

FOR SALE OR LEASE

4.83 ACRES OF VACANT LAND

30910 S. WIXOM ROAD, WIXOM

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

- 4.83 Acres of Vacant Land for Sale
- Build to Suit Possible
- Zoned Village Center Area (VCA)
- Frontage on South Wixom and Old Wixom Roads
- Sewer and Water at Site



FOR DETAILS CONTACT

Jon Savoy, CCIM, SIOR
jon.savoy@lee-associates.com
(248) 567-8000

Nick Savoy, CCIM
nick.savoy@lee-associates.com
(248) 567-8001

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18.07.010 Intent.

This district is intended to allow for the development of a fully integrated, mixed use, pedestrian-oriented village center area (VCA), as designated on the zoning map. The intent of the VCA district is to minimize traffic congestion, infrastructure costs and environmental degradation by promoting a compact, mixed use, pedestrian-friendly community following smart growth principles. Provisions for the VCA district support traditional neighborhood design principles, which are historically based on urban development from the early colonial times to the 1940s, including, but not limited to:

- A. Residential neighborhoods, which are interconnected to all development by roadways and pedestrian ways, with an emphasis on making the entire area a more walkable community.
- B. Housing types and uses that are mixed and developed in close proximity to one another.
- C. Civic buildings and civic squares, which provide places of assembly for social activities, in prominent locations that act as landmarks, symbols and focal points for community identity.
- D. Recreation and open space, which is provided throughout the VCA district, with neighborhood greens, landscaped streets, boulevards and parkways woven into roadway and block patterns for the purpose of providing adequate space for social activity, parks and visual enjoyment.
- E. The location of dwellings, shops and workplaces in close proximity to each other, the scale of which accommodates and promotes pedestrian travel within the community.
- F. Preservation of open space and natural areas.

(Ord. 08-05 § 1 (part), 2008)

18.07.020 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 district indicated at the top of Table 7.02 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 18.07.040 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 7.02
Schedule of Uses

| Use | VCA | Requirement |
|---|-----|-------------|
| Residential | | |
| One-family detached dwellings | P | |
| One-family attached dwellings or townhouses | P | |
| Two-family dwellings or duplexes | P | |
| Attached townhouse dwellings | P | |
| Multiple-family dwellings | P | |

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| | | |
|---|---|--|
| Senior apartments and senior independent living | P | Section 18.03.040(J) |
| Live-work units | P | |
| Dwellings within mixed-use buildings | P | Section 18.07.040(A) |
| Dwellings and workshop space above garages, provided use of workshop is limited to hobby or permitted home occupation. | P | |
| Home occupations | P | Section 18.03.040(L) |
| Retail Businesses | | |
| Retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware | Uses up to 60,000 square feet net floor area | P |
| | Uses 60,000 square feet of net floor area or more | SLU |
| Drive through service accessory to a permitted retail business, excluding restaurants | SLU | Section 18.07.040(B) |
| Open-air business, outdoor display and sales accessory to a permitted retail business, such as nurseries and home improvement items | SLU | Section 18.07.040(C) |
| Restaurants and Bars | | |
| Standard sit-down restaurants and taverns without drive-through service | SLU | Section 18.07.040(D) |
| Restaurants and taverns with outdoor seating | SLU | Section 18.07.040(D) Section 18.07.040(E) |
| Restaurants with open front windows | SLU | Section 18.07.040(D) |
| Carry-out restaurants | SLU | Section 18.07.040(D) |
| Cocktail lounge/night club (not including adult regulated) | SLU | Section 18.07.040(D) |
| Banquet halls | SLU | Section 18.07.040(D) |
| Service Uses | | |
| Service establishment 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 | |
| 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 | |
| Hotels | P | |
| Bed and breakfast Inns | P | Section 18.03.040(M) |
| Funeral homes and mortuary establishments | SLU | Section 18.07.040(F) |
| Personal service establishment including barber shops, beauty shops and health salons | P | |
| Pet grooming and training with no boarding | SLU | |
| Office, Financial, Medical and Human Care Uses | | |

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| | | |
|--|-----|----------------------|
| Offices for executive, administrative, professional, accounting, brokerage, insurance, writing, clerical, drafting and sales uses | P | |
| Banks, credit unions, savings and loan associations with or without drive-through facilities as an accessory use only | P | |
| Business services such as mailing, copying, data processing and retail office supplies | P | |
| Conference and meeting facilities | P | |
| 24-hour emergency medical clinics | SLU | |
| Medical office and dental offices and clinics | P | |
| Day care centers for children | SLU | Section 18.07.040(G) |
| Adult day care homes | SLU | Section 18.07.040(H) |
| Nursing homes and convalescent homes | SLU | Section 18.03.040(J) |
| Veterinary clinics, not including animal boarding | SLU | |
| Institutional, Governmental and Quasi-Public | | |
| Public, parochial and other private secondary and elementary schools | P | |
| Business schools and colleges or other similar private schools operated for profit | P | |
| Churches and other places of worship and other facilities normally incidental thereto, excluding "large-scale churches" | P | |
| Civic buildings, libraries, parks and civic squares, which provide places of assembly for social activities, in prominent locations that act as landmarks, symbols and focal points for community identity | P | |
| Governmental offices or other governmental uses, post offices, public utility offices, exchanges and transformer stations | P | |
| 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 | |
| Recreational Uses | | |
| Amusement arcades which provide space for patrons to engage in playing of mechanical amusement devices or similar activities | SLU | Section 18.07.040(I) |
| Bowling alleys, billiard halls, indoor archery ranges, indoor tennis courts, indoor soccer facilities, indoor skating rinks or similar forms of indoor commercial recreation up to 60,000 square feet gross floor area | P | |
| Health clubs and related uses including gyms, martial arts instruction, gymnasiums up to 60,000 square feet gross floor area | SLU | |
| Public or private noncommercial recreational areas, institutional or community recreation centers and swimming pool clubs | P | |
| Social clubs | SLU | Section 18.07.040(J) |

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| | | |
|--|---|--|
| Theaters, assembly halls, concert halls or similar places of assembly with seating capacity up to 1,500 people or parking for not more than 500 vehicles | P | |
|--|---|--|

(Ord. 08-05 § 1 (part), 2008)

18.07.030 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.

(Ord. 08-05 § 1 (part), 2008)

18.07.040 Standards applicable to specific uses.

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

- A. Dwellings Within Mixed-Use Buildings. Dwellings within mixed use buildings that also contain space for commercial or office shall be subject to the following conditions:
 - 1. No dwelling units shall occupy any portion of a commercial or office building at ground level or below ground level. A commercial or office business may occupy any number of the total floors.
 - 2. In those instances where a residential use is proposed to occupy the same floor as an office or commercial business, the planning commission shall review and approve the mixed-use floor based on findings related to the compatibility of the residential use and the office or commercial business. These findings may include, but are not limited to:
 - a. Compatible hours of operation;
 - b. Noise or odors of the operation or occupancy that would be detrimental to the office or commercial business operation, or vice versa;
 - c. Excessive foot traffic.
 - 3. Each dwelling unit shall have a minimum floor area of not less than six hundred square feet.
 - 4. Off-street parking shall be provided in accordance with Section 18.15.010 and shall be located in areas within one thousand feet of the dwelling unit for which parking is provided.
- B. Drive-Through. Drive-through business shall be subject to the following:
 - 1. The drive-through facility shall be located on and attached to the rear elevation of the building to minimize visibility from a public or private roadway.
 - 2. Clear identification and delineation between the drive-through facility and the parking lot shall be provided.

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3. Each drive-through facility shall provide a bypass lane to allow other vehicles to pass those waiting to be served.
4. There shall be a minimum of five stacking spaces.
- C. Open-Air Business. Open-air business uses shall be subject to the following:
 1. The outdoor display and sales shall be accessory to a principal permitted retail use with a building on the site.
 2. All outdoor display and sales areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose of stormwater without negatively impacting adjacent property.
 3. Any approved outdoor sales or display within a parking lot shall meet the required parking lot setback; provided the planning commission may require additional landscaping, screening or ornamental fencing.
 4. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.
- D. Restaurants. Restaurants shall be designed to minimize any impact from noise and odors on nearby residential uses. This may include limiting hours of operation, noise insulation, enclosed storage of waste receptacles and ventilation filters. Outdoor restaurants and cafes shall also be subject to the requirements of subsection E of this section.
- E. Outdoor Restaurants and Cafes. Outdoor restaurants and cafes shall be subject to the following requirements, in addition to subsection D of this section:
 1. An outdoor restaurant or cafe may be set up and used during the months of April through October.
 2. A site drawing showing a detailed plan of the outdoor restaurant or cafe shall be administratively approved by the city. The city will review the site plan in order to ensure the following traffic and pedestrian safety measures:
 - a. Any sidewalk or open space used for the outdoor restaurant or cafe is immediately adjacent to the applicant restaurant, provided that the cafe may be separated from the restaurant by the main pedestrian walkway along the public sidewalk.
 - b. The use of a sidewalk or open space for the outdoor restaurant or cafe allows a minimum pedestrian walkway of five feet.
 - c. Any tables, chairs, umbrellas or other equipment shall not extend into or over the five-foot wide pedestrian walkway, and there shall be no barriers to pedestrian visibility. The number, size and location of tables, chairs and equipment shall be administratively approved by the city.
 - d. If alcohol is to be served in conjunction with the proposed outdoor restaurant or cafe, barriers designating the service area, as required by the Michigan Liquor Control Commission, will be utilized. If no alcohol is to be served, a barrier approved by the city will be utilized between the service area and the pedestrian right-of-way.
 3. The outdoor restaurant or cafe must be part of a licensed full service restaurant and it must meet all of the requirements of, and secure all of the necessary permits from, the Oakland County Health Department and the Michigan Liquor Control Commission.

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4. Liability insurance and property damage coverage, naming the city of Wixom as an insured party, in an amount approved by the city, must be provided before an outdoor restaurant or cafe may be set up.
 5. Final approval by the appropriate city department is required for any seating placed within the public right-of-way.
- F. Funeral Homes. Funeral homes and mortuary establishments shall be subject to the following:
1. Adequate off-street assembly area shall be provided for vehicles to be used in funeral processions. The assembly area shall be provided in addition to any required off-street parking area.
 2. A caretaker's residence may be provided within the building of mortuary establishments.
- G. Day Care Centers. Day care centers for children shall be subject to the following:
1. The facility shall have received a state license to operate prior to seeking a special use permit under this title. A copy of the license must be filed with the building department as a condition of special land use approval.
 2. Not less than four hundred square feet of outdoor play area per child, (as authorized by the license issued to the applicant by the Department of Human Services), shall be provided on the site.
 3. The outdoor play area shall not be located in the front yard.
 4. Screening and fencing of the outdoor play area shall be provided as required by the planning commission.
 5. Parking shall be provided to allow for direct drop-off and pick-up of children without requiring children to cross streets.
- H. Adult Day Care Homes. Day care homes for elderly adults shall be subject to the following conditions:
1. No more than six persons, other than full-time occupants of the dwelling, may be cared for in any one dwelling.
 2. Certification shall be provided from the Michigan Association of Day Care Providers to ensure safety and quality of care.
 3. Day care facilities shall not provide nursing or medical care.
- I. Amusement Arcades. Amusement arcades which provide space for patrons to engage in playing of electronic and mechanical amusement devices or similar activities shall be subject to the following:
1. Locations for any such establishment shall be confined to county primary streets and shall have the entrance to both the business and parking area for such establishment on the county primary street. Access from a side or residential street shall be prohibited.
 2. The provisions of Chapter 5.16 of the Municipal Code shall be complied with and shall be reflected on the site for the proposed use.
- J. Social Clubs. Social clubs shall be subject to the following:
1. The facility shall be located no nearer than five hundred feet to any residence, public or private school, day care facility or church;
 2. The outdoor use of loudspeakers, sound amplifying systems or paging systems shall be prohibited;

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4.83 Acres of Vacant Land
30910 South Wixom Road, Wixom, MI 48393



Property Type: Land
Available Acres: 4.83
Market: SE Michigan
Submarket: SW Oakland
County: Oakland

Availability Details

| | | | |
|-------------------------|---------|---------------------------|---------------------------|
| Available Acres: | 4.83 | Transaction Type: | Sale/Lease |
| Available SF: | 210,395 | Asking Sale Price: | \$825,000 - \$3.92 Per SF |
| | | Asking Lease Rate: | To Be Determined |

Comments

Availability Comments: Build-To-Suit Opportunity!! 4.83 Acres of Vacant Land zoned Village Center Area (VCA) for Commercial Use. Frontage on South Wixom and Old Wixom Roads.

Site

| | | |
|--|------------------------------------|-------------------------------------|
| Parcel Number: 22-05-106-025 | Buildable SF: | Rail Status: |
| Legal Description: | Development Capacity: | Rail Line: |
| Lot Dimensions (LxW): 359 x 584 | Zoning: VCA District Zoning | Topography: |
| Site Shape: Irregular | Primary Use: Commercial | Easement: |
| Spec/BTS: | Secondary Use: | Land Condition: |
| Floodplain: | Access: | Structure on Site: No |
| Density: | Visibility: | Min Divisible Structure SF: |
| Permitted SF: | Frontage: | Max Contiguous Structure SF: |
| Permitted FAR: | | |

Additional Site/Parcel Information Comments: Parcel Identification Number 22-05-106-025

Frontage Traffic Count Comments:

Utilities

| | | |
|---------------------|------------------------|----------------------------|
| Gas: Natural | Power: | Phone: |
| Water: City | Amps: | Cable: |
| Sewer: City | Volts: | Broadband: |
| | Phase: | Broadband Supplier: |
| | Power Supplier: | |

Utilities Comments:

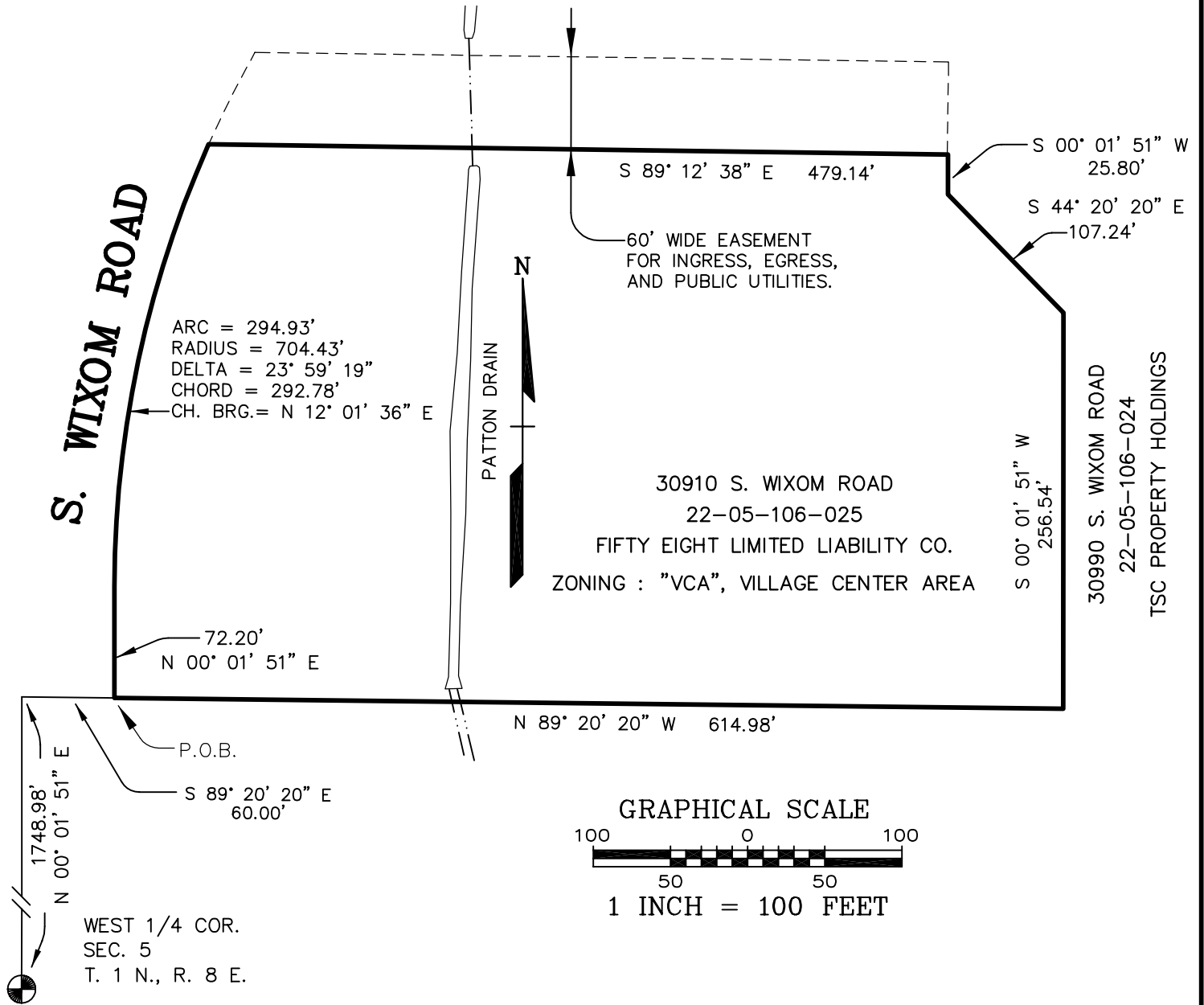
Contacts for this Availability

| Role | Company | Name | Phone | Email |
|----------------|------------------------|------------|--------------|--|
| Listing Broker | Lee & Associates of MI | Jon Savoy | 248.567.8000 | jon.savoy@lee-associates.com |
| Listing Broker | Lee & Associates of MI | Nick Savoy | 248.567.8001 | nick.savoy@lee-associates.com |

BOUNDARY SURVEY

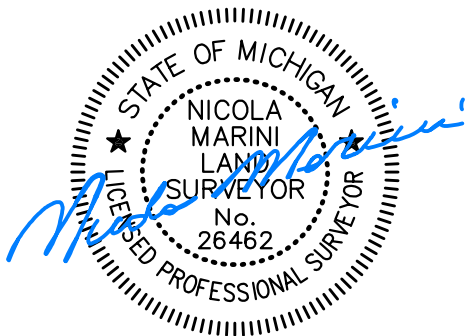
LEGAL DESCRIPTION:

PART OF THE N.W. 1/4 OF SEC. 5, T. 1 N., R 8 E., CITY OF WIXOM, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST 1/4 COR. OF SAID SEC. 5; THENCE ALONG THE W. LINE OF SECTION 5 AND CENTERLINE OF WIXOM ROAD N 00° 01' 51" E 1748.98'; THENCE S 89° 20' 20" E 60.00' TO THE POINT OF BEGINNING; THENCE N 00° 01' 51" E 72.20'; THENCE ALONG A CURVE TO THE RIGHT 294.93'; RADIUS = 704.43', CENTRAL ANGLE = 23° 59' 19", CHORD BEARING AND LENGTH = N 12° 01' 36" E 292.78'; THENCE S 89° 12' 38" E 479.14'; THENCE S 00° 01' 51" W 25.80'; THENCE S 44° 20' 20" E 107.24'; THENCE S 00° 01' 51" W 256.54'; THENCE N 89° 20' 20" W 614.98 TO THE POINT OF BEGINNING, CONTAINING 4.823 ACRES AND SUBJECT TO ALL EASEMENTS AND MATTERS OF RECORD.



SURVEYOR'S CERTIFICATE

I, the undersigned, being a registered land surveyor of the state of Michigan, Register No. 26462, do hereby certify that I have conducted a survey on the property described herein and there are no existing encroachments except as shown on the survey.



Engineering and Surveying Services, Inc.

7741 SCHAEFER ROAD
Dearborn, Michigan 48126
Tel: (313) 945 5890
Fax: (313) 945 5891
mail@eccadd.com



BY NICOLA MARINI P.S.M. #26462
AGENT FOR: ENGINEERING AND SURVEYING SERVICES, INC.

| | | |
|---------------|-----------------|-----------------|
| DATE 07-20-23 | SCALE 1" = 100' | JOB No. 2023-09 |
|---------------|-----------------|-----------------|