

11.8 Acres + Commercial or Multi-family Residential

6130 Wayne Road, Romulus, MI 48174



Listing ID: 30009541
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Mobile Home Park, Multi-Family
Gross Land Area: 11.80 Acres
Sale Price: \$195,000
Unit Price: \$16,525 Per Acre
Sale Terms: Cash to Seller, Purchase Money Mortgage, Owner Financing, Build-to-Suit



Overview/Comments

This 11.8 acre parcel is zoned C2 commercial. This property is also master planned RM for multi-family residential so the .

The property is flat land with a combination of field and woods. Approximately 60% of the property has been cleared. The lot is L-shaped with 460' of highway frontage on Wayne Road and is 1959' deep. The back of the property backs up to railroad tracks. It is 2.3 miles from the I-94 Interstate freeway

The property has good demographics with a traffic count of 16,000 cars per day, over 51,000 people in the surrounding 3 mile radius. The median household income is over \$42,000 in the surrounding mile.

More Information Online

<http://www.cpix.net/listing/30009541>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	2223-35-105-009	Zoning:	C2, RM
Possible Uses:	Mobile Home Park, Multi-Family, Office, Retail, Self Storage	Sale Terms:	Cash to Seller, Purchase Money Mortgage, Owner Financing, Build-to-Suit

Area & Location

Property Located Between:	Van Born and Beverly Road	Rail Access:	Yes
Property Visibility:	Excellent	Airports:	4 miles to Detroit Metro Airport 6.75 miles to Willow Run Airport
Largest Nearby Street:	Van Born Road		
Traffic/Vehicle Count:	16,000		

Highway Access Close proximity to major freeways and airports 3 miles to I-275 2. miles to I-94 4 miles to Detroit Metro Airport 6.75 miles to Willow Run Airport

Land Related

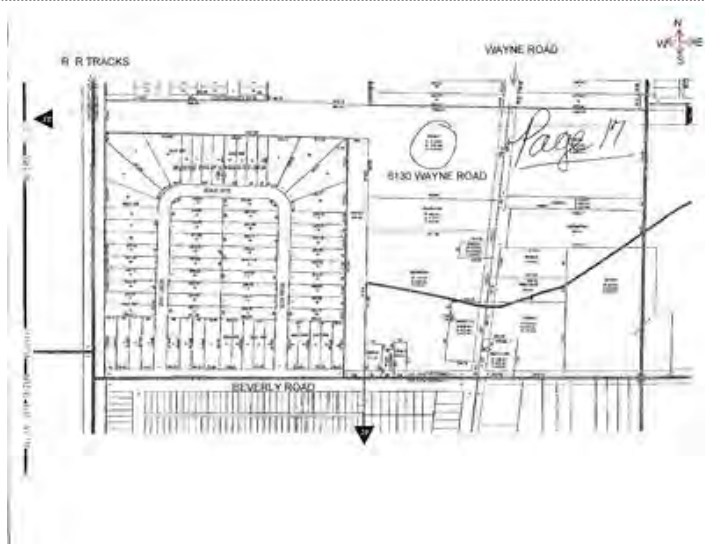
Lot Frontage:	460'	Topography:	Level
Lot Depth:	1957	Water Service:	Municipal
Zoning Description:	C2 or RM	Sewer Type:	Municipal

Location

Address:	6130 Wayne Road, Romulus, MI 48174	MSA:	Detroit-Warren-Dearborn
County:	Wayne	Submarket:	Airport District



Property Images



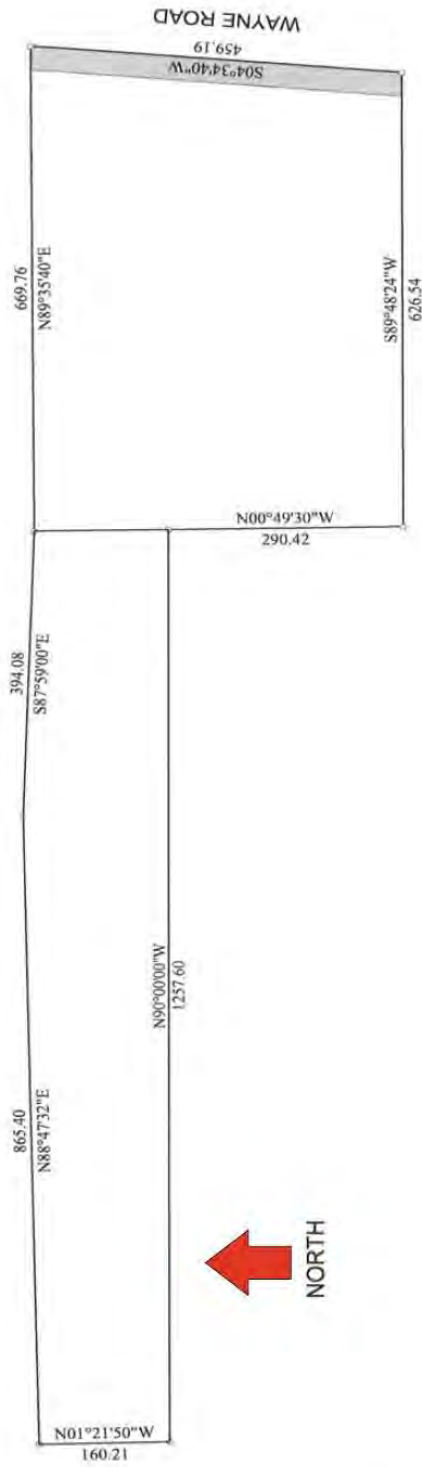
Plot plan from City



6130 wayne - street view



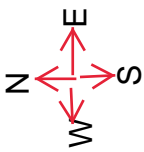
6130 wayne - woods



NORTH

DEEDPLOTTER+™ SITE SKETCH

Title: COMPUTER ENVIRONMENTS, INC.		Date: 03-08-2019
Scale: 1 inch = 200 feet	File: DP SKETCH FINAL.des	
Tract 1: 11.701 Acres; 509693 Sq Feet; Closure = n02.1031w 0.17 Feet; Precision = 1/27634; Perimeter = 4723 Feet		
Tract 2: 0.347 Acres; 15096 Sq Feet; Closure = n26.5645e 0.00 Feet; Precision = 1/508936; Perimeter = 984 Feet		
Tract 3: 4.910 Acres; 213885 Sq Feet; Closure = s04.4625e 0.00 Feet; Precision = 1/574144; Perimeter = 2842 Feet		
001=N\W.5,1S,1W	015=@0 Merge 1	029=N\W.5,1S,1W
002=N00.0000E 2640.00	016=N\W.5,1S,1W	030=N00.0000E 2640.00
003=N90.0000W 2640.00	017=N00.0000E 2640.00	031=N90.0000W 2640.00
004=N88.3140E 1302.98	018=N90.0000W 2640.00	032=N88.3140E 1302.98
005=N00.4150W 854.41	019=N88.3140E 1302.98	033=N00.4150W 854.41
006=N00.4930W 40.00	020=N00.4150W 854.41	034=N00.4930W 40.00
007=N00.4930W 290.42	021=N00.4930W 40.00	035=N00.4930W 290.42
008=N90.0000W 1257.60	022=N89.4824E 626.54	036=N90.0000W 1257.60
009=N01.2150W 160.21	023=S89.4824W 33.00	037=N01.2150W 160.21
010=N88.4732E 865.40	024=N89.4824E 33.00	038=N88.4732E 865.40
011=S87.5900E 394.08	025=N04.3440E 459.19	039=S87.5900E 394.08
012=N89.3540E 669.76	026=S89.3540W 33.00	040=S00.4930E 164.55
013=S04.3440W 459.19	027=S04.3445W 459.07	
014=S89.4824W 626.54	028=@0 Merge 1	



S6130 Wayne Road, Romulus, Mi – Site Drawing

WAYNE ROAD



WAYNE ROAD

6130 WAYNE ROAD

6130 WAYNE ROAD

R. R. TRACKS

R. R. TRACKS

SEP 14, 2016 12:24 PM No. 5950 P. 1/1



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**6130 WAYNE ROAD, ROMULUS
APPROXIMATE AERIAL VIEW**



For Sale at \$342,000 (\$30,106/AC - \$0.69/SF)

6130 Wayne Rd

Romulus, MI 48174 - Airport District Submarket

11.36 Acres (494,842 SF) of Industrial Land

For Sale

Price	\$342,000		
Price/AC	\$30,105.63	On Market	9 Mos 4 Days
Price/SF	\$0.69	Last Updated	Jul 31, 2017
Sale Type	Investment		<u>Update</u>
Status	Active		

Land

Type	2 Star Industrial Land		
Zoning	C2, RM		
Land AC - Gross	11.36 AC	Land SF - Gross	494,842 SF
Land AC - Net	11.36 AC	Land SF - Net	494,842 SF
Min Div Size	1.00 AC	No. of Lots	1
Topography	Level		
On Sites	Raw land		
Off Sites	No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Sewer, No Streets, No Water		
Proposed Use	Commercial, Distribution, Industrial, Warehouse		
Frontage	Wayne Rd		
Parcel	80-017-99-0003-000		
Taxes	\$0.01/SF (2016)		
Walk Score®	Car-Dependent (31)		
Transit Score®	Minimal Transit (0)		

Demographics

	1 Mi	3 Mi
Population	6,039	50,681
Households	2,228	19,820
Average Age	36.50	37.70
Median HH Income	\$42,270	\$40,946
Daytime Employees	3,415	22,024
Population Growth '17-'22	0.8%	1.7%
Household Growth '17-'22	0.8%	1.7%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Wayne Rd	Golden Blvd N	15,930	2016	0.07 mi
Wayne Rd	Van Born Rd N	15,998	2016	0.26 mi
Van Born Rd	Wayne Rd E	17,910	2016	0.31 mi
Van Born Rd	Newberry St E	18,090	2016	0.33 mi
Wayne Rd	Vinewood St N	15,998	2010	0.37 mi

Made with TrafficMetrix® Products

Sale Notes

This 11 pluse acre parcel has good population and traffic demographics compared to all commerical listings in a 10 mile radius. With over 450' of frontage if it is being offer with a lower price per sq foot than any commerical or mult-family listing in this market.

Zoned both C2 and RM

Documents

Marketing

Marketing Brochure/Flyer

Sale Contacts



Joseph Arnold
Commercial Realtor
(248) 880-9084 (p)
(248) 880-9084 (m)
(734) 525-5298 (f)
Joe@globalrealtgroupllc.com



GLOBAL Realty Group, LLC
Ypsilanti, MI 48197
(248) 880-9084 (p)
(734) 525-5298 (f)

Income & Expenses

Expenses	2016	Per SF
Operating Expenses	-	-
Taxes	4,752	0.01

Joe Arnold

St. Arnold Commercial Realty

Professional Profile



Joe Arnold, CCIM Designee and member of the Commercial Board of Realtors (CBOR), is a licensed Commercial Broker and President of Saint Arnold Commercial Realty. St. Arnold Commercial Realty specializes in Deferred Sales Trusts and 1031 Tax Deferred Exchanges. We focus on the leasing and sale of industrial, hi-tech, and office facilities in Southeastern Michigan.

In 2019, Joe earned the distinguished Certified Commercial Investment (CCIM) designation, which represents proven expertise in financial, market, and investment analysis, in addition to negotiation. CCIM designees are recognized as leading experts in commercial investment real estate.

Joe holds an MBA degree from Michigan State University with a concentration in Marketing, Finance and Accounting and also has a BS degree in Law from Eastern Michigan University. Throughout his career, Joe has been responsible for the acquisition, disposition and leasing of office, hi-tech and industrial properties. Joe has over 20 years of experience in Property Management as a landlord and building owner. He has managed numerous commercial build out and renovation projects. He has provided consulting services, landlord and tenant representation services, and buyer – seller representation as well as having experience in commercial and industrial sales.

When people see the company name and founders name, they may wonder if this guy thinks he is a Saint. For the record, he does not. But he would like to be. 😊 Actually, the name St. Arnold Commercial Realty was selected in memory of St. Arnold of Metz, (582-644A.D.) **Joe's 45x Great** Grand Father. Joe is active doing Family Tree research, with some family branches dating back to 150 B.C.

Joe is also a Licensed Builder with 30+ years of experience with commercial and industrial build out / renovation projects for hi-tech data centers, hospital labs and industrial process control projects as well as building residential homes.

In addition to Joe's real estate related experience, Joe brings over 35 years of electrical and mechanical engineering, construction and marketing experience to the table as the President of Computer Environments in Ypsilanti, MI. He has specialized in TURN-KEY, design-build infrastructure solutions for mission critical applications with projects ranging from Computer Rooms to Hospital Laboratories to Industrial Process Control applications. Joe has implemented design criteria to ensure the highest levels of uptime for Hi-Tech applications involving microprocessor-controlled devices. He has also received a patent as the inventor of a hybrid electrical power panel that mitigates electrical power disturbances. He has been a featured guest speaker at trade shows and seminars throughout the United States and internationally.



Michigan Real Estate Broker's License: 417051

Michigan Builders License: 127544

SAINT ARNOLD COMMERCIAL REALTY

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Joe raised 5 children in Northville, MI & resides in Ann Arbor. Joe has over 20 years of involvement with the Boy Scouts of America as a member and adult leader. He is a member of the Knights of Columbus. He is an avid whitewater kayaker, archer and bow hunter, has a lifelong passion for music and as an audiophile. His hobby is photography.

Education - Credentials

Masters – MBA

Michigan State University, 1976
Marketing, Finance & Accounting

Bachelors - B.S.

Eastern Michigan University 1974
Law, Marketing, Finance & Accounting

Associations

Member – Commercial Board of Realtors

Michigan Association of Realtors

National Association of Realtors

Designee – Certified Commercial Investment Member - CCIM

Achievements

U.S. Patent & Trademark Office Developed advancement in power quality protection equipment.
Awarded US Patent 7,633,772 B2.

Guest Speaker Numerous appearances internationally as a guest speaker on power quality and protecting mission critical facility equipment for numerous associations, conferences and companies including;

Society of Hospital Engineers, Wisconsin Public Power, Great Lakes Broadcasting Association, Bio-Med Tech Association Data Processing **Manager's Association, Plant Engineering** Conference, Power Quality E: Conference, Information Technology Expo Conference & many Consulting Eng. firms.

Expertise – Credentials

Specializations

Deferred Sales Trust

CCIM Designee

Awarded CCIM Designee (Certified Commercial Investment Member - Designation # 23567). CCIM designees are recognized Globally as leading experts in commercial investment real estate. There are over 31,000 licensed Real Estate Brokers and Agents in Michigan, but less than 1%, have qualified to earn the CCIM Designation to meet the needs of commercial clients that desire to lease or own commercial real estate and maximize their after-tax return on investment".

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WHAT IS A CCIM ???



Recognized Leaders in Commercial Investment Real Estate

The Designation

CCIM stands for Certified Commercial Investment Member. The CCIM lapel pin denotes that the wearer has completed advanced coursework in financial and market analysis, and demonstrated extensive experience in the commercial real estate industry. CCIM designees are recognized as leading experts in commercial investment real estate.

Investment Expertise

Above all, the CCIM designation represents proven expertise in financial, market, and investment analysis, in addition to negotiation. Courses in these core competencies are taught by industry professionals, ensuring all material reflects the state of the industry. With this real-world education, CCIM designees are able to help their clients:

- Minimize risk
- Enhance credibility
- Make informed decisions
- Close more deals

Who Earns the CCIM Designation?

Any commercial real estate professional is eligible to enroll in designation courses and ultimately apply to receive the distinction. Current designees include:

- Brokers
- Leasing professionals
- Investment counselors
- Asset managers
- Appraisers
- Corporate real estate executives
- Property managers
- Developers
- Institutional investors
- Commercial lenders
- Portfolio managers (loan servicing)
- Attorneys
- Bankers



A Certified Commercial Investment Member (CCIM) is a recognized expert in the disciplines of commercial and investment real estate. A CCIM is an invaluable resource to the commercial real estate owner, investor, and user, and is among an elite corps of 8,600 professionals across North America who hold the CCIM designation.

Recognized for its preeminence within the industry, the CCIM curriculum which represents the core knowledge expected of commercial investment practitioners, regardless of the diversity of specializations within the industry. The CCIM curriculum consists of four core courses that incorporate the essential CCIM skill sets: financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. Additional curriculum requirements may be completed through CCIM elective courses, transfer credit for graduate education or professional recognition, and qualifying non-CCIM education. Following the course work, candidates must submit a resume of closed transactions and/or consultations showing a depth of experience in the commercial investment field. After fulfilling these requirements, candidates must successfully complete a comprehensive examination to earn the CCIM designation. This designation process ensures that CCIMs are proficient not only in theory, but also in practice.

With such a wide range of subjects to be mastered and in a dynamic business such as real estate, the **educational process doesn't end once the designation** is earned; there is a strong commitment among CCIMs to continuing education.

Less than 1% of the over 30,000 Real Estate Agents and Brokers in Michigan are a CCIM Designee. Only 6 percent of the estimated 125,000 commercial real estate practitioners nationwide hold the CCIM designation, which reflects not only the caliber of the program, but also why it is one of the most coveted and respected designations in the industry. The CCIM membership network mirrors the increasingly changing nature of the industry and includes brokers, leasing professionals, investment counselors, asset managers, appraisers, corporate real estate executives, property managers, developers, institutional investors, commercial lenders, attorneys, bankers and other allied professionals. Through this business network and through enhanced communication with the CCIM electronic network, CCIMs successfully complete approximately 156,000 transactions annually, representing more than \$400 billion.

Certified Commercial Investment Members are in more marketplaces in North America — 12 CCIM regions representing 1,000 cities — than all major real estate companies combined. Regions and chapters provide designees and candidates the opportunities to promote business and educational goals through local and regional forums and meetings.

Conferred by the CCIM Institute, the CCIM designation was established in 1969. Courses leading to the designation are offered throughout the world. For information, call the CCIM Institute @ (800) 621-7027.



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Brokers License # 417051 ● Builders License # 127544 ● B.S., M.B.A.. & CCIM Designee

Who is Saint Arnold....? Click On; [Arnulf of Metz](#) ● Feast Day — July 18