

SE CORNER OF 23 MILE & HAYES  
MACOMB TWP., MICHIGAN



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FOR SALE / BUILD-TO-SUIT FOR LEASE  
32.53 Acres Available

**GROUND LEASE AVAILABLE**



## PROPERTY FEATURES

- 32.53 acres available
- For Sale/Build-to-Suit For Lease/Ground Lease
- Zoned O-1
- Main road visibility
- All utilities at site
- Many possible uses (see permitted uses on following page)
- Sale Price: \$335,000/acre



For more information, please contact:

**STEVE GORDON**  
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# SE Corner of 23 Mile & Hayes – Macomb Twp., Michigan

## For Sale/Build-to-Suit For Lease/Ground Lease

32.53  
Acres  
AVAILABLE

### Permitted Uses

A. All uses permitted as a matter of right in the C-1 (Local Commercial), C-2 (General Commercial), and C-3 (Commercial Shopping Center) Districts, as indicated in Section 10.1502, 10.1602 and 10.1702 respectively.

B. All Special Land Uses indicated in Section 10.1503, Section 10.1603 and Section 10.1703 respectively.

C. All uses permitted as a matter of right in the O-1 (Office-Low Rise) and O-2 (Office-High Rise) Districts, as indicated in Section 10.1302 and 10.1402 respectively.

D. All uses permitted as a matter of right in the M-1 (Light Industrial) District, as indicated in Section I 0.2102.

E. The following specific uses may be permitted within this district:

1. Automobile dealerships.
2. Drive-in and drive-through restaurants.
3. One (1) Car wash, automatic drive-through.
4. Health club.
5. Vet Clinic.

F. Any use of the same general character as any of those indicated in Section I 0.1703; provided that no trade or business which is determined by the Planning Commission to be harmful to the health and safety and welfare of the Township shall be permitted.

G. Nightclub.

H. Hospital.

I. Animal Boarding Kennel.

J. Open-air business uses, including outdoor space for sale, storage or rental of automobiles, agricultural implements, boats or recreational vehicles.

K. Day Care Facilities

L. Oil Change Shops

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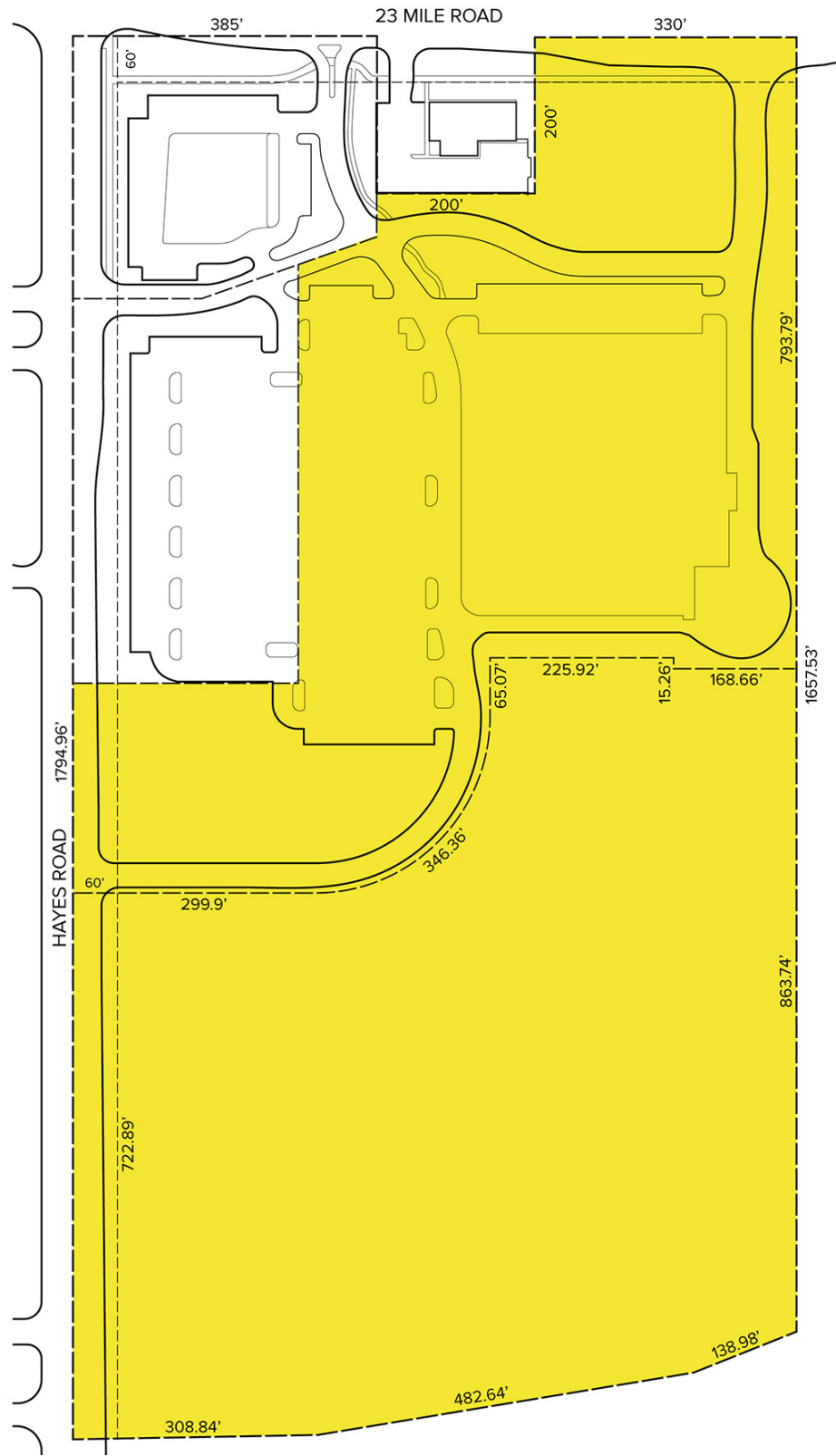


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## Site Plan



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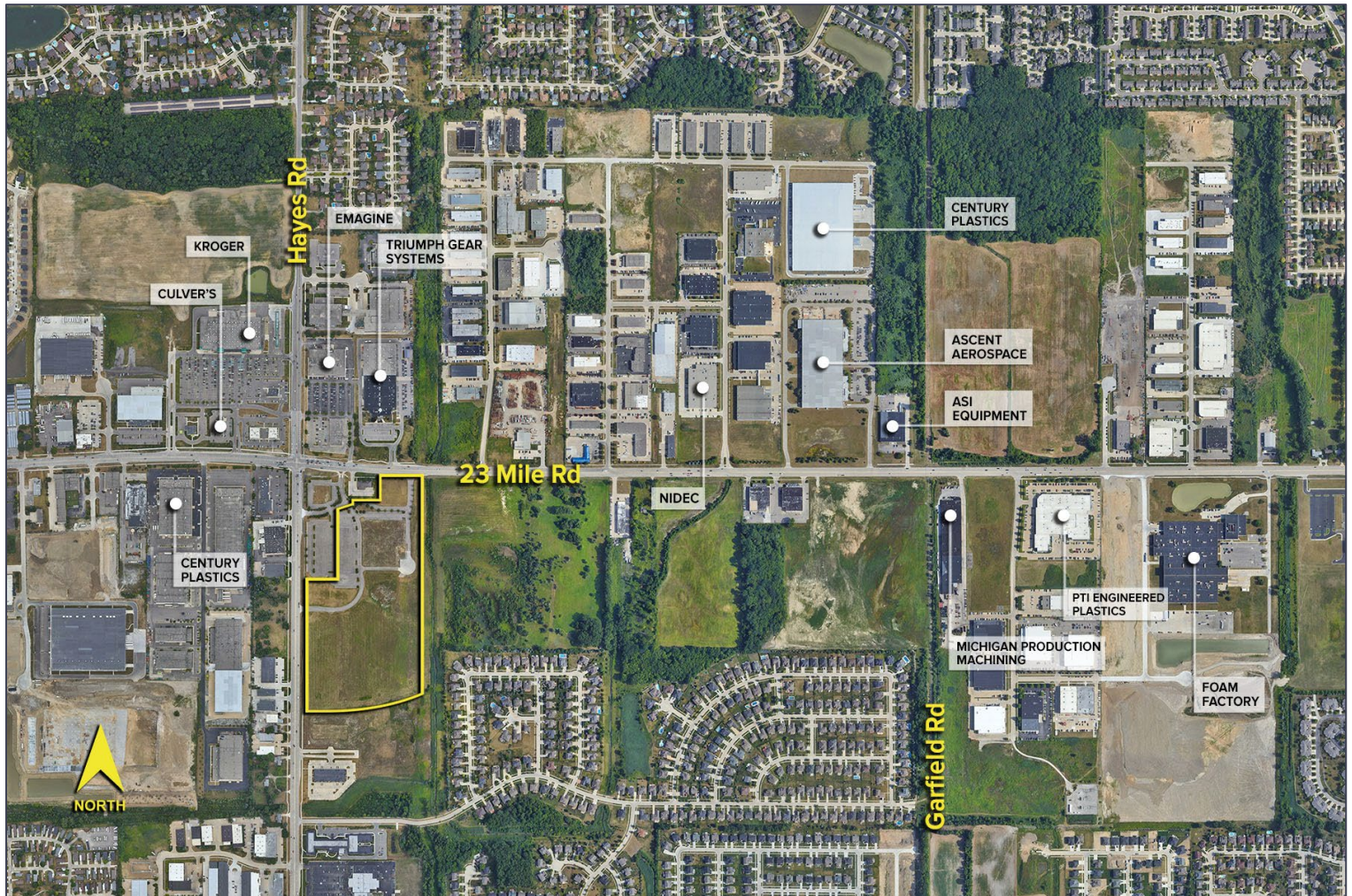
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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## Surrounding Businesses



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