

30735 + 30749 + 30755 + 30785 Grand River Avenue

7.25 acre re-development opportunity - Grand River & Orchard Lk, Farmington Hills, MI 48336



Listing ID: 30427564
 Status: Active
 Property Type: Vacant Land For Sale
 (also listed as Retail-Commercial,
 Business Opportunity)
 Possible Uses: Office, Retail
 Gross Land Area: 7.25 Acres
 Sale Price: \$4,400,000
 Unit Price: \$606,896 Per Acre
 Sale Terms: Cash to Seller



Overview/Comments

The is a bundled re-development opportunity consisting of 7.25 acres located on 2 parcels with a combined price of \$ 4,400,000. The parcels include property are located at 30735 Grand River + 30749 Grand River + 30755 Grand River and 30785 Grand River (lots 140, 141 and 142).

These parcels comprise the S.E. corner of Orchard Lake Road and Grand River Avenue in Farmington Hills. The south side of the property is frontage on Freedom road.

Combined road frontage for the 4 parcels is ;

Grand River Avenue frontage – 460' (i.e. 85' + 375'= 460')

Orchard Lake Road frontage – 630'

Freedom Road frontage - 390' (i.e. 78' + 312'=390')

Vehicle counts;

Grand River Avenue - 41,000 vehicles / day

Orchard lake Road - 14,000 vehicles / day

Freedom Road - 900 vehicles / day

For additional information call 800-830-7011

More Information Online

<http://www.cpix.net/listing/30427564>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	2335105003	Land Splits Available:	Yes
Possible Uses:	Office, Retail	Adjacent Parcels Available:	Yes
Zoning:	B3	Sale Terms:	Cash to Seller

Area & Location

Property Visibility:	Excellent	Highway Access:	Grand River Avenue with potential for curb cuts on Orchard Lake Road.
Largest Nearby Street:	Orchard Lake Road	Site Description:	3 parcels consisting of a combined 7.25 acres. Bordered by highways on 3 sides.
Feet of Frontage:	1,100		
Traffic/Vehicle Count:	55,000		

Land Related

Lot Frontage:	Grand River Ave and Orchard Lake Road	Topography:	Gently Sloping
Lot Depth:	768'	Available Utilities:	Electric, Water, Gas, Sewer
Zoning Description:	B3	Water Service:	Municipal
In Flood Plain?:	Yes	Sewer Type:	Municipal, Storm

MLS# 219045953

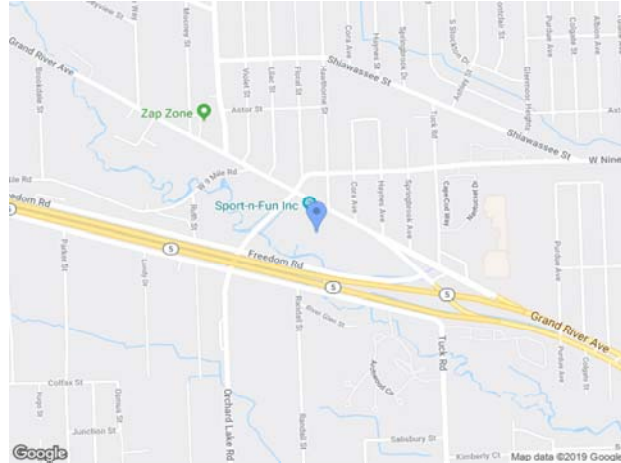
30755 Grand River Avenue, Farmington Hills 48336

Land

Active

List Price: \$4,400,000

Recent Change: 05/16/2019 : New : ->ACTV



Property Information

Acreage: **7.25** List \$/Acre: **\$606,896.55**
 Lot Dimen: **irregular**
 Road Frt Feet: **1,090** Water Frt Ft: **480**
 Mineral Rights:
 Survey: **Yes** Irrigation:
 Units/Acre: SqFt Min Lot:
 Internet Avail: Exclusions:
 Zoning: **Commercial**
 Directions: **East of Orchard Lake Road, South side of Grand River**

Location Information

County: **Oakland**
 City: **Farmington Hills**
 Mailing City: **Farmington Hills**
 MLS Area: **02231 - Farmington Hills**
 School Dist: **Farmington**
 Location: **S of Grand River Avenue / E of Orchard Lake Rd**
 Side of Street: **S**

Listing Information

Listing Type: **ERTS** Level of Srvc: **FS** Trans Type: **Sale** List Date: **05/15/2019**
 Short Sale: **No** DaysOnMkt: **N/5/5** Possession: **immediate** Orig Price: **\$4,400,000**
 LC DWP: LC Int Rate: **%** LC Mthly Pay:
 Terms Offered: **Cash** MLS Source: **REALCOMP** LC Term:
 Protect Period: **30** Pend Date: Originating MLS# **219045953**



Agent/Office/Contact Information

Comp (Sub Agt / Buyer Agt / Trans Coord): **No / Yes - 3 / Yes - 3** Comp Arrang:
 Contact: **JOE ARNOLD** Contact Phone: **248-880-9084**
 Listing Office: **St. Arnold Commerical Realty** List Office Phone: **(248) 880-9084**
 Listing Agent: **ULLRICH ARNOLD** List Agent Phone: **(248) 880-9084**

Other Information

Site Desc: **Corner Lot**
 Water Source: **Municipal Water** Sewer: **Sewer at Street**
 Improvemnts: **Curbs, Electric, Gas, Sidewalks** Road Frontage: **Paved**
 Water Facilities: **River Front** Water Features:
 Water Name: **Upper Rouge River**

Legal / Tax / Fees

Property ID:
 Ownership: **Private - Owned** Taxes (S/W): **\$30,173 / \$9,523** SEV: **322090**
 Legal Desc: **T1N, R9E, SEC 35 SUPERVISOR'S EIGHT MILE GRAND RIVER ACRES PLAT NO 2 LOT 141 PLUS T1N, R9E, SEC 35 SUPERVISOR'S EIGHT MILE GRAND RIVER ACRES PLAT NO 2 LOTS 135 & 136, ALSO LOT 137 EXC S 300 FT, ALSO ALL OF LOTS 138, 139 & 140 5-7-13 FR 009 & 026** Restrictions:

Remarks

Public Remarks: **This listing is a bundled offering of 3 parcels (PID 2335105002 + 2335105003 + 2335105027) with 4 addresses. It consists of a combined total of 7.25 acres. the parcels are otherwise known as 30735 + 30749 + 30755 + 30785 Grand River. Property taxes amount shown are the combined amounts totaled for all parcels.**

RE-Development Opportunity

Nearby demographics are strong. This property is in a high-visibility location on the S.E. corner of Grand River Avenue and Orchard Lake Road. Traffic counts exceed 45,000 cars per day.

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Grand River Ave	Orchard Lake Rd NW	21,089	2018	0.04 mi
Grand River Ave	Orchard Lake Rd SE	19,161	2018	0.06 mi
W 9 Mile Rd	Floral St NE	8,755	2012	0.07 mi
Orchard Lake Rd	Freedom Rd SW	12,465	2016	0.07 mi
Orchard Lake Rd	Grand River Ave NE	14,572	2018	0.07 mi

The property is centrally located near major north-south and east-west freeways. The property is; 3 miles from I-696, 3/4 mile from M-5, 6 miles from I-275 and 5 miles from I-96.

Demographics

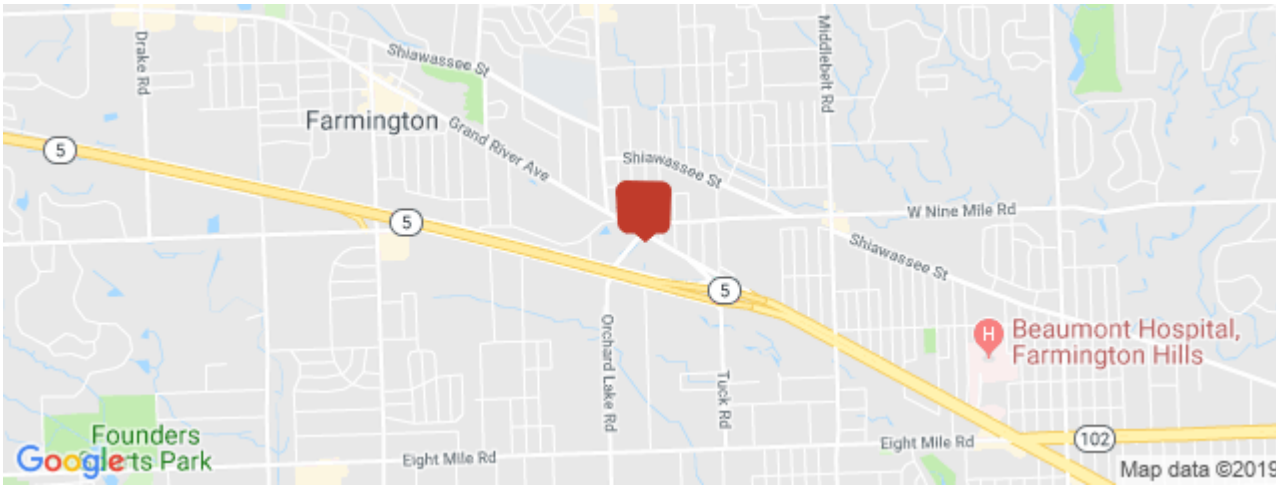
	1 Mi	3 Mi
Population	10,253	80,242
Households	4,537	33,623
Average Age	40.90	40.80
Median HH Income	\$48,999	\$65,435
Daytime Employees	4,897	31,037
Population Growth '19-'24	2.1%	0.4%
Household Growth '19-'24	2.1%	0.4%





Location

Address:	7.25 acre re-development opportunity - Grand River & Orchard Lk, Farmington Hills, MI 48336	MSA:	Detroit-Warren-Dearborn
County:	Oakland	Submarket:	Farmington / Farm Hills



Property Contacts



Joe Arnold

St. Arnold Commercial Realty
248-880-9084 [M]
800-830-7011 [O]
joe@saintarnoldcommercial.com

Joe Arnold

St. Arnold Commercial Realty



Professional Profile

Broker – Working in Commercial Real Estate Since 1992

Joe Arnold, CCIM candidate and member of the Commercial Board of Realtors (CBOR), is a licensed Commercial Broker and President of Saint Arnold Commercial Realty. St. Arnold Commercial Realty specializes in Deferred Sales Trusts and 1031 Tax Deferred Exchanges. We focus on the leasing and sale of industrial, hi-tech, and office facilities in Southeastern Michigan.

Joe holds an MBA degree from Michigan State University with a concentration in Marketing, Finance and Accounting and also has a BS degree in Law from Eastern Michigan University. Throughout his career, Joe has been responsible for the acquisition, disposition and leasing of office, hi-tech and industrial properties. Joe has over 20 years of experience in Property Management as a landlord and building owner and has managed numerous commercial build out and renovation projects. He has provided consulting services, landlord and tenant representation services, and buyer – seller representation as well as having experience in commercial and industrial sales.



Joe is also a Licensed Builder with 30+ years of experience with commercial and industrial build out / renovation projects for hi-tech data centers, hospital labs and industrial process control projects as well as building residential homes.

In addition to Joe's real estate related experience, Joe brings over 35 years of electrical and mechanical engineering, construction and marketing experience to the table as the President of Computer Environments in Ypsilanti, MI. He has specialized in TURN-KEY, design-build infrastructure solutions for mission critical applications with projects ranging from Computer Rooms to Hospital Laboratories to Industrial Process Control applications. Joe has implemented design criteria to insure the highest levels of uptime for Hi-Tech applications involving microprocessor-controlled devices. He has also received a patent as the inventor of a hybrid electrical panel board that mitigates electrical power disturbances and has been a featured guest speaker at numerous trade shows and seminars throughout the United States and internationally.

Joe has over 20 years of involvement with the Boy Scouts of America as a member and adult leader and is a member of the Knights of Columbus. He is an avid whitewater kayaker, archer and bow hunter, has a lifelong passion for music and as an audiophile. His hobby is photography.

Joe raised 5 children in Northville, MI & resides in Ann Arbor.



Michigan Real Estate Broker's License: 417051
Michigan Builders License: 127544

SAINT ARNOLD COMMERCIAL REALTY
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E-MAIL – joe@saintarnoldcommercial.com
Internet – WWW.SAINTARNOLDCOMMERCIAL.COM

Education - Credentials

Bachelors - B.S.

Eastern Michigan University 1974
Law, Marketing, Finance & Accounting

Masters - MBA

Michigan State University, 1976
Marketing, Finance & Accounting



Associations

Member – Commercial Board of Realtors

Michigan Association of Realtors

National Association of Realtors

Candidate – Certified Commercial Investment
Member (CCIM)

Services Offered

CoStar MLS
CPIX MLS
Loopnet MLS
Realcomp MLS
RPR (Realtors Property Resource – MLS)

Property Development
Tenant Buildout
Property Management

Achievements

U.S. Patent & Trademark Office Developed advancement in power quality protection equipment.
Awarded US Patent 7,633,772 B2.

Guest Speaker Numerous appearances internationally as a guest speaker on power quality and protecting mission critical facility equipment for numerous associations, conferences and companies including; Society of Hospital Engineers, Wisconsin Public Power, Great Lakes Broadcasting Association, Bio-Med Tech Association Data Processing Manager's Association, Plant Engineering Conference, Power Quality Expo Conference, Information Technology Expo Conference & many Consulting Eng. firms.

Expertise - Credentials

Specializations – Deferred Sales Trust