRE HYDRANT
- ☐ GUY WIRE
- ☐ SIGN
- ☐ STEEL POST
- X — X — EXISTING FENCE LINE
- GAS — EXISTING GAS LINE
- SAN — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- W — EXISTING WATERMAIN
- OH — EXISTING OVERHEAD LINES
- E — EXISTING UNDERGROUND POWER LINE
- — — EDGE OF TREES

UTILITY NOTE:

ALL WATER MAIN, STORM SEWER, SANITARY SEWER AND PUBLIC LIGHTING UTILITIES AS SHOWN HEREON ARE TAKEN FROM THE BEST AVAILABLE RECORDS AS DISCLOSED BY THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES. NO GUARANTEE CAN BE GIVEN BY US AS TO THE ACCURACY OR COMPLETENESS THEREOF.

SCHEDULE B EXCEPTIONS

EXCEPTION ITEMS CONTAINED WITHIN NORTH AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. TC13-91799c, DATED JANUARY 2, 2021, PERTAINING TO THE SUBJECT PROPERTY ARE AS FOLLOWS:
 18. NOT PLOTTABLE, NOT A SURVEY MATTER
 19. NOT PLOTTABLE, NOT A SURVEY MATTER
 20. RIGHTS OF WAY IN FAVOR OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF MACOMB AS DISCLOSED BY WARRANTY DEED RECORDED IN LIBER 23703, PAGE 854. DOCUMENT REFERENCED AS LIBER 13306 PAGES 420, 421 & 422 IN ITEM 20 IS MISSING FROM TITLE WORK, THEREFORE NOT PLOTTABLE.

SURVEYOR'S CERTIFICATION

To: Title Connect, LLC, North American Title Insurance Company; Chicago Atlantic Admin, LLC, as administrative agent; Great Lakes Farms Properties LP; Common C Holdings LP
 This is to certify that this map and plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes items: 1, 2, 3, 4, 7a, 8, 9, 11, 13, 16 of Table A thereof. The fieldwork was completed on January 10, 2018
 Date of Plat or Map: February 19, 2021



YAMAN A. TAMMI, P.E.
 MICHIGAN LICENSE NO. 55485
 yam@nanspedisllc.us

CAUTION!
 THE LOCATION AND DEPTH OF UTILITIES SHOWN ON THIS SURVEY MAP ARE BASED ON FIELD SURVEY INFORMATION AND ARE NOT GUARANTEED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HERON.

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 www.storeyengineering.com

COMMON C HOLDINGS LP
 25400 GROESBECK HWY, CITY OF WARREN, MACOMB COUNTY, MICHIGAN
ALTA/NSPS LAND TITLE SURVEY
COMMON C HOLDINGS LP
 25400 GROESBECK HWY, CITY OF WARREN, MACOMB COUNTY, MICHIGAN
 DATES: TSS: DN: TSS: SUR: AT: P.M. TRS
 DEES: TSS: DN: TSS: SUR: AT: P.M. TRS

ORIGINAL ISSUE DATE: February 19, 2021
 PROJ. NO.: 2017-0137W
 SCALE: 1" = 30'
 DRAWING NUMBER:
ALT-1.1

VACANT LAND ON BUNERT RD, WARREN, MI 48089 // FOR SALE

ADDITIONAL PHOTOS

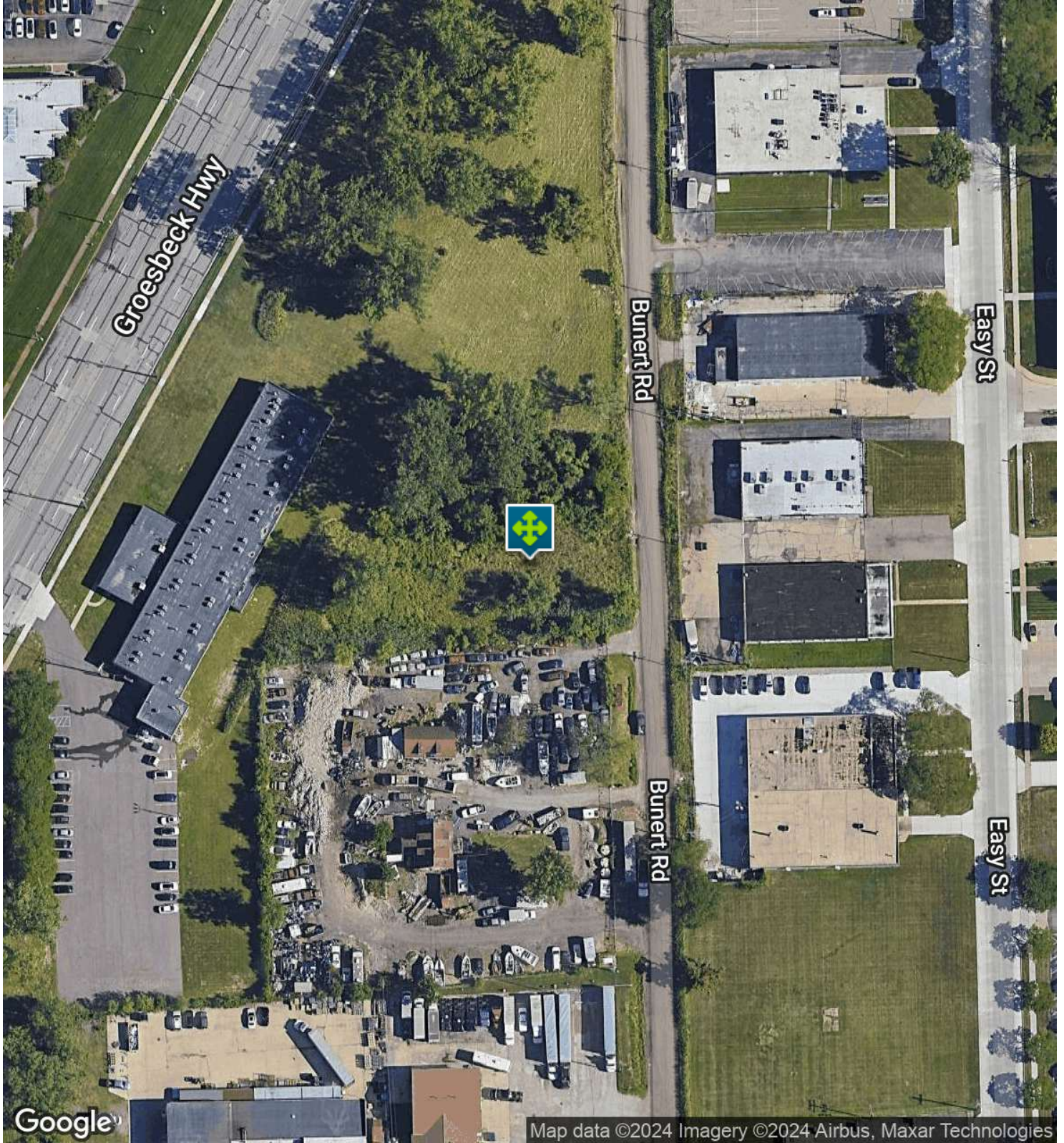


John T. Arthurs PRINCIPAL
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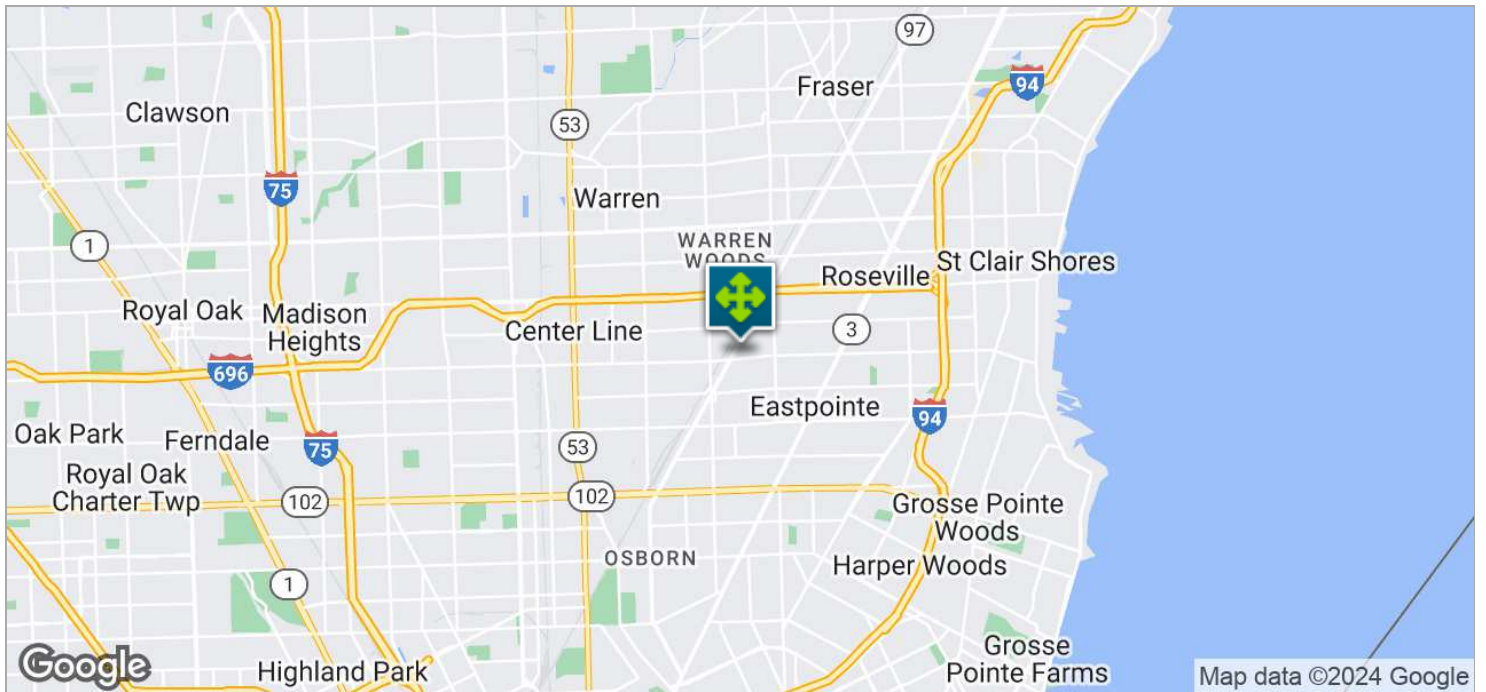
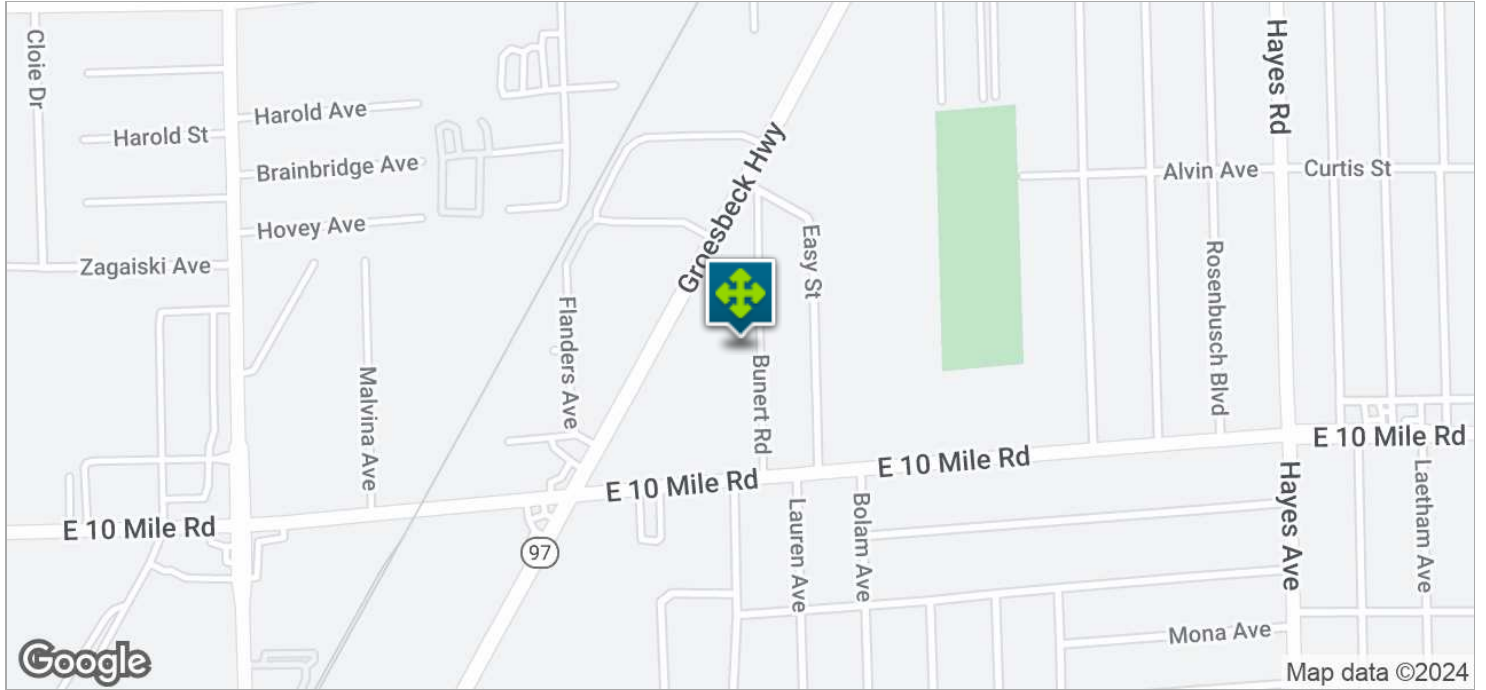
VACANT LAND ON BUNERT RD, WARREN, MI 48089 // FOR SALE

AERIAL MAP



VACANT LAND ON BUNERT RD, WARREN, MI 48089 // FOR SALE

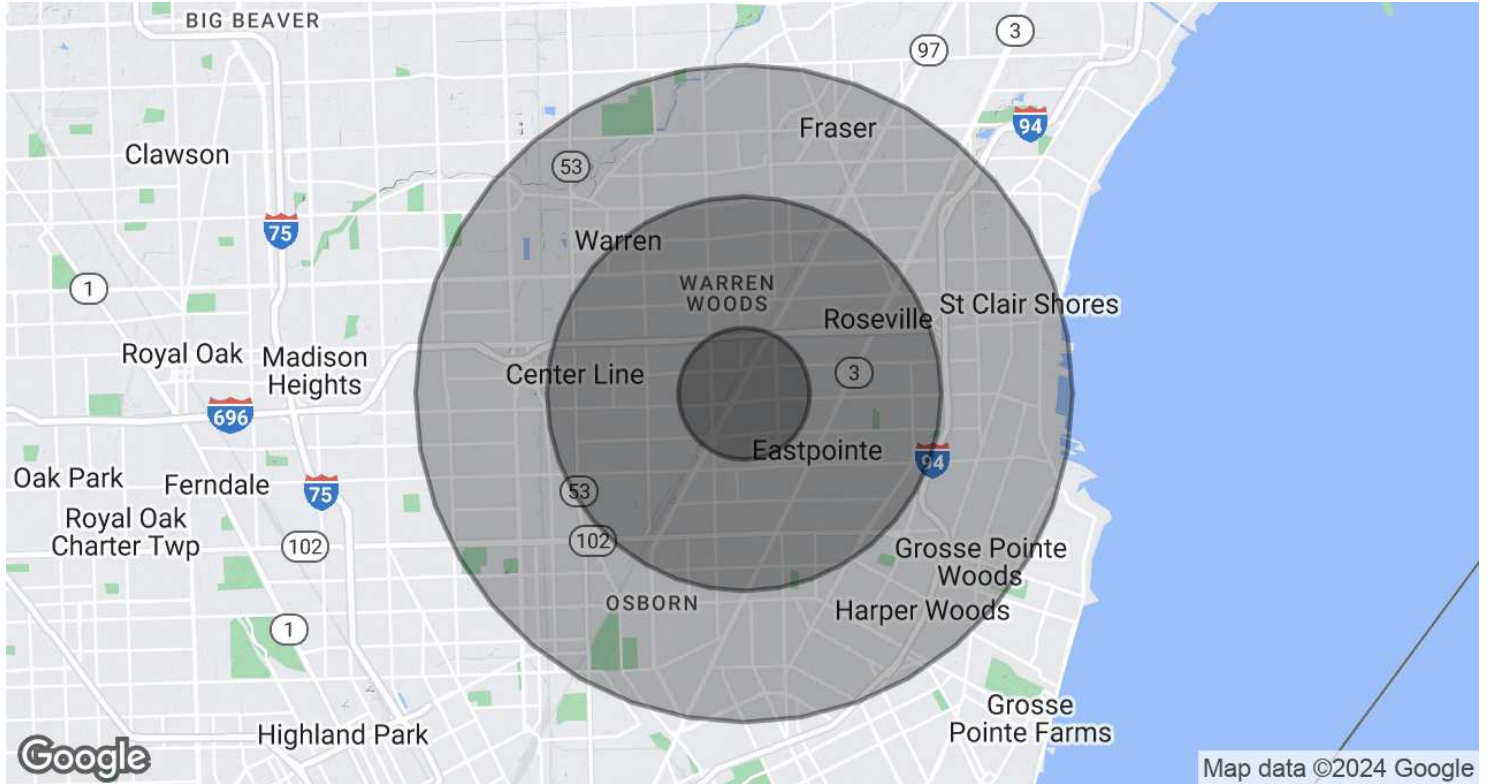
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|----------|----------|-----------|
| Total Population | 12,739 | 142,606 | 360,124 |
| Average Age | 38.8 | 37.8 | 38.4 |
| Average Age (Male) | 37.8 | 36.5 | 36.7 |
| Average Age (Female) | 38.9 | 39.5 | 40.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 5,411 | 63,157 | 164,857 |
| # of Persons per HH | 2.4 | 2.3 | 2.2 |
| Average HH Income | \$58,591 | \$55,435 | \$55,415 |
| Average House Value | \$91,847 | \$94,796 | \$108,980 |

2020 American Community Survey (ACS)

VACANT LAND ON BUNERT RD, WARREN, MI 48089 // FOR SALE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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