

LAND PROPERTY // FOR SALE

9.16 ACRES
R-1C Zoning

John R Rd

9.16 ACRE R-1C DEVELOPMENT OPPORTUNITY IN AFFLUENT TROY NEIGHBORHOOD

5845 JOHN R ROAD
TROY, MI 48085



Square Lake Rd

9.16 ACRES
R-1C Zoning

John R Rd

- Prime development opportunity in Troy
- Zoned R-1C for residential development
- 280' of frontage on John R Road
- All utilities available on the site
- Located in an affluent area with excellent demographics
- Average household income within 1 mile is \$163,400



P.A. COMMERCIAL
Corporate & Investment Real Estate

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

9.16 ACRES
R-1C Zoning

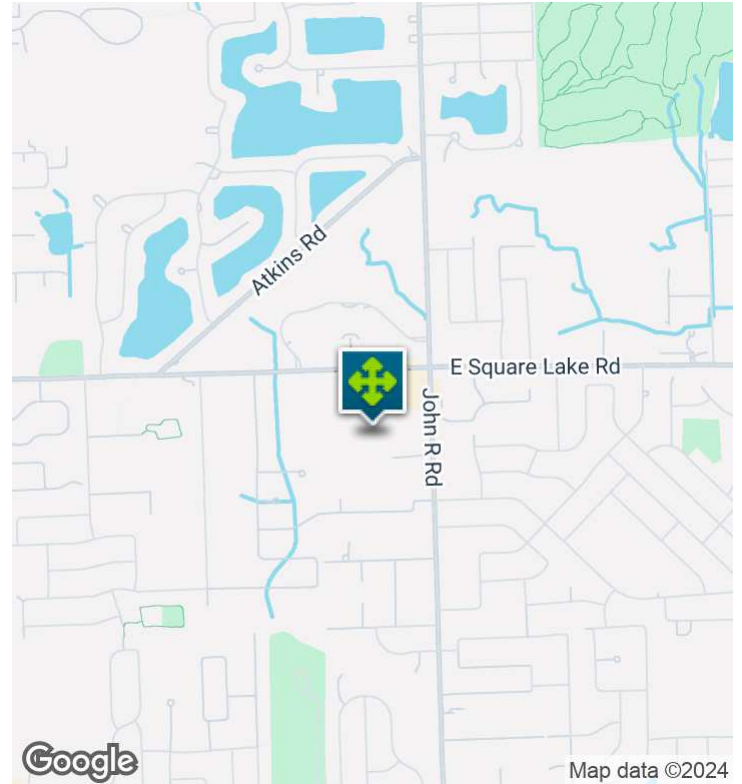
John R Rd

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5845 JOHN R ROAD, TROY, MI 48085 // FOR SALE

EXECUTIVE SUMMARY

9.16 ACRES
R-1C Zoning



Sale Price	\$2,977,000
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OFFERING SUMMARY

Lot Size:	9.16 Acres
Price / Acre:	\$325,000
Zoning:	R-1C
Market:	Detroit
Submarket:	Troy
Traffic Count:	21,801

PROPERTY OVERVIEW

This 9.16-acre development opportunity is located within the R-1C One Family Residential District. Per the City of Troy Zoning Ordinance, this district is designed to be the most restrictive of the residential Districts as to use. The intent is to provide for environmentally sound areas of low-density, single-family, detached dwellings, through the varying of lot sizes and the development options which will accommodate a broad spectrum of house sizes and designs - appealing to the widest spectrum of the population. Water, sewer, gas, electricity, phone, and cable all are on site.

LOCATION OVERVIEW

Discover the vibrant commercial hub surrounding the location in Troy, MI, with easy access to major highways, making it an ideal investment opportunity for Land users and investors. Situated in Metro Detroit, the area boasts a dynamic business environment, home to an array of corporate headquarters, tech companies, and automotive industry leaders. The location is near Corewell Health Beaumont Troy and a short drive from Somerset Collection, offering upscale shopping and dining experiences.

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PROPERTY DETAILS

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R-1C Zoning

John R Rd

Sale Price	\$2,977,000
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
Zoning	R-1C
Lot Size	9.16 Acres
APN #	20.11.226.037
Lot Frontage	280 ft
Lot Depth	1,268 ft
Corner Property	No
Traffic Count	21,801
Traffic Count Street	John R Rd
Waterfront	No
Power	Yes
Rail Access	No
Topography	Level

LOCATION INFORMATION

Street Address	5845 John R Road
City, State, Zip	Troy, MI 48085
County	Oakland
Market	Detroit
Sub-market	Troy
Cross-Streets	John R and Square Lake Rd

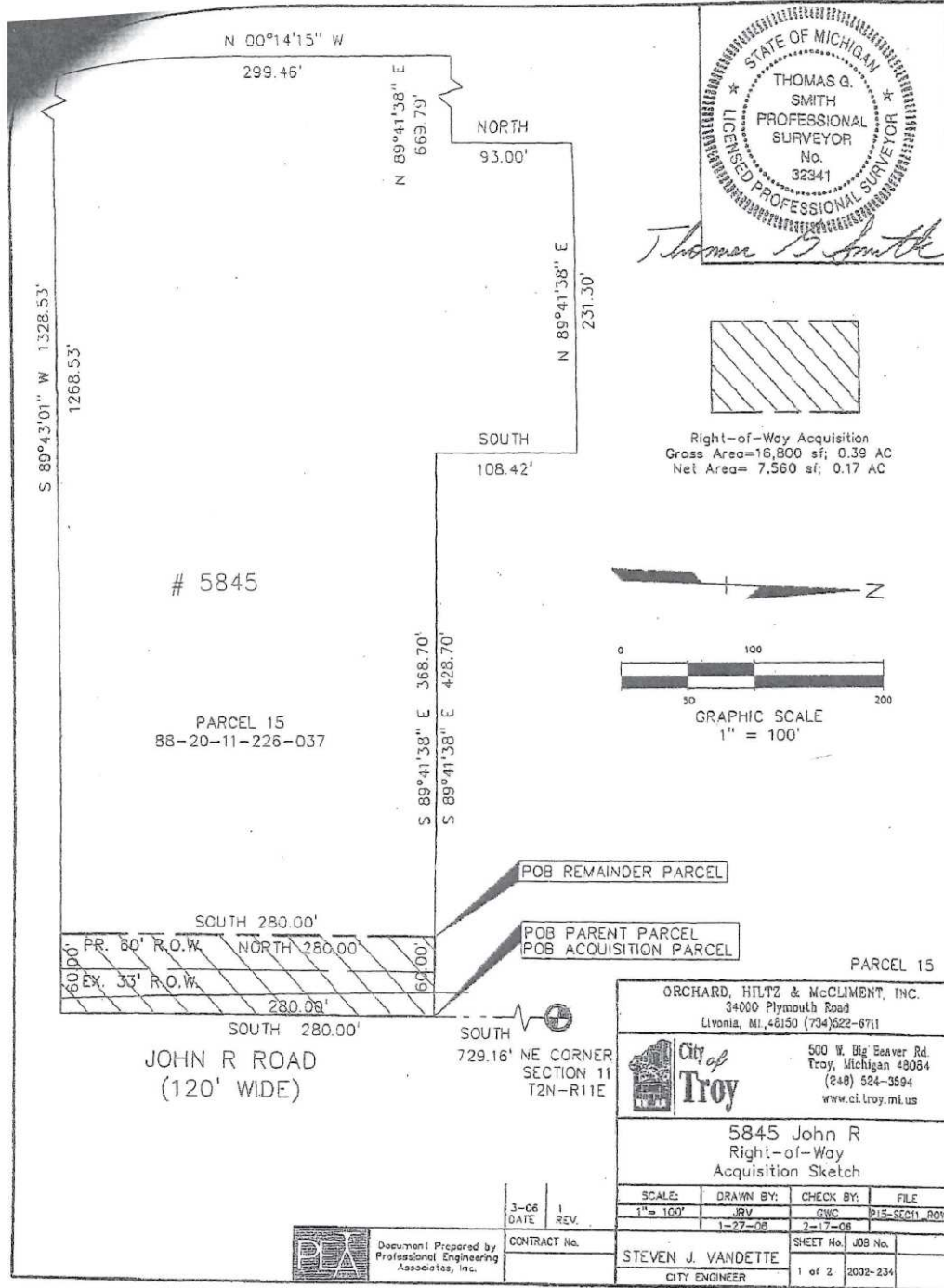
UTILITIES & AMENITIES

Gas / Propane	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

SITE PLANS

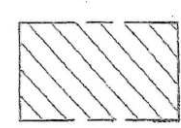
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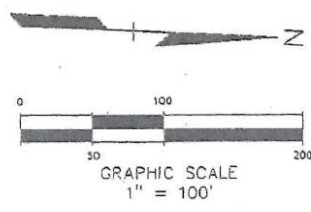


STATE OF MICHIGAN
THOMAS G. SMITH
PROFESSIONAL SURVEYOR
No. 32341
LICENSED PROFESSIONAL SURVEYOR

Thomas G. Smith



Right-of-Way Acquisition
Gross Area=16,800 sf; 0.39 AC
Net Area= 7,560 sf; 0.17 AC



POB REMAINDER PARCEL

POB PARENT PARCEL
POB ACQUISITION PARCEL

PARCEL 15

ORCHARD, HULTZ & McCLIMBENT, INC.
34000 Plymouth Road
Livonia, MI, 48150 (734)522-6711



500 W. Big Beaver Rd.
Troy, Michigan 48064
(248) 524-3594
www.ci.troy.mi.us

5845 John R
Right-of-Way
Acquisition Sketch

SCALE:	DRAWN BY:	CHECK BY:	FILE
1" = 100'	JRV	GHC	P15-SECT11_ROW
DATE	REV.		
1-27-08	2-17-08		
CONTRACT No.		SHEET No.	JOB No.
STEVEN J. VANDETTE		1 of 2	2032-234
CITY ENGINEER			

Document Prepared by
Professional Engineering
Associates, Inc.

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RETAILER MAP

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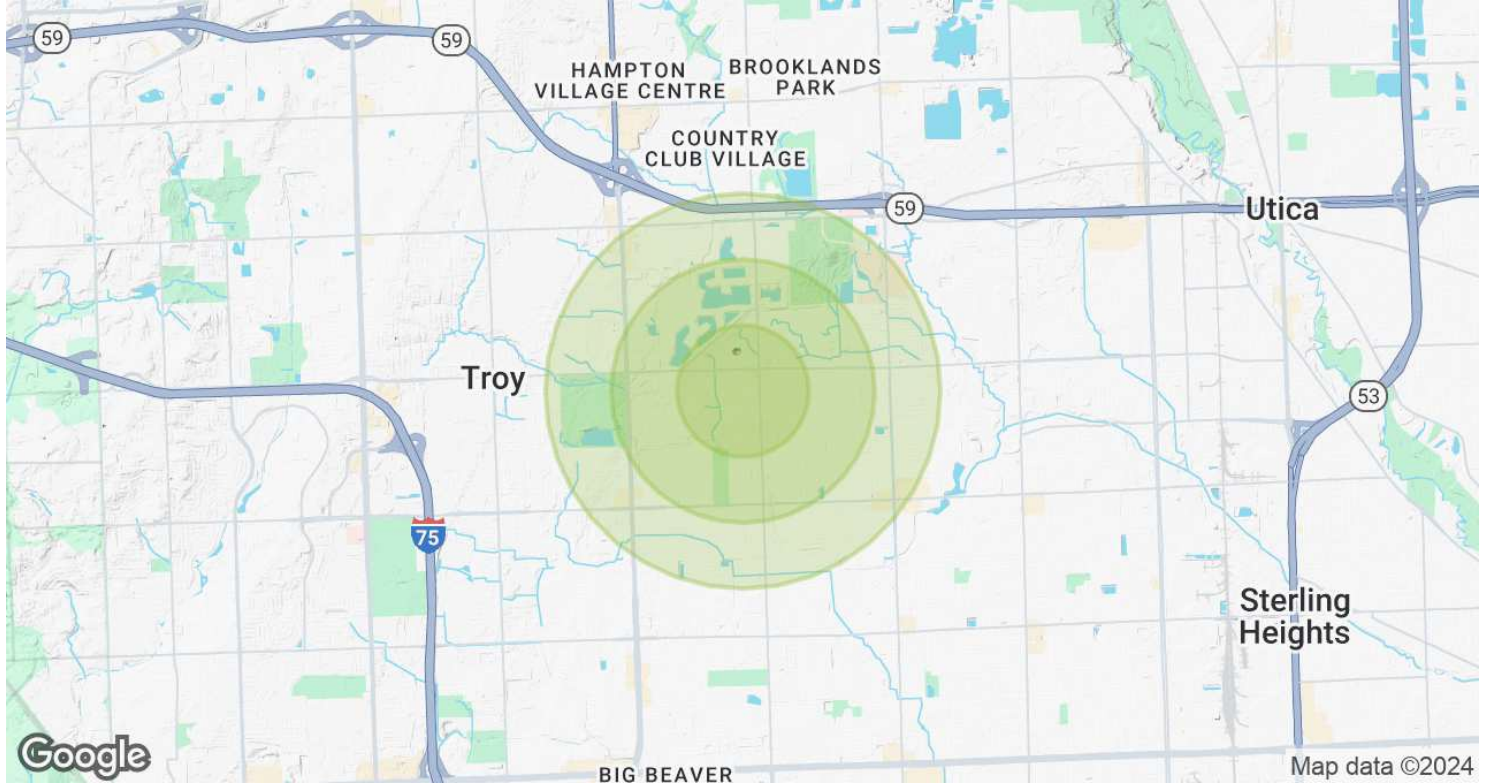
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DEMOGRAPHICS MAP & REPORT

16 ACRES
R-1C Zoning

John R Rd



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,685	9,838	19,924
Average Age	43	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	575	3,408	6,878
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$173,982	\$163,400	\$155,502
Average House Value	\$409,024	\$411,916	\$423,754

Demographics data derived from AlphaMap

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FOR MORE INFORMATION, PLEASE CONTACT:



Phillip Myers
SENIOR ASSOCIATE
D: 248.281.9904
C: 586.242.4047
phil@pacommercial.com

P.A. Commercial
26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100
F: 248.358.5300

pacommercial.com

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