

NOW AVAILABLE

# 13.68 ACRES OF VACANT LAND FOR SALE

11 MILE ROAD AND MEADOWBROOK ROAD  
NOVI, MICHIGAN



## PROPERTY DESCRIPTION

- + Approximately 13.68 acres of land
- + Immediate access to the M-5 Connector at both the Twelve Mile Road and Grand River interchanges
- + Approximate Site Dimensions 721' x 826'
- + Parcel Number: 22-24-100-016
- + For Sale at \$1,500,000 (\$109,649/Acre)
- + 2018 Taxes: \$11,318.99

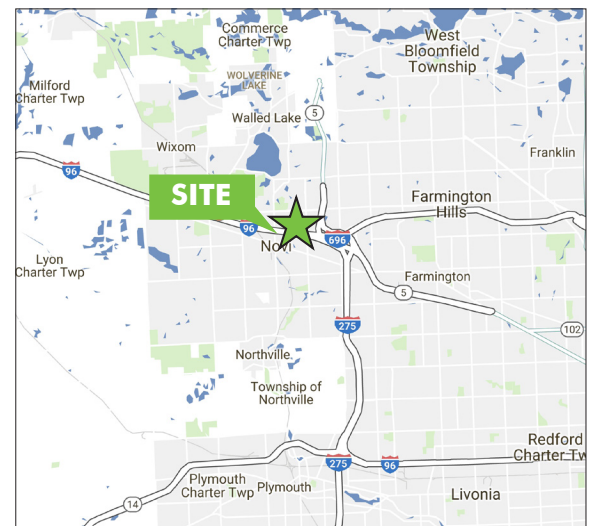


## CONTACT US

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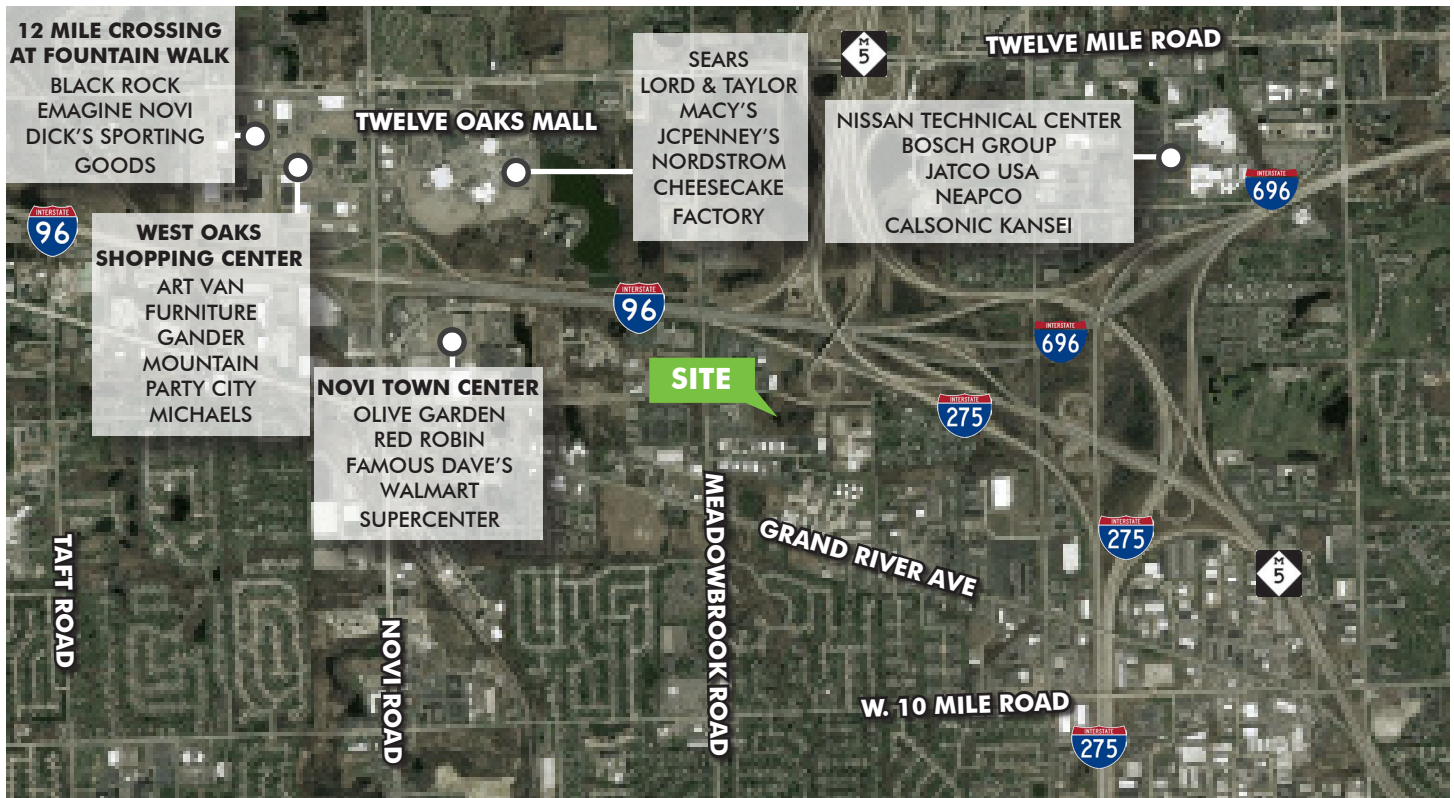
## LIGHT INDUSTRIAL ZONING



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## DEMOGRAPHICS

### 2017 Estimated Demographics

	1 MILE	3 MILES	5 MILES
Population	5,310	61,771	167,828
Average Household Income	\$84,748	\$108,420	\$104,207
Daytime Population	11,237	66,025	137,544
Households	2,370	25,952	71,119

### Traffic Count

Meadowbrook Road at Grand River Avenue 10,728 ADT



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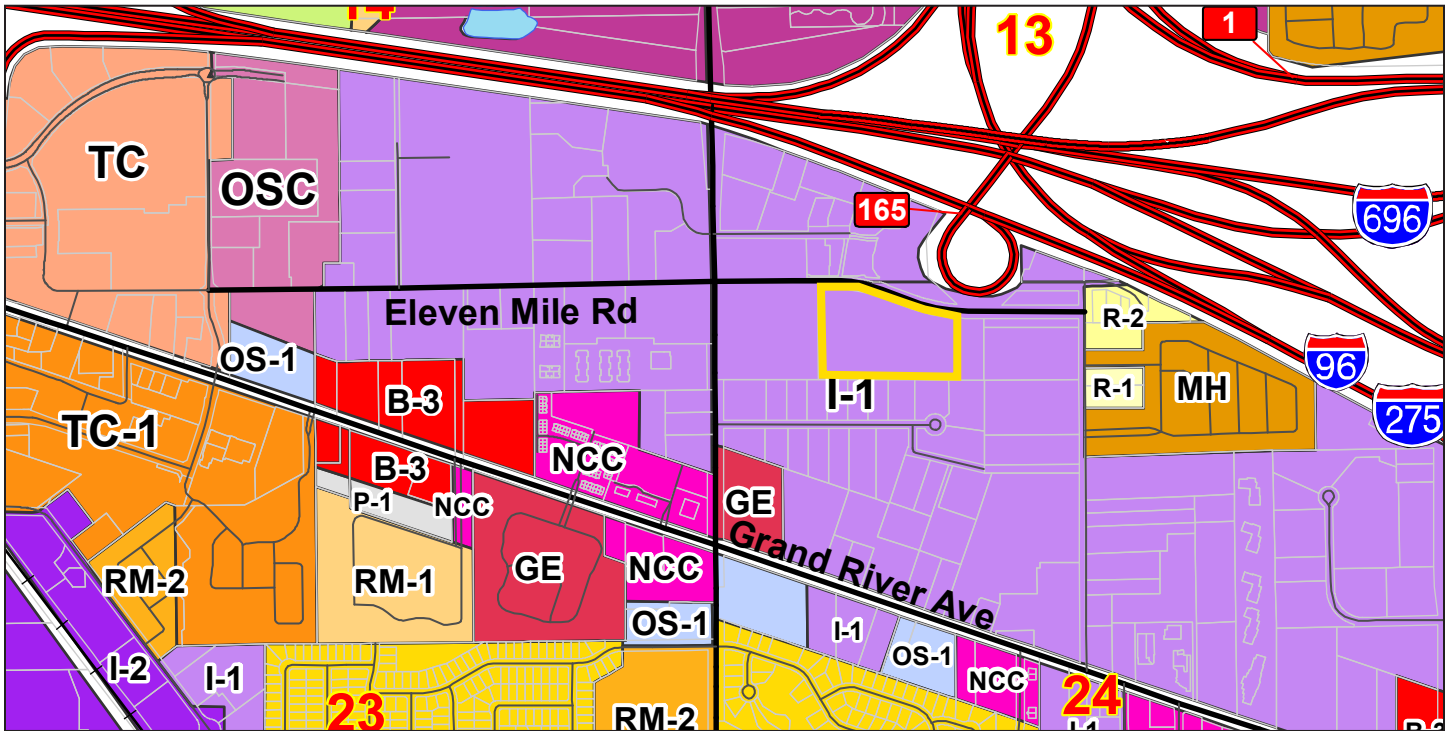
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# 13.68 ACRES OF VACANT LAND FOR SALE

## 11 MILE ROAD AND MEADOWBROOK ROAD

### NOVI, MICHIGAN



#### ZONING DISTRICT

- |  |  |
|--|--|
| <span style="color: green;">■</span> R-A: Residential Acreage            | <span style="color: red;">■</span> GE: Gateway East                      |
| <span style="color: yellow;">■</span> R-1: One-Family Residential        | <span style="color: lightgrey;">■</span> FS: Freeway Service             |
| <span style="color: yellow;">■</span> R-2: One-Family Residential        | <span style="border: 2px solid yellow;">■</span> I-1: Light Industrial   |
| <span style="color: yellow;">■</span> R-3: One-Family Residential        | <span style="color: purple;">■</span> I-2: General Industrial            |
| <span style="color: yellow;">■</span> R-4: One-Family Residential        | <span style="color: magenta;">■</span> NCC: Non-Center Commercial        |
| <span style="color: yellow;">■</span> RT: Two-Family Residential         | <span style="color: lightblue;">■</span> OS-1: Office Service            |
| <span style="color: orange;">■</span> RM-1: Low-Density Multiple-Family  | <span style="color: pink;">■</span> OSC: Office Service Commercial       |
| <span style="color: orange;">■</span> RM-2: High-Density Multiple-Family | <span style="color: purple;">■</span> OST: Office Service Technology     |
| <span style="color: orange;">■</span> MH: Mobile Home                    | <span style="color: purple;">■</span> EXO: OST District with EXO Overlay |
| <span style="color: pink;">■</span> B-1: Local Business                  | <span style="color: red;">■</span> RC: Regional Center                   |
| <span style="color: pink;">■</span> B-2: Community Business              | <span style="color: lightgrey;">■</span> P-1: Vehicular Parking          |
| <span style="color: red;">■</span> B-3: General Business                 | <span style="color: orange;">■</span> TC: Town Center                    |
| <span style="color: brown;">■</span> C: Conference                       | <span style="color: orange;">■</span> TC-1: Town Center-1                |
| <span style="color: blue;">■</span> EXPO: Expo                           |  |



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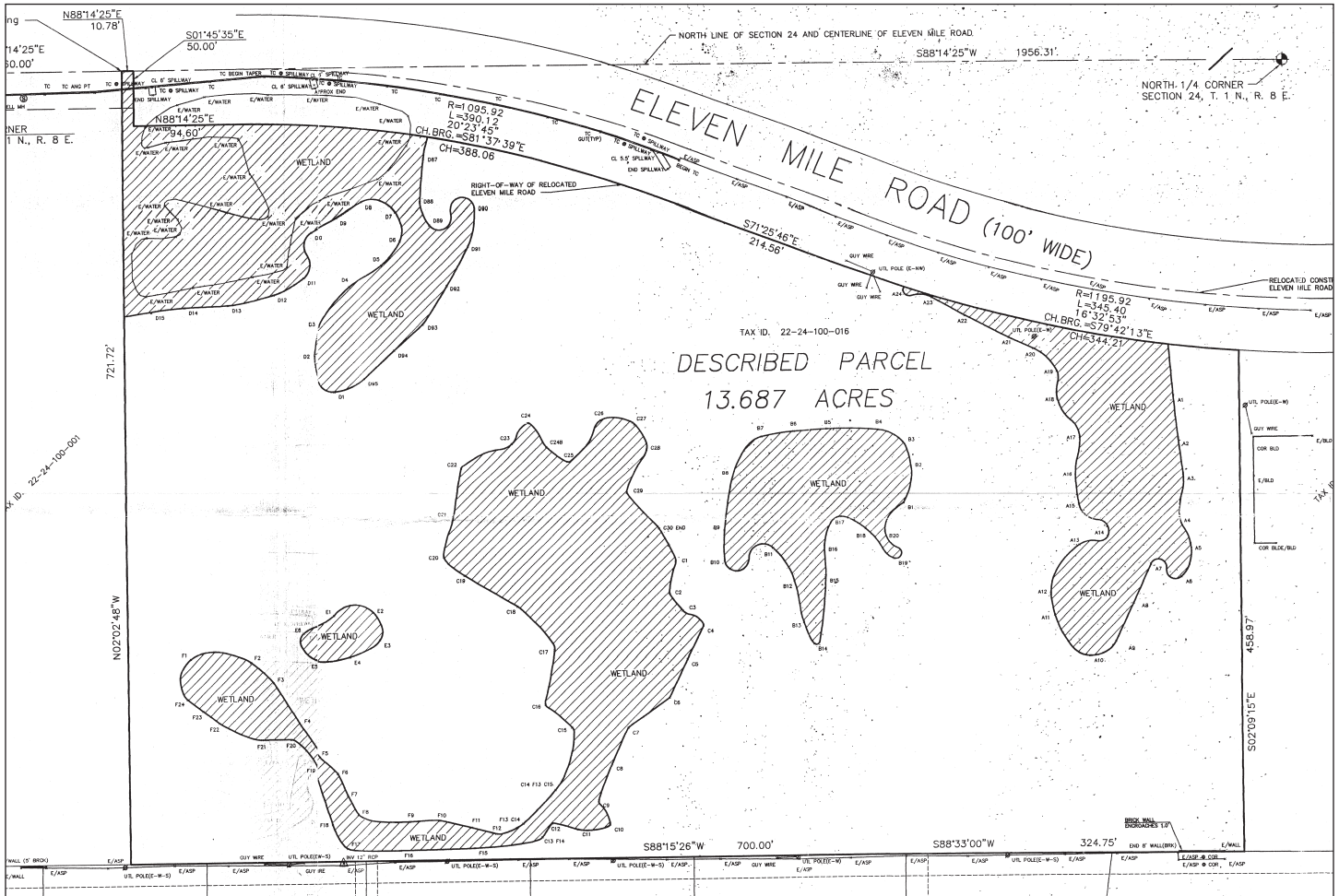
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## SURVEY



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# 13.68 ACRES OF VACANT LAND FOR SALE

## 11 MILE ROAD AND MEADOWBROOK ROAD NOVI, MICHIGAN



### PROPERTY OVERVIEW

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<b>+ County:</b> Oakland	<b>+ Terms:</b> Sale	<b>+ Dimensions:</b> See page 4 above
<b>+ Zoning:</b> Light Industrial	<b>+ Sale Price:</b> \$1,500,000 (\$109,649/Acre)	<b>+ Frontage:</b> See page 4 above
<b>+ Parcel Number:</b> 22-24-100-016	<b>+ Divisible (Min/Max):</b> 13.68 Acres	<b>+ Depth:</b> See page 4 above
<b>+ Rail Served:</b> No	<b>+ State Equalized Value:</b> \$241,800	
<b>+ Water/Sewer:</b> Yes	<b>+ Taxable Value:</b> \$212,420	



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