

2.07 ACRES

LAND DEVELOPMENT / NURSING HOME



FOR SALE



7277 Richardson Rd

West Bloomfield, Michigan 48323

Property Description

PREMIUM 2 ACRES / West Bloomfield Township / PDD District

Prime two acres of land within the Planned Development District (PDD) that calls for "Missing Middle Housing" housing type, providing diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes.

The Charter Township of West Bloomfield conducted a 2019 housing market study. The study called for such dense family housing targeting the Missing Middle, which is a range of multi-unit or clustered housing types compatible in scale with single-family homes. The PDD minimum acres is 2.00 AC, and this is site 2.07 AC, thus qualifying under a PDD. Under the PDD there may be less set-back requirements and more flexibility..... lot of opportunity – please contact the planning department for details.

LOCATION + LOCATION + LOCATION

Strategically located in West Bloomfield, south of Middle Straights Lake, located on Richardson Rd, east of Haggerty Rd, between Forbush Ave and Greendale Ave.

Property Highlights

- 2.07 Acres
- Planned Development District (PDD) District
- City Water/Sewer at Street
- Strong Residential Demographics
- Median Household Incomes Over \$107,000.00 within a 3 and 5 Mile Radius
- Strong Population of 146,000 People within a 5-mile Radius
- Nearby Access: M-5, I-275, I-96
- Nearby Haggerty Rd Growing Retail Corridor Area with National Retailers nearby
- \$950,000 (\$458,937 per acre)

NAI Farbman

Commercial Real Estate Services, Worldwide.

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Wendy Acho

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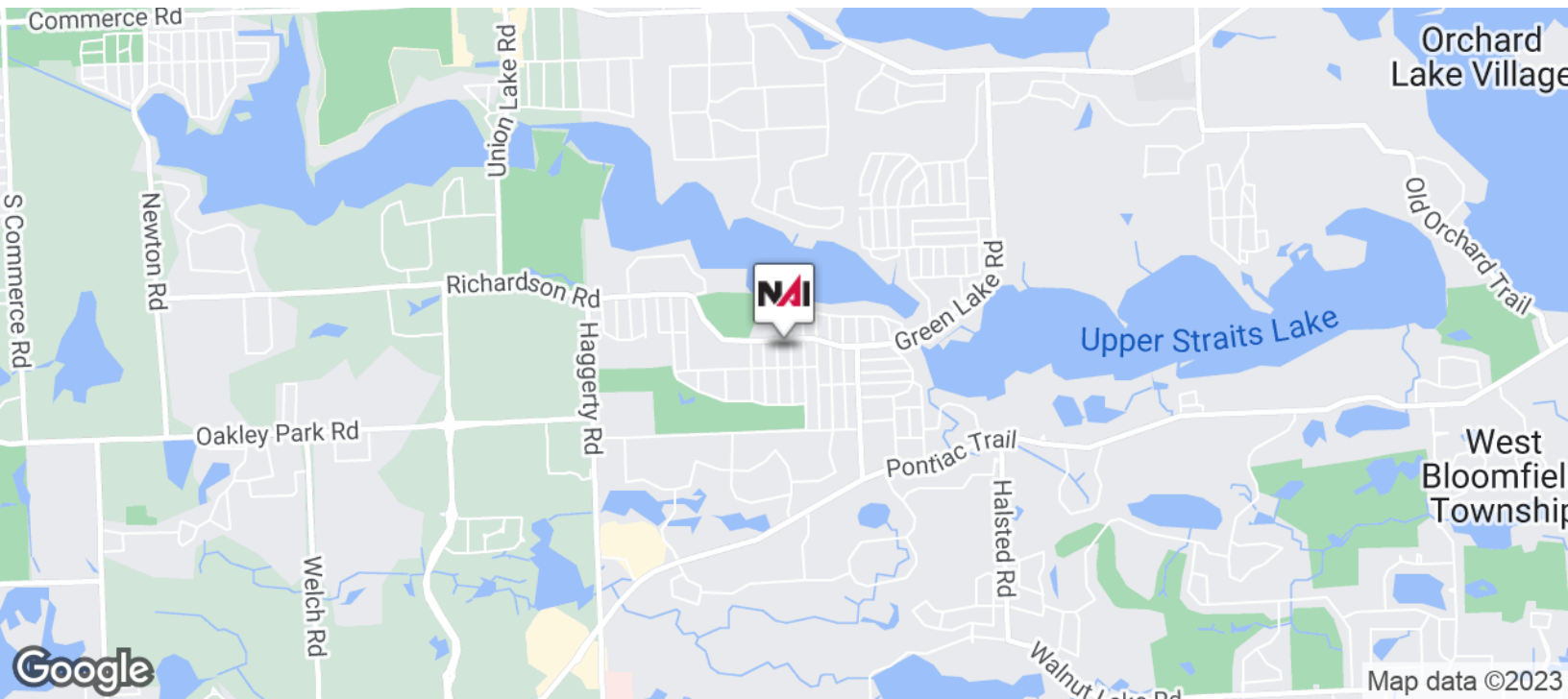
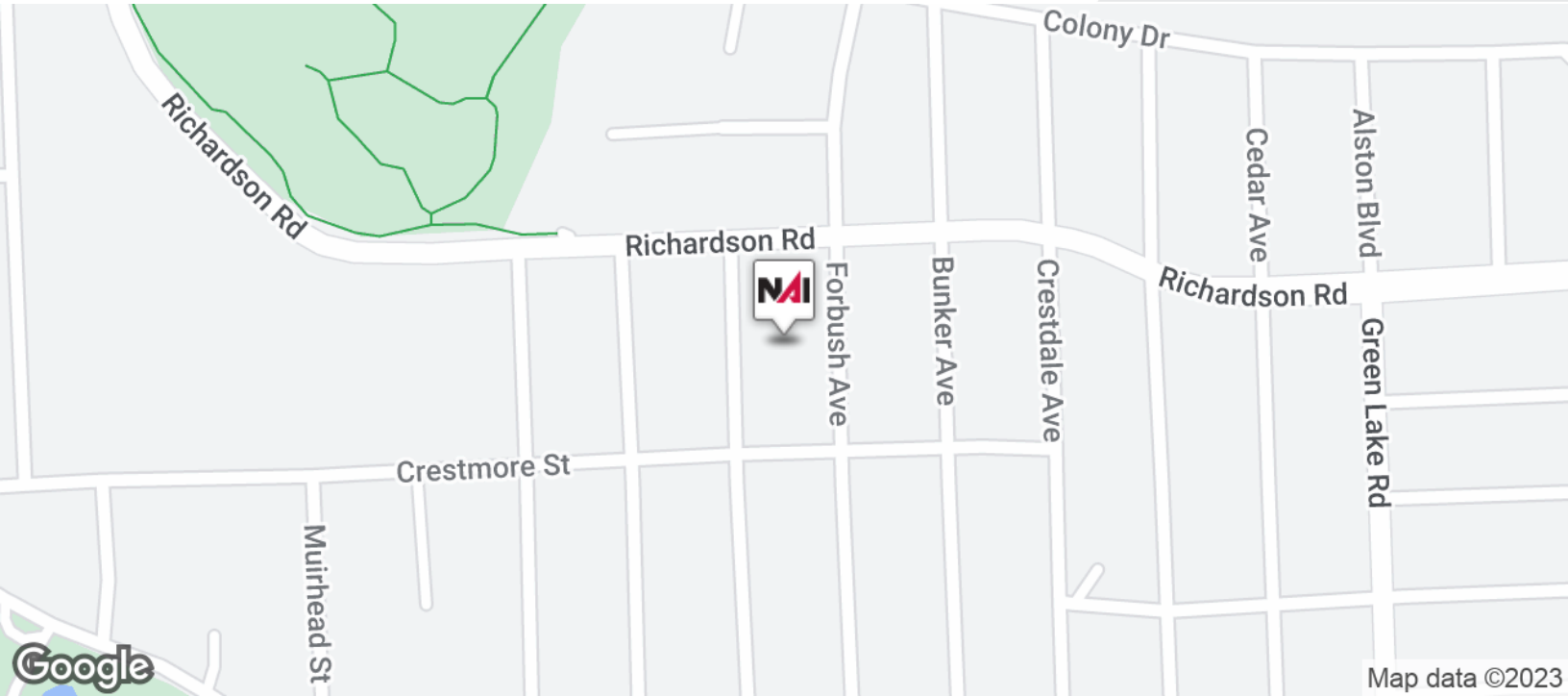
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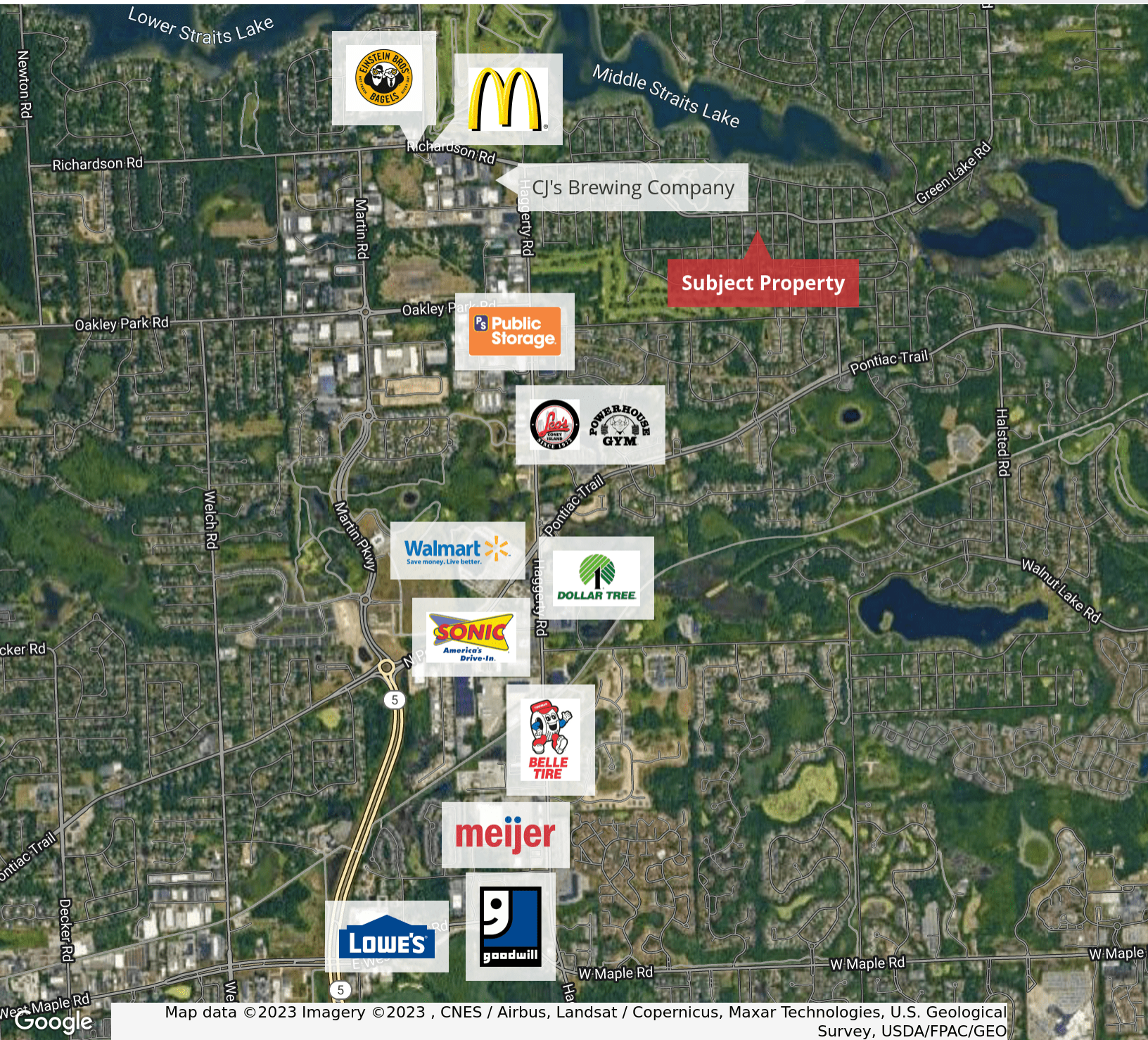
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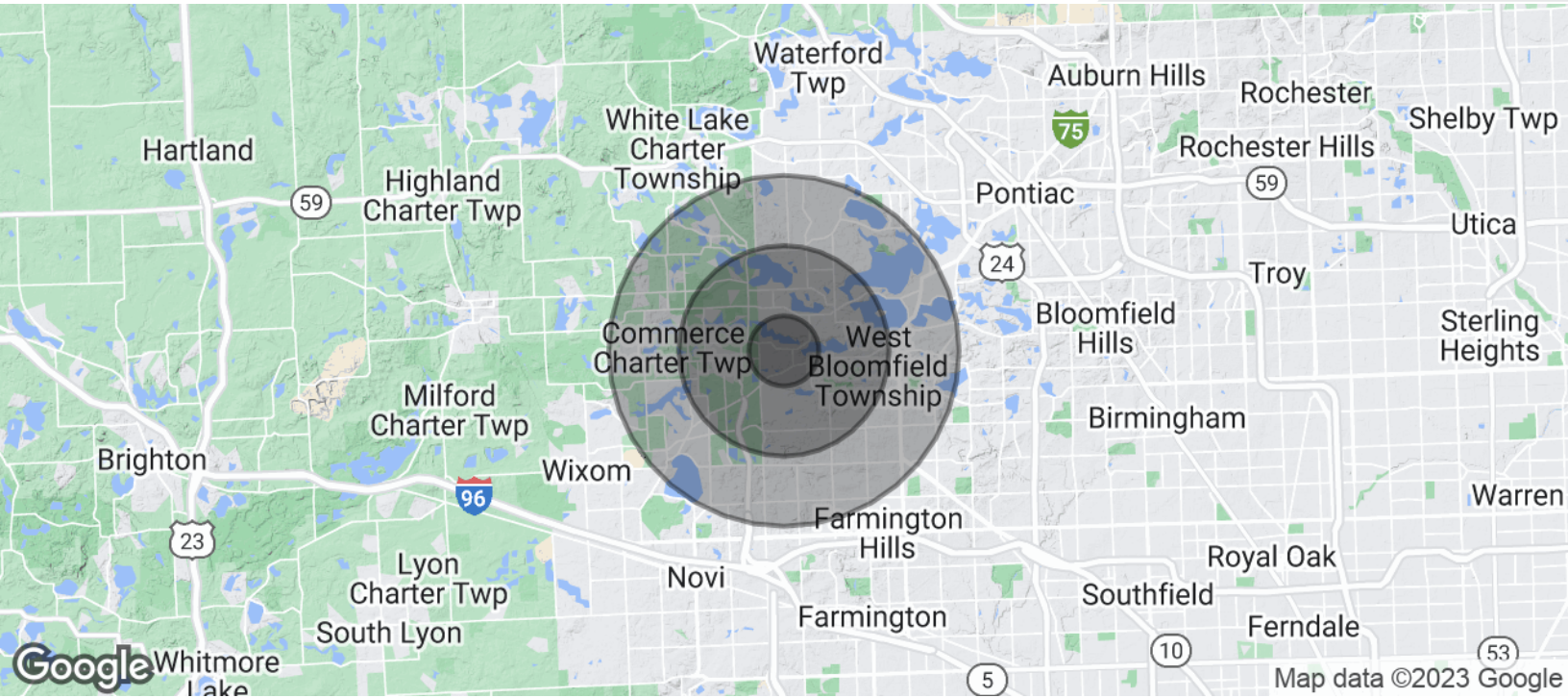
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,569	49,850	151,370
Average Age	38.8	42.1	41.6
Average Age (Male)	36.9	40.2	40.4
Average Age (Female)	40.3	43.2	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,233	18,360	58,176
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$126,338	\$115,365	\$103,720
Average House Value	\$372,452	\$343,150	\$275,212

* Demographic data derived from 2020 ACS - US Census



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