

TWELVE OAKS MALL
LAND PROPERTY // FOR SALE

5

5 ACRES NEAR TWELVE OAKS MALL ZONED OST

27421 MEADOWBROOK
NOVI, MI 48377



- 5-Acre Development Site
- OST - Office Service Technology Zoning
- Many uses possible, including office, financial institutions, healthcare, recreation, and daycare facilities
- 329' of Frontage on Meadowbrook Rd
- All Utilities to Site
- Great Freeway Access to M-5 and I-96
- Adjacent to Twelve Oaks Mall

 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

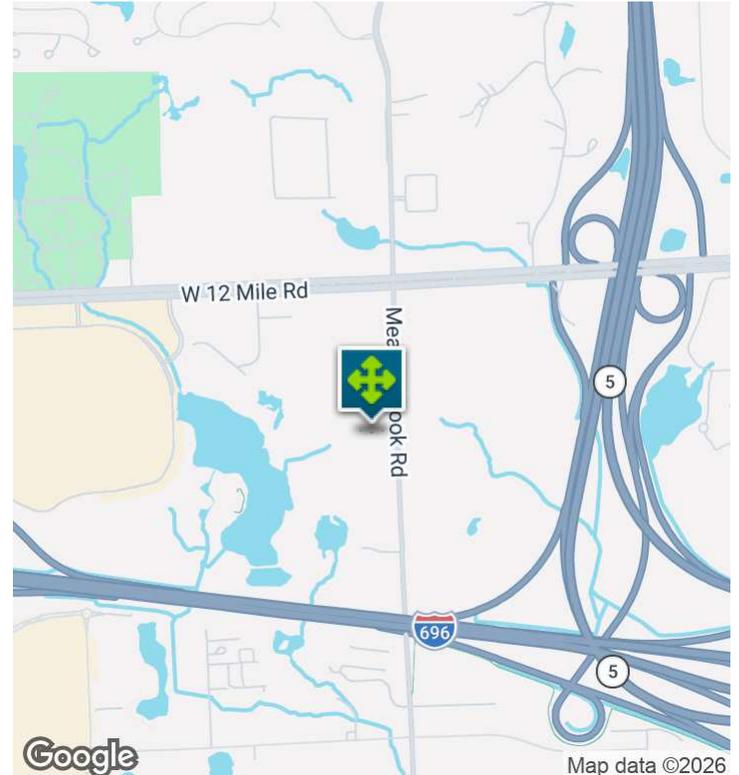
5

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

27421 MEADOWBROOK, NOVI, MI 48377 // FOR SALE

5



Sale Price	\$1,300,000
-------------------	--------------------

OFFERING SUMMARY

Available SF:

Lot Size: 5 Acres

Price / Acre: \$260,000

Zoning: OST

Market: Detroit

Submarket: Central I-96 Corridor

Traffic Count: 8,176

PROPERTY OVERVIEW

Introducing a prime 5-acre development opportunity at 27421 Meadowbrook, Novi, MI. With the flexibility afforded by the OST zoning, this property is ideal for a wide range of opportunities, including medical and professional offices, healthcare facilities, banks or financial institutions, daycare or adult daycares, hotels, restaurants, and recreational facilities. The property has 329' of frontage on Meadowbrook Rd, a depth of 660,' and is adjacent to Meadowbrook Corporate Park.

LOCATION OVERVIEW

Excellent location on Meadowbrook Rd in between 12 Mile Rd and I-96. The property is within proximity to Twelve Oaks Mall, South University Novi, The Rehabilitation Institute of Michigan - Novi Center, and the new Novi Lakes Health Campus, Assisted Living Facility.

PROPERTY HIGHLIGHTS

- 5-Acre Development Site w/ 329' of frontage
- OST - Office Service Technology Zoning
- Many uses are possible, including office, financial institutions, healthcare, recreation, and daycare facilities

5

PROPERTY DETAILS

27421 MEADOWBROOK, NOVI, MI 48377 // FOR SALE

5

Sale Price	\$1,300,000
------------	-------------

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Office
Zoning	OST
Lot Size	5 Acres
APN #	22-14-200-013
Lot Frontage	329 ft
Lot Depth	660 ft
Corner Property	No
Traffic Count	8176
Traffic Count Street	Meadowbrook Rd
Waterfront	No
Power	Yes
Rail Access	No
Topography	Level

LOCATION INFORMATION

Street Address	27421 Meadowbrook
City, State, Zip	Novi, MI 48377
County	Oakland
Market	Detroit
Sub-market	Central I-96 Corridor
Cross-Streets	W 12 Mile Rd
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-96

BUILDING INFORMATION

Number of Lots	1
Best Use	Medical Office Professional Office Bank or Financial Institutions Child or Adult Daycare Recreation Facilities

PARKING & TRANSPORTATION

Street Parking	No
----------------	----

UTILITIES & AMENITIES

Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

5

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

3.1.23 OST Office Service Technology District

A. INTENT

The OST, Planned Office Service Technology district is intended to encourage and allow development of high tech, multi-use office/laboratory/production uses. The district is designed to permit the application of high tech, multi-use activities having accessory, warehousing, assembly, production and manufacturing activities. The goals of the OST district include the following specific purposes:

1. To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for all types of research, office, high tech and related uses, including, but not limited to, experimental, demonstration and display laboratories whereby users can produce, display, demonstrate, test, sell, repair and service the user's products.
2. To protect abutting residential districts by separating them from permitted OST uses by building height and location limitations by setbacks, and off-street parking, by limitation of location of off-street loading/unloading areas, and by landscape planting/berm/wall screening within the OST district.
3. To promote research, laboratory, office, high tech and related development which minimizes the danger of fires, explosions, toxic and noxious matter, radiation, offensive noise, vibration, smoke, odor and other objectionable influences or hazards.
4. To protect the most desirable use of land in accordance with a well considered plan, to protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the City's tax revenue.

? User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional office buildings, offices and office sales and service activities
- ii. Data processing and computer centers
- iii. Laboratories
- iv. **Research, testing, design and development, technical training, and design of pilot or experimental products** §4.68
- v. **Hotels** §4.28.4
- vi. **Colleges, universities, and other such post-secondary institutions of higher learning, public or private, offering courses in general, technical, or religious education** §4.15.2
- vii. **Motion picture, television, radio and photographic production facilities** §4.47
- viii. Medical offices, including laboratories and clinics
- ix. **Facilities for human care** §4.64
- x. Off-street parking lots
- xi. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xii. Publicly-owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations
- xiii. Financial institution uses with drive-in facilities as an accessory use only

B. PRINCIPAL PERMITTED USES (continued)

- xiv. **Public or private indoor and private outdoor recreational facilities** §4.38
 - xv. **Day care centers and adult day care centers** §4.12.2
 - xvi. **Secondary uses** §4.69
 - xvii. **Sit-down restaurants** §4.41.4
 - xviii. Other uses similar to the above uses and subject to the same conditions noted
 - xix. **Accessory buildings and uses** §4.19 customarily incidental and integral to any of the above permitted uses
- (Amended by Ord. No. 18.290, Pt. III, 12-09-2019)

C. SPECIAL LAND USES (Retail Service Overlay)

- The following uses are permitted subject to Section 3.19
- i. **Retail businesses use** §4.78
 - ii. **Retail business service uses** §4.78
 - iii. **Restaurants (sit-down), banquet facilities or other places serving food or beverage** §4.78
 - iv. **Fast food drive-through restaurants** §4.78

OST Office Service Technology District

3.1.23

D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area^{MA}: See **Section 3.6.2.D**
 Minimum lot width^{MA}: See **Section 3.6.2.D**

Lot Coverage^{MA}

Maximum lot coverage: See **Section 3.6.2.D**

Setbacks^{MA}

Minimum front yard setback: 50 ft
 Minimum rear yard setback: 50 ft
 Minimum side yard setback: 50 ft

Building Height^{MA}

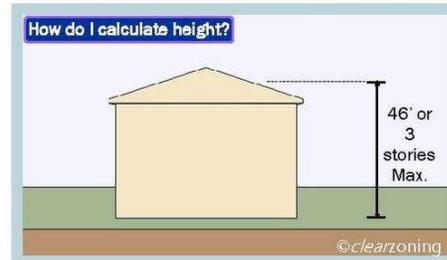
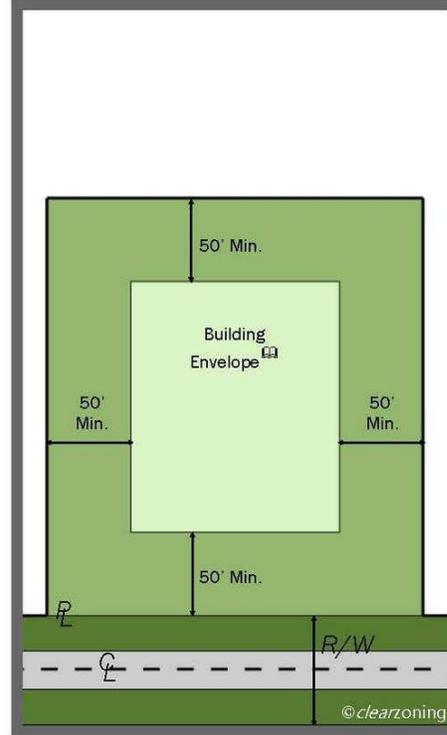
Maximum building height: 46 ft or 3 stories, whichever is less

Parking Setbacks

Minimum front yard setback: 20 ft
 Minimum rear yard setback: 20 ft
 Minimum side yard setback: 20 ft

NOTES

- For additions to the above requirements, refer to **Section 3.6.2 Notes to District Standards: C, D, E, H, M, P, and Q**
- See *Selected References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- OST Retail Service Overlay § 3.19
- OST Required Conditions § 3.20

4. Use Standards

- Uses Not Otherwise Included § 4.86
- Unlisted Use Determination § 4.87

5. Site Standards

- Off-street Parking Requirements § 5.2
- Off-street Parking Layout, Standards... § 5.3
- Off-street Loading and Unloading § 5.4
- Landscape Standards § 5.5
- Signs § 5.6
- Exterior Lighting § 5.7
- Corner Clearance § 5.9
- Additional Road Design § 5.10
- Fences § 5.11
- Frontage on a Public Street § 5.12
- Access to Major Thoroughfares § 5.13

- Performance Standards § 5.14
- Exterior Building Wall Facade Materials § 5.15
- Bike Parking Facility Requirements § 5.16

6. Development Procedures

- Site Plan Review § 6.1
- Public Hearing § 6.2

7. Admin. and Enforcement

- Nonconformities § 7.1
- Planned Rezoning Overlay § 7.13.2

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

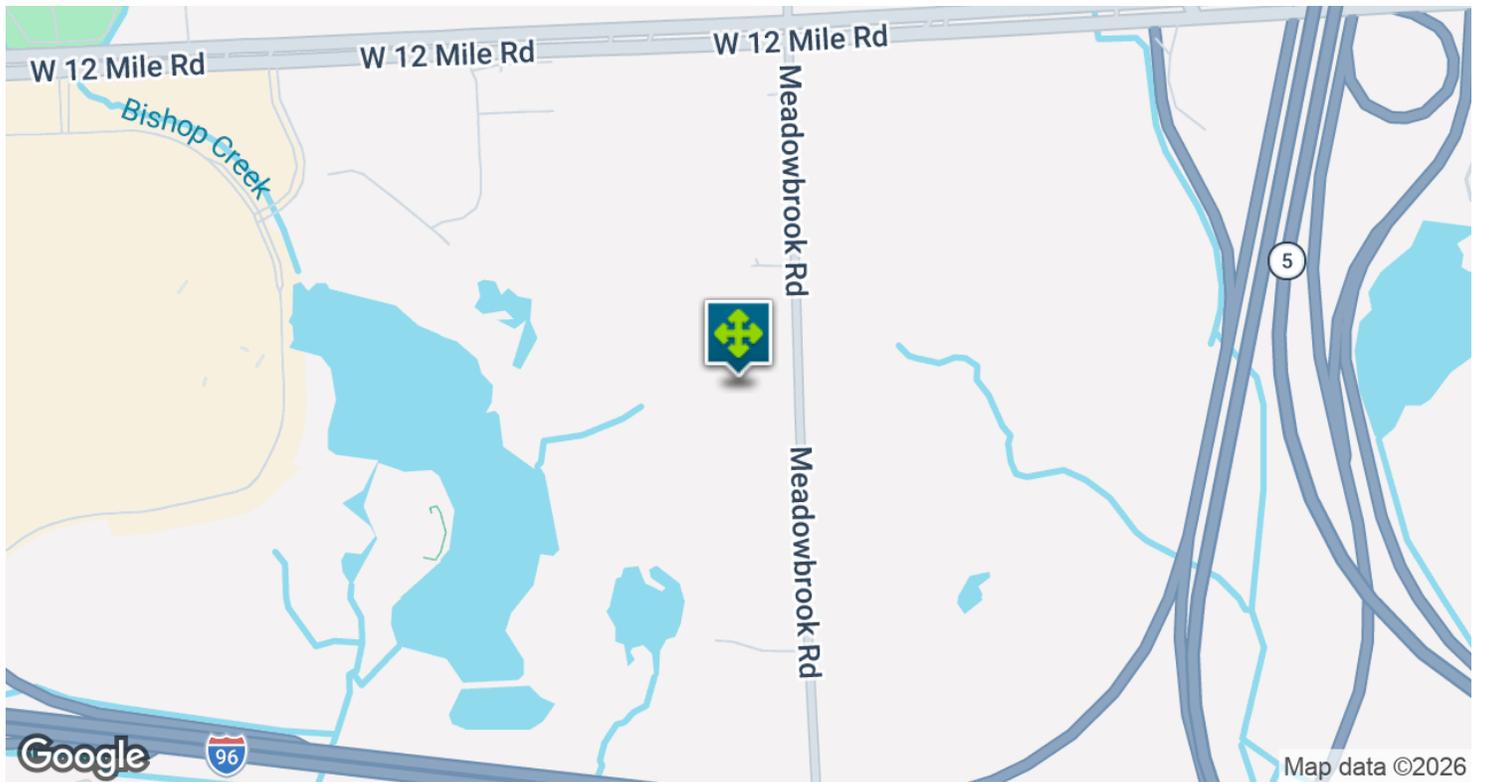
6 Development Procedures

7 Admin and Enforcement

LOCATION MAP

27421 MEADOWBROOK, NOVI, MI 48377 // FOR SALE

5



 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

Dan Blugerman, CCIM SENIOR ASSOCIATE
D: 248.987.5418 | C: 248.987.5418
dan@pacommercial.com

Matthew Schiffman CEO/MANAGING MEMBER
D: 248.281.9907 | C: 248.281.9907
matt@pacommercial.com

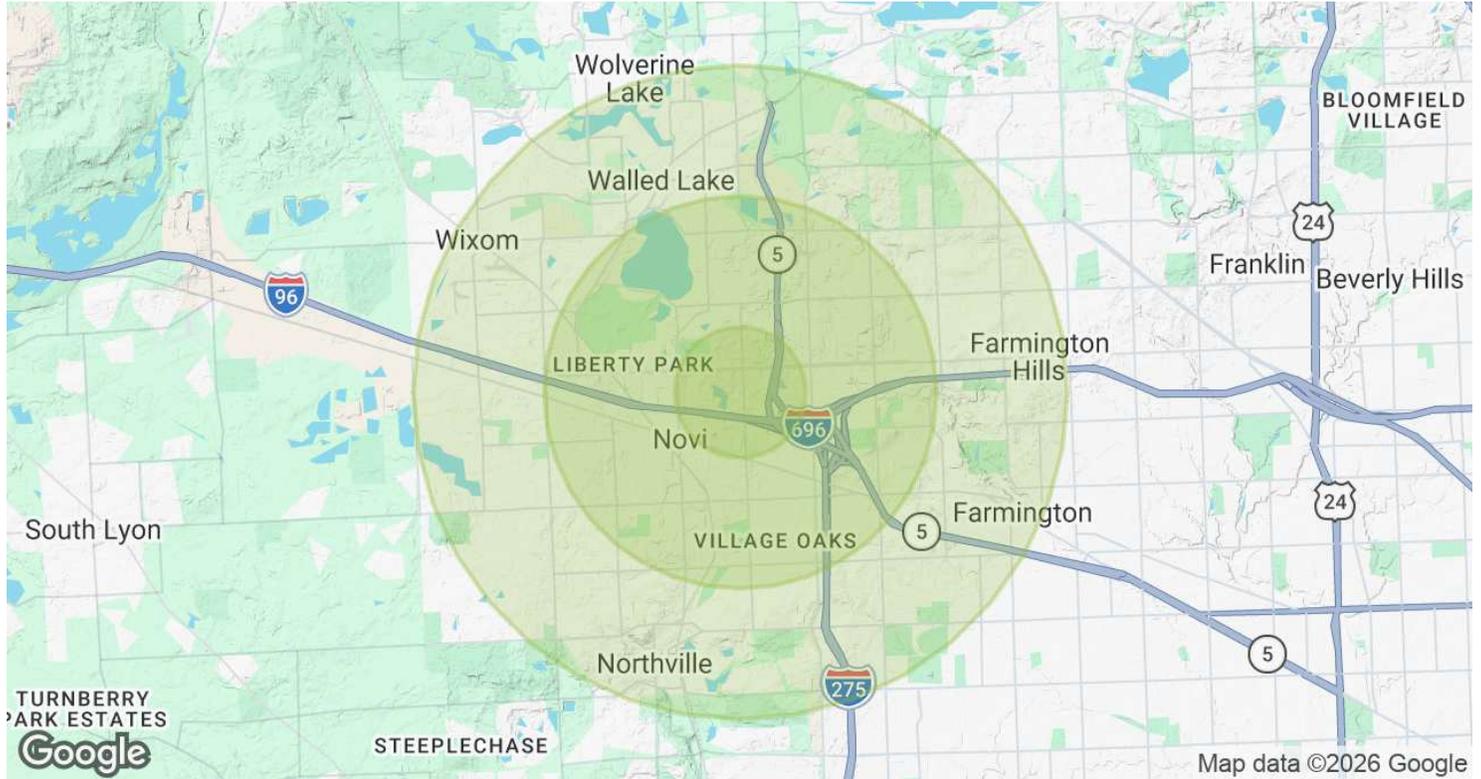
5

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT

27421 MEADOWBROOK, NOVI, MI 48377 // FOR SALE

5



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,149	60,224	178,809
Average Age	46	43	43
Average Age (Male)	45	42	41
Average Age (Female)	47	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	977	25,523	76,700
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$97,866	\$139,612	\$142,447
Average House Value	\$305,297	\$392,650	\$407,265

Demographics data derived from AlphaMap

5

CONTACT US

27421 MEADOWBROOK, NOVI, MI 48377 // FOR SALE

5



FOR MORE INFORMATION, PLEASE CONTACT:



Dan Blugerman, CCIM
SENIOR ASSOCIATE

D: 248.987.5418

C: 248.987.5418

dan@pacommercial.com



Matthew Schiffman
CEO/MANAGING MEMBER

D: 248.281.9907

C: 248.281.9907

matt@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



5