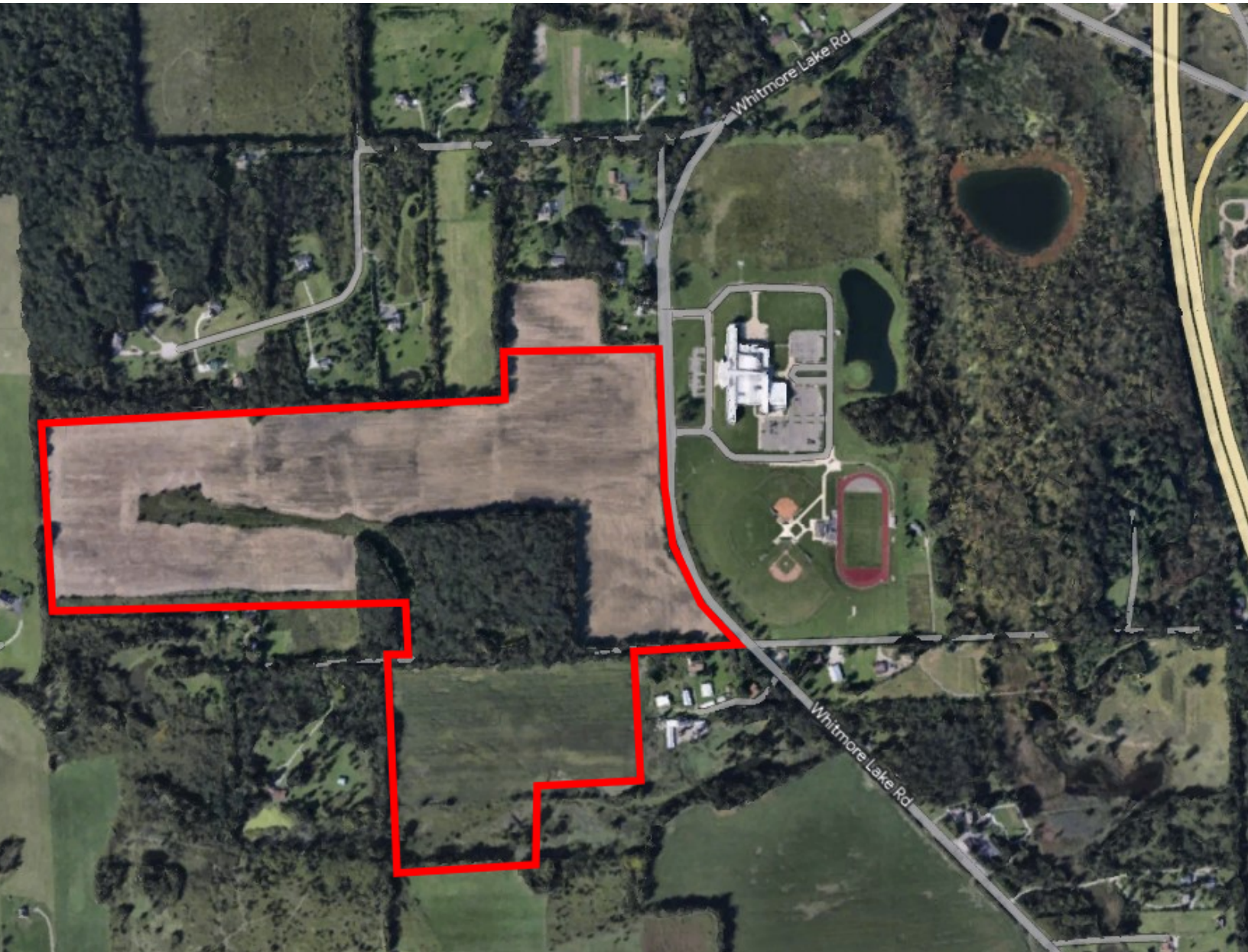


## 115 +/- ACRES WHITMORE LAKE & 5 MILE RD

Whitmore Lake Rd & 5 Mile Rd, Northfield Township, MI 48189



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

**MARK SZERLAG**

*Senior Partner*

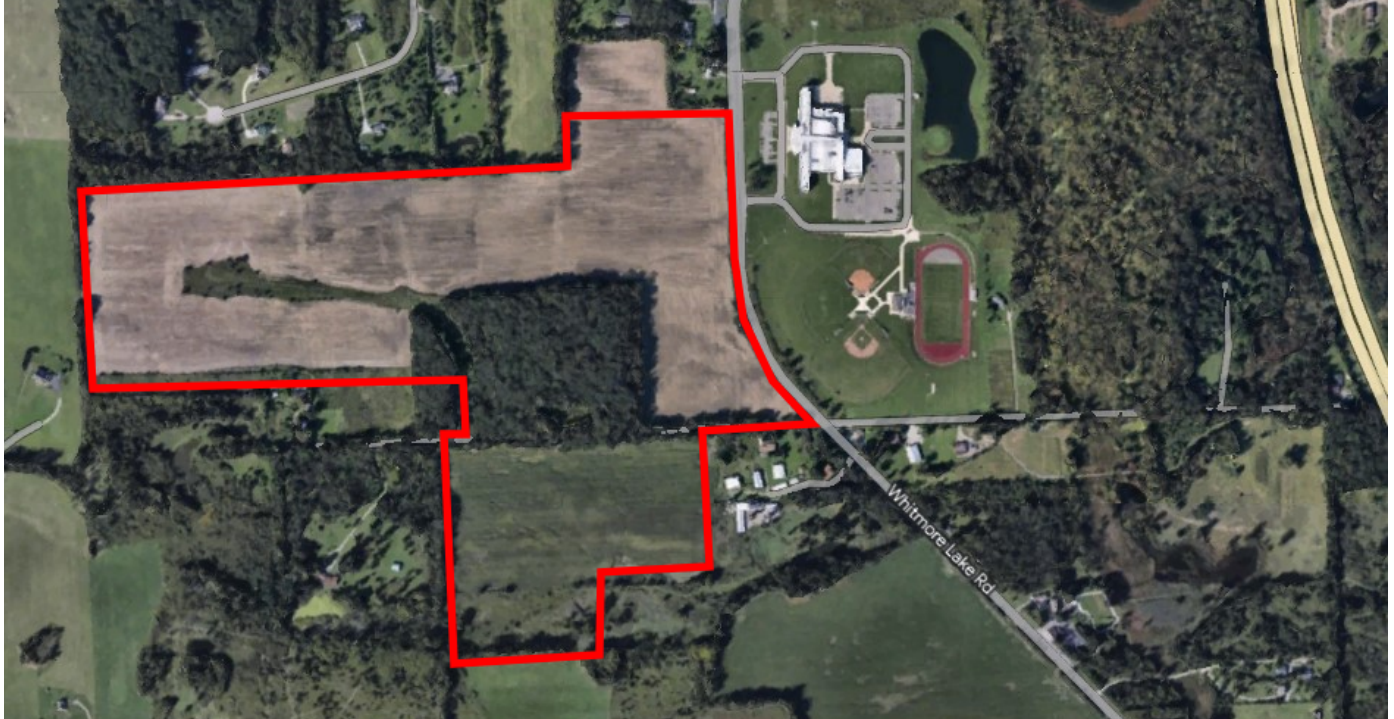
[mszerlag@thomasduke.com](mailto:mszerlag@thomasduke.com)

**JOHN PORTH**

*Vice President*

[jkporth@thomasduke.com](mailto:jkporth@thomasduke.com)

**OFFERING SUMMARY:** Whitmore Lake Rd & 5 Mile Rd | Northfield Township, MI 48189



**PROPERTY OVERVIEW**

115 Acres of Residential land for sale

**OFFERING SUMMARY**

Sale Price: \$2,300,000  
Lot Size: 115 Acres  
Price / Acre: \$20,000  
Zoning: LR - Low Density Residential

**PROPERTY HIGHLIGHTS**

- 115 +/- Acres zoned Low Density Residential
- Includes (3) adjacent parcels
- Adjacent to Whitmore Lake High School



**PROPERTY INFORMATION:** Whitmore Lake Rd & 5 Mile Rd | Northfield Township, MI 48189

**PROPERTY INFORMATION**

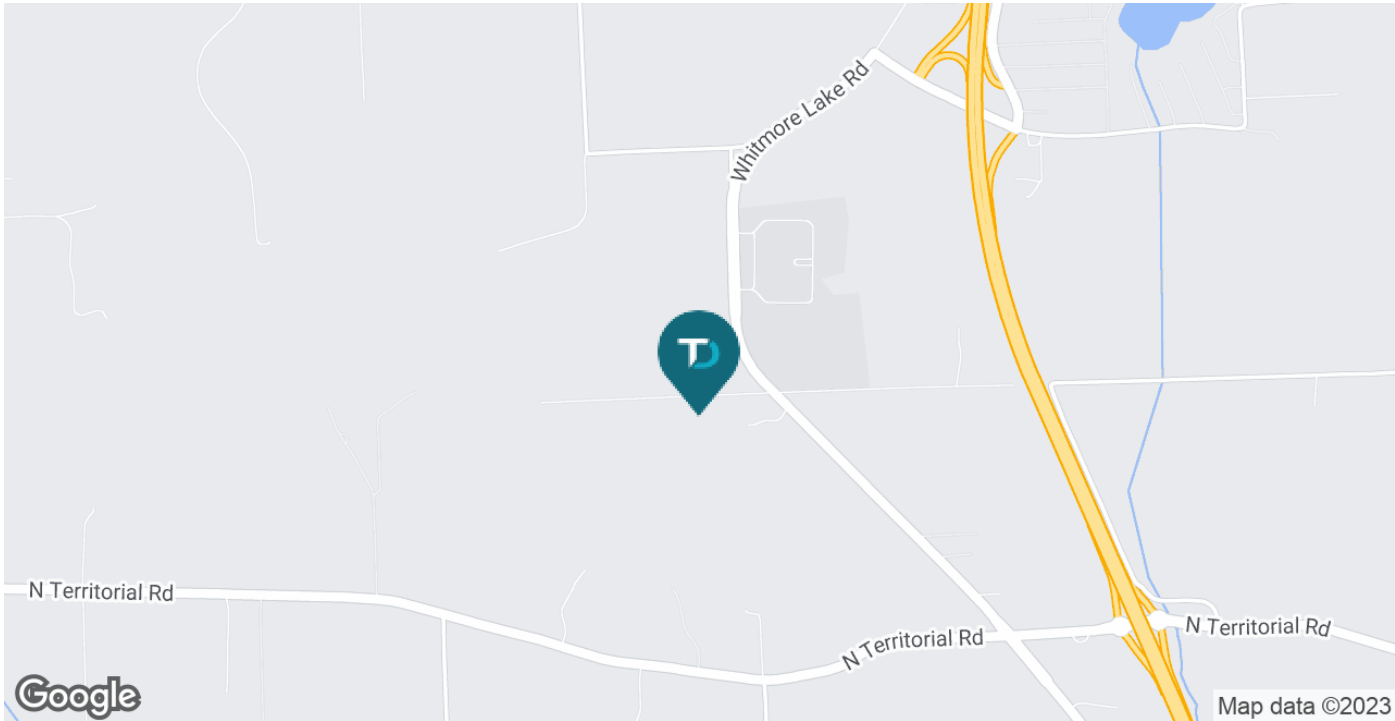
Sale Price: \$2,300,000.00  
 Price/AC: \$20,000  
 School District: Whitmore Lake Public School District  
 Zoning: LR - Low Density Residential  
 Utilities: Private Well & Septic

**PROPERTY INFORMATION**

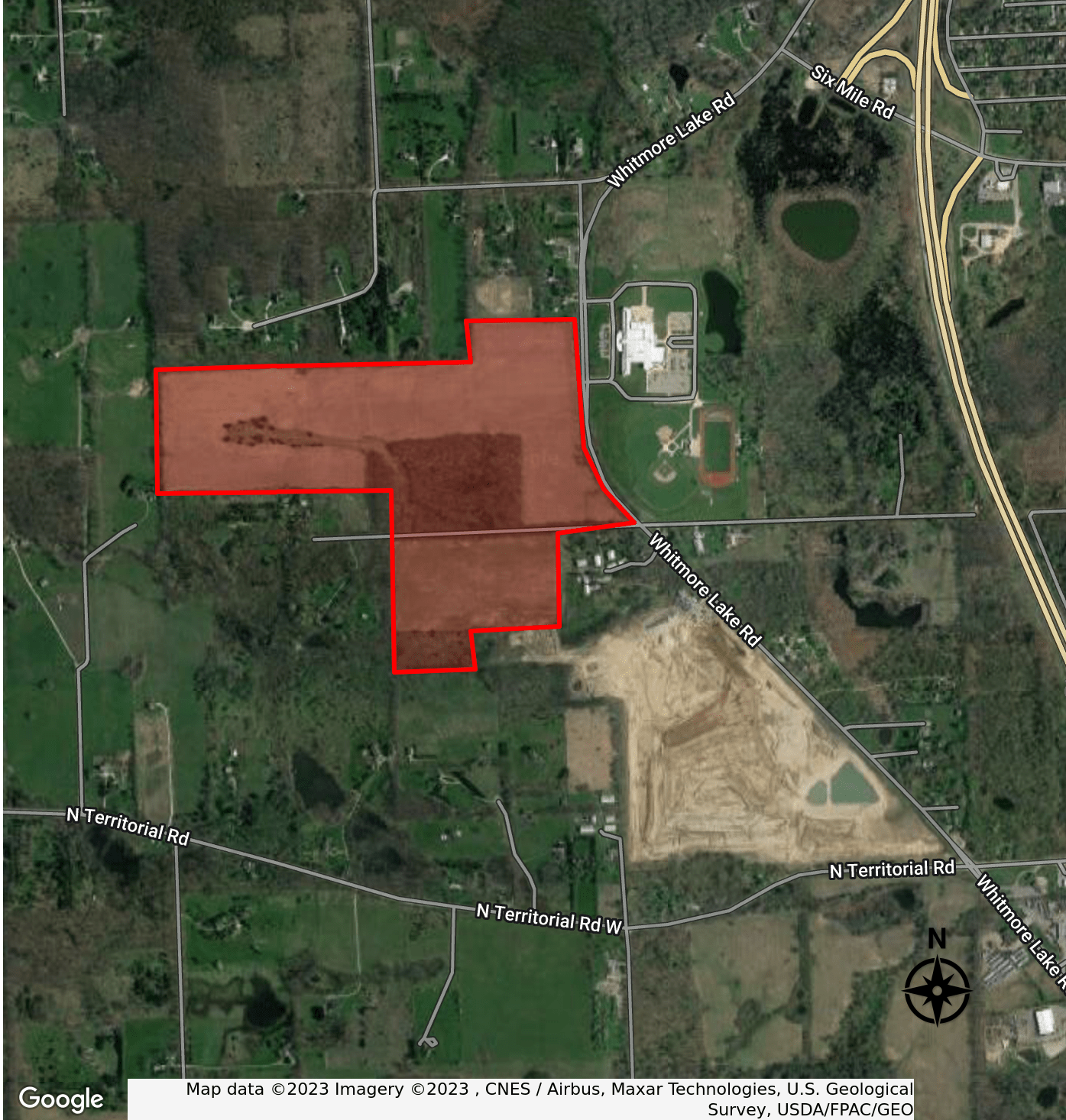
Lot Size: 115 Acres  
 Property Type: Residential Land  
 Traffic Count: Whitmore Lake Rd - 2,635 vpd(2022)  
 5 Mile Rd - 65,817 vpd(2022)  
 Legal Description: Available Upon Request  
 APN: 02-18-300-021,  
 02-18-300-020,  
 a part of  
 02-19-200-002

**LOCATION INFORMATION**

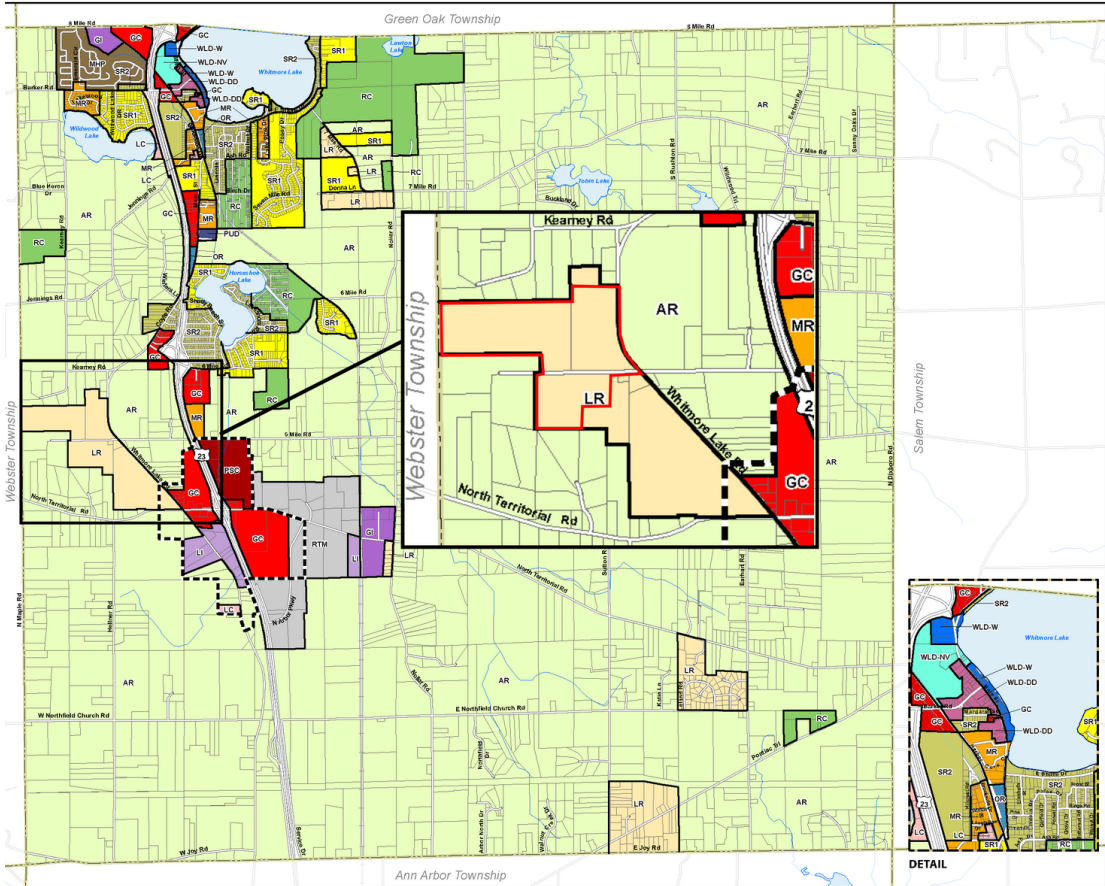
Located on the West side of Whitmore Lake Road, adjacent to Whitmore Lake High School.



**AERIAL MAP:** Whitmore Lake Rd & 5 Mile Rd | Northfield Township, MI 48189



**ZONING MAP:** Whitmore Lake Rd & 5 Mile Rd | Northfield Township, MI 48189



**Zoning Map**  
Northfield Township,  
Washtenaw County, Michigan

March 1, 2017

- AR - Agriculture
- LR - Low-Density Residential
- MR - Multiple-Family Residential
- MHP - Mobile Home Park
- SR1 - Single-Family Residential
- SR2 - Single-Family Residential
- OR - Office Residential
- LC - Local Commercial
- GC - General Commercial
- LI - Limited Industrial
- GI - General Industrial
- RTM - Research/Technology/Manufacturing
- PUD - Planned Unit Development
- PSC - Planned Shopping Center
- RC - Recreation Conservation
- WLD-DD - Whitmore Lake Downtown
- WLD-NV - Whitmore Lake North Village
- WLD-W - Whitmore Lake Waterfront
- Whitmore Lake/North Territorial Overlay District

**NOTE:**  
The lines of this map are representational of the actual Township boundary and parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies. Consult official Northfield Township records for precise distances, boundaries and areas.

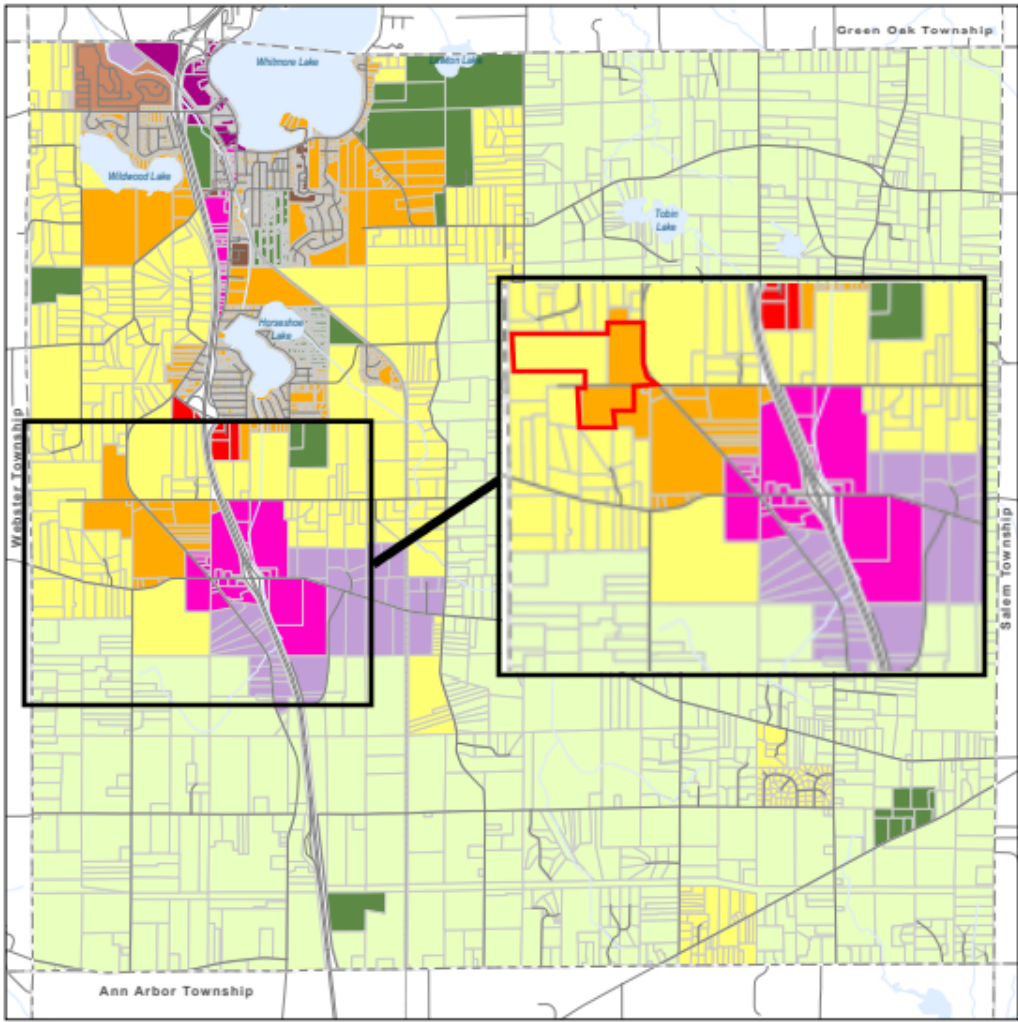
**REVISION**

Date	Outboard	Date	Outboard	Date	Outboard	Date	Outboard
3/1/17	17-55						





**FUTURE LAND USE: Whitmore Lake Rd & 5 Mile Rd | Northfield Township, MI 48189**



**MAP 6**  
**Future Land Use**  
Northfield Township,  
Washtenaw County, MI  
June 9, 2019

- Legend**
- Agricultural
  - Commercial
  - High Density Residential
  - Industrial
  - Recreation/Conservation
  - Low Density Residential
  - Medium Density Residential
  - Manufactured Home
  - Mixed Use
  - VC-Mixed Use
  - VC-Cottage Retail
- City and Township boundaries  
 Roads  
 Railroads  
 Rivers, streams, and lakes



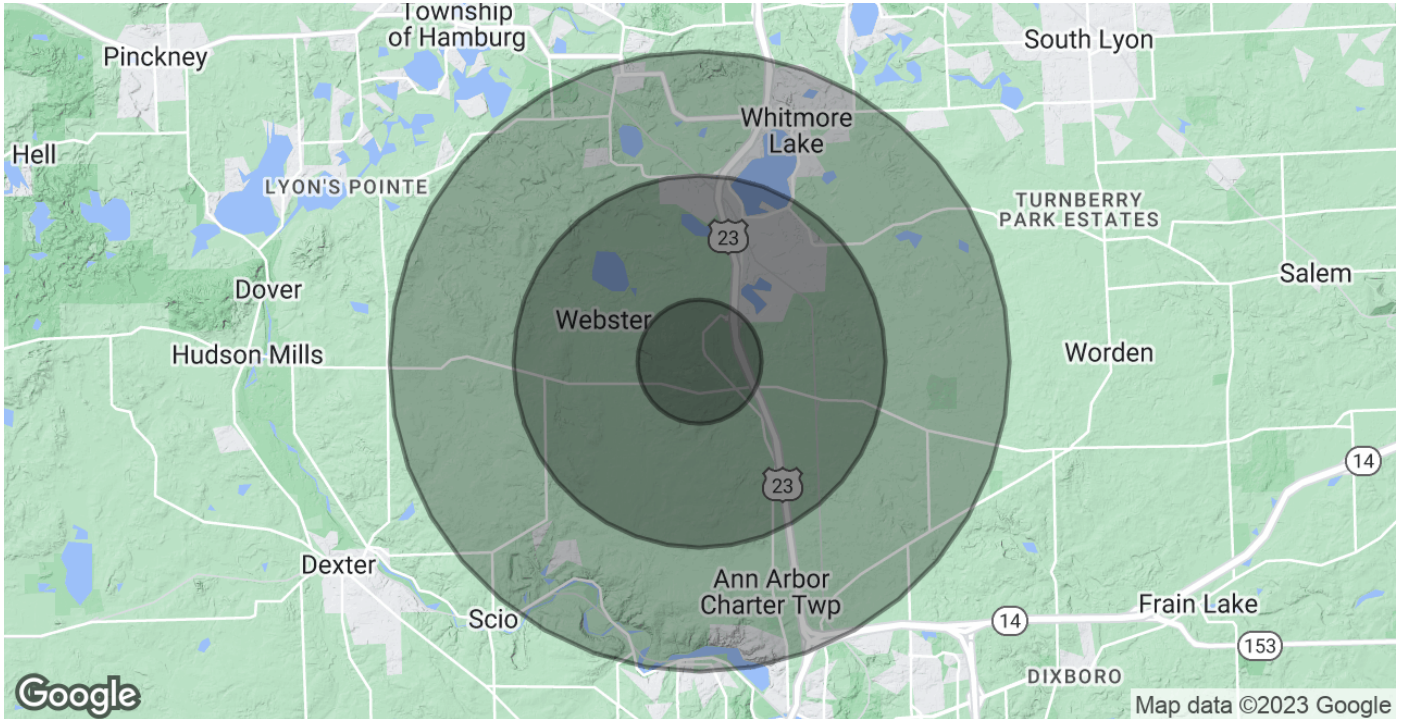
**RETAILER MAP:** Whitmore Lake Rd & 5 Mile Rd | Northfield Township, MI 48189



Map data © 2023 Imagery © 2023, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo



**DEMOGRAPHICS MAP & REPORT: Whitmore Lake Rd & 5 Mile Rd | Northfield Township, MI 48189**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	694	8,642	22,763
Average Age	44.4	41.5	44.0
Average Age (Male)	41.5	41.7	43.8
Average Age (Female)	48.0	42.5	44.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	286	3,683	9,698
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$84,161	\$98,550	\$120,954
Average House Value	\$241,859	\$233,282	\$311,763

*\* Demographic data derived from 2020 ACS - US Census*