

# FOR SALE

Vacant Land – Newport

**Insite**  
COMMERCIAL

Established 2001

2019 Township Drive  
Suite 104  
Commerce, MI 48390



Newport Rd., E. of I-275  
Newport, MI 48166

EXCLUSIVELY LISTED BY:

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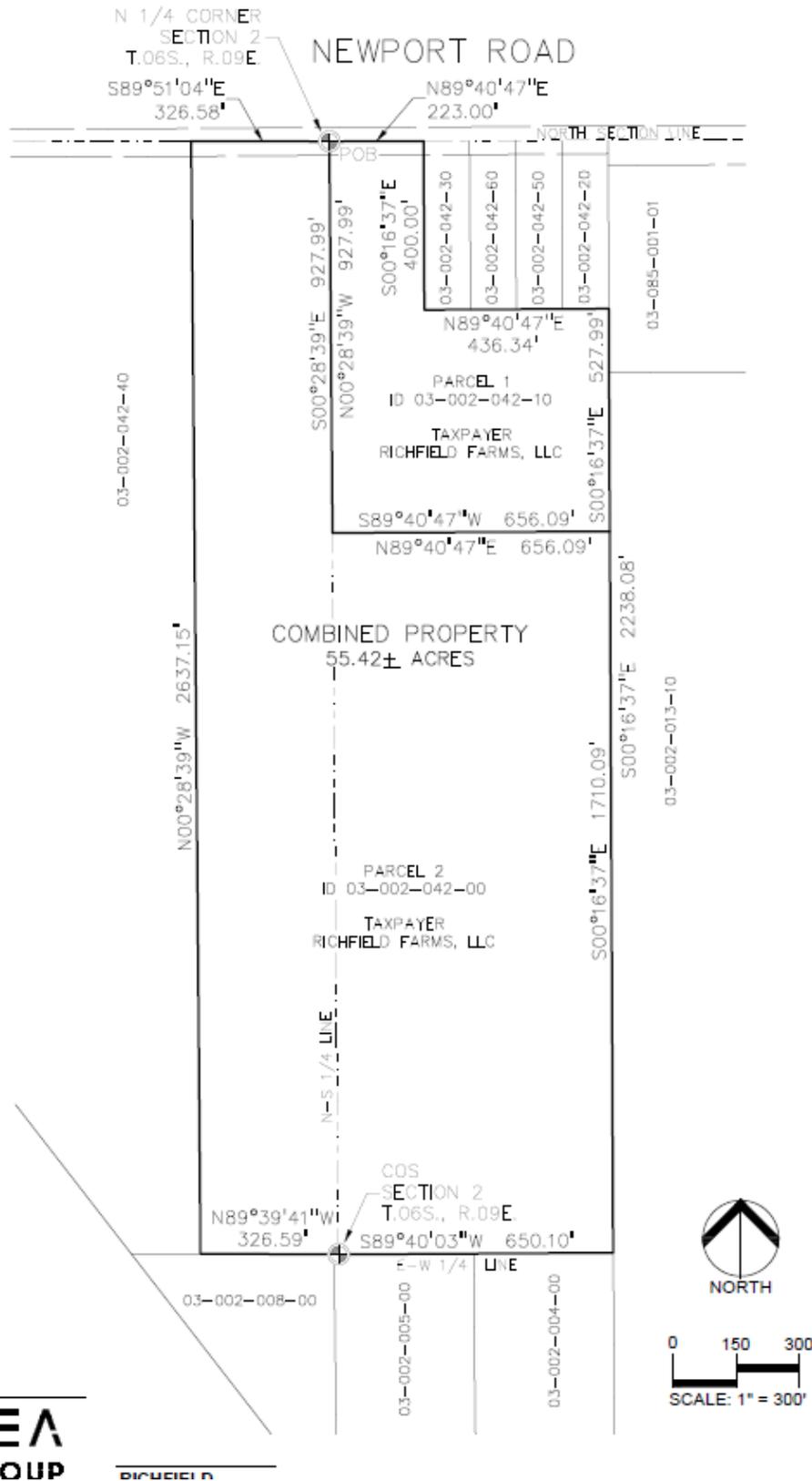
**PROPERTY OVERVIEW**

55.42 Acres for sale on the south side of Newport Road, in between I-275 and I-75. Wetlands are present on the property. All utilities are available. Zoned PUD.

<b>OFFERING SUMMARY</b>	
<b>Sale Price:</b>	<b>\$575,000.00</b>
<b>Land Size:</b>	<b>55.42 AC Total</b>
<b>Parcel IDs:</b>	<b>03-002-042-00 03-002-042-10</b>
<b>Utilities:</b>	<b>All Available</b>
<b>Property Taxes:</b>	<b>\$ Total (2025)</b>
<b>School District:</b>	<b>Airport Community</b>
<b>Zoning:</b>	<b>PUD</b>

**DEMOGRAPHICS (5-Mile Radius)**

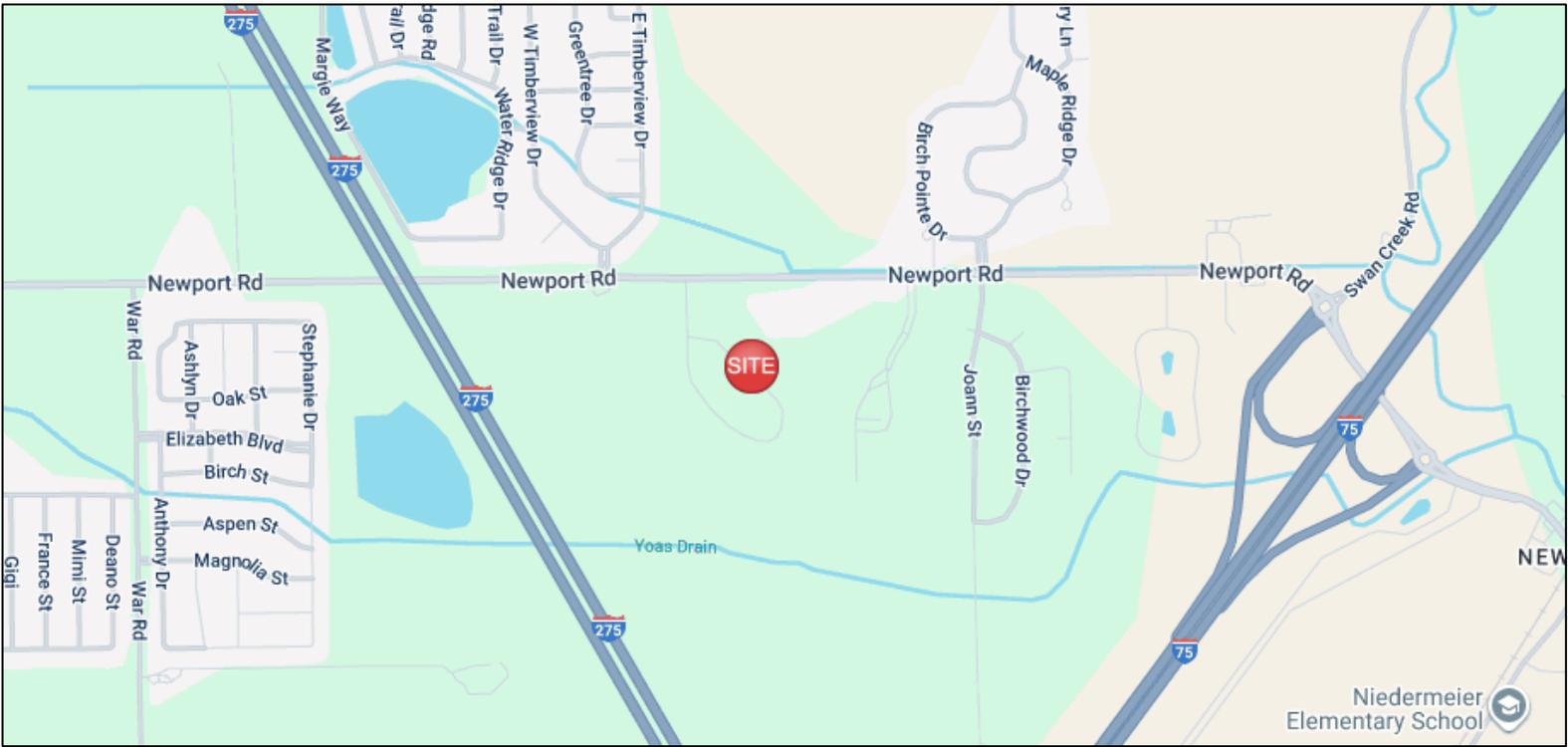
- **Population:** 26,628 people
- **Households:** 10,640 homes
- **Avg. HH Income:** \$104,345 USD
- **Traffic Counts:** 7,811 VPD



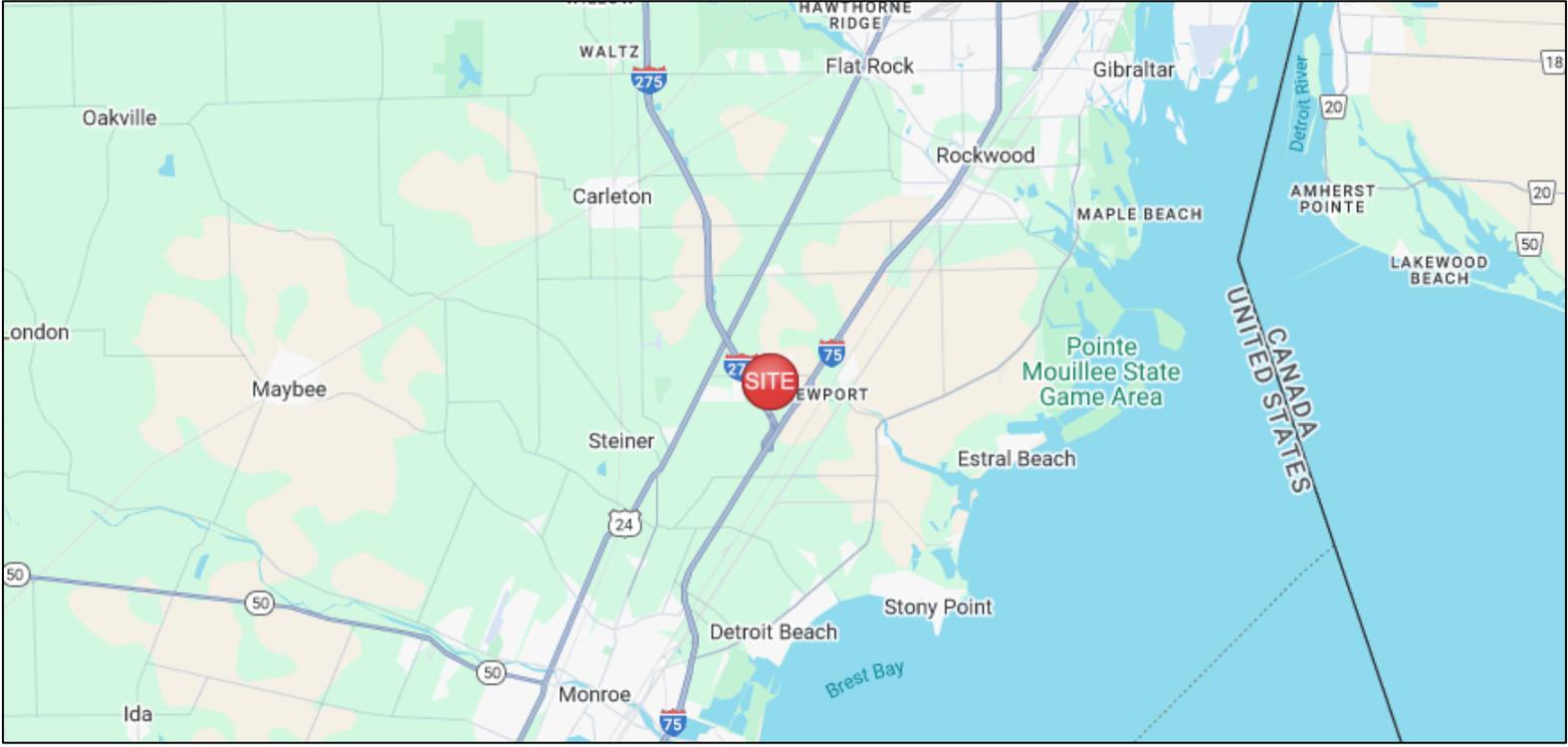
# PROPERTY INFORMATION Wetland Estimation Map



### LOCAL



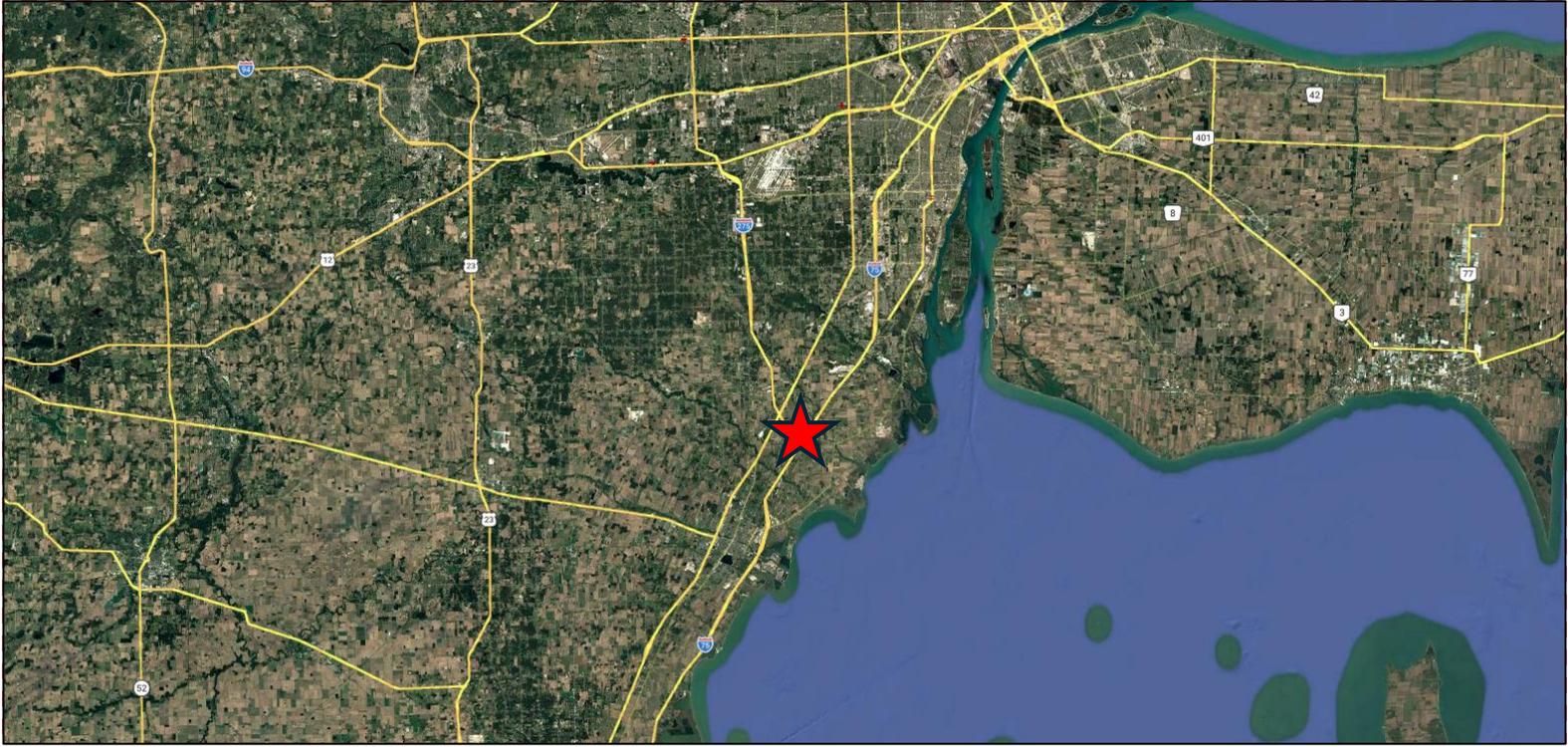
### REGIONAL



### LOCAL



### REGIONAL



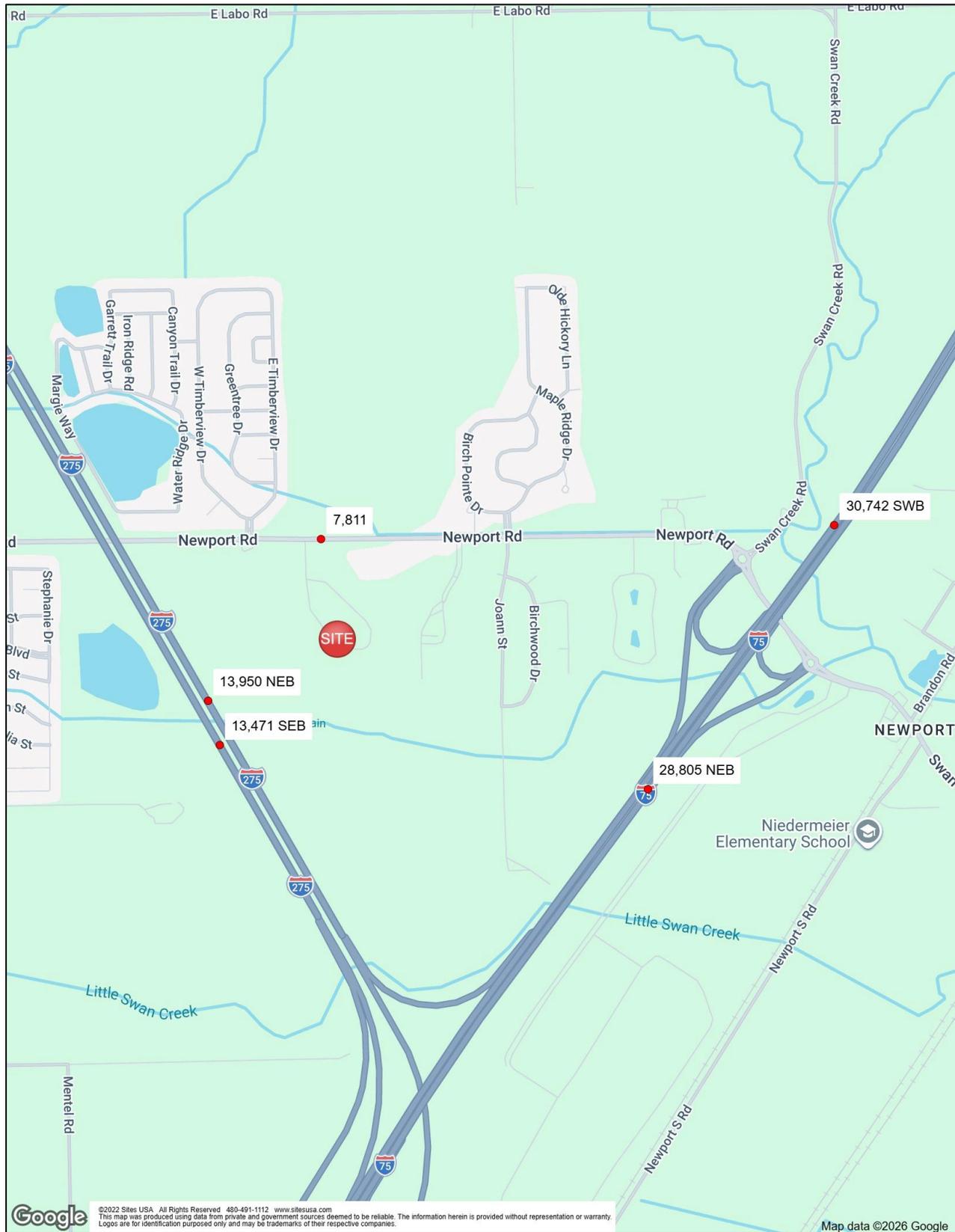
<b>Newport Rd., E. of I-275</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Newport, MI 48166</b>			
<b>Population</b>			
2025 Estimated Population	3,978	11,317	26,628
2030 Projected Population	4,005	11,478	27,006
2020 Census Population	3,398	10,544	25,262
2010 Census Population	2,847	9,432	23,920
Projected Annual Growth 2025 to 2030	0.1%	0.3%	0.3%
Historical Annual Growth 2010 to 2025	2.6%	1.3%	0.8%
<b>Households</b>			
2025 Estimated Households	1,515	4,347	10,640
2030 Projected Households	1,558	4,494	10,992
2020 Census Households	1,285	4,044	9,987
2010 Census Households	1,029	3,459	8,999
Projected Annual Growth 2025 to 2030	0.6%	0.7%	0.7%
Historical Annual Growth 2010 to 2025	3.1%	1.7%	1.2%
<b>Age</b>			
2025 Est. Population Under 10 Years	13.0%	12.6%	10.8%
2025 Est. Population 10 to 19 Years	13.1%	12.6%	11.8%
2025 Est. Population 20 to 29 Years	16.1%	14.2%	12.4%
2025 Est. Population 30 to 44 Years	22.8%	21.3%	19.2%
2025 Est. Population 45 to 59 Years	17.7%	19.4%	20.1%
2025 Est. Population 60 to 74 Years	13.7%	15.3%	19.1%
2025 Est. Population 75 Years or Over	3.7%	4.7%	6.6%
2025 Est. Median Age	33.6	36.7	41.2
<b>Marital Status &amp; Gender</b>			
2025 Est. Male Population	49.6%	50.1%	50.8%
2025 Est. Female Population	50.4%	49.9%	49.2%
2025 Est. Never Married	36.4%	32.4%	30.8%
2025 Est. Now Married	42.6%	48.2%	50.7%
2025 Est. Separated or Divorced	16.7%	15.2%	13.3%
2025 Est. Widowed	4.3%	4.2%	5.3%
<b>Income</b>			
2025 Est. HH Income \$200,000 or More	3.5%	6.7%	9.5%
2025 Est. HH Income \$150,000 to \$199,999	6.7%	10.7%	13.2%
2025 Est. HH Income \$100,000 to \$149,999	17.1%	14.5%	15.8%
2025 Est. HH Income \$75,000 to \$99,999	12.9%	13.6%	11.4%
2025 Est. HH Income \$50,000 to \$74,999	16.1%	17.8%	17.7%
2025 Est. HH Income \$35,000 to \$49,999	17.4%	12.1%	9.9%
2025 Est. HH Income \$25,000 to \$34,999	18.4%	13.7%	8.8%
2025 Est. HH Income \$15,000 to \$24,999	3.7%	4.8%	4.5%
2025 Est. HH Income Under \$15,000	4.2%	6.0%	9.1%
2025 Est. Average Household Income	\$96,213	\$97,579	\$104,345
2025 Est. Median Household Income	\$68,132	\$74,466	\$80,151
2025 Est. Per Capita Income	\$36,635	\$37,483	\$41,726
2025 Est. Total Businesses	41	135	458
2025 Est. Total Employees	770	1,673	4,653

Newport Rd., E. of I-275 Newport, MI 48166	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2025 Est. White	89.3%	90.5%	91.4%
2025 Est. Black	4.5%	3.3%	2.4%
2025 Est. Asian or Pacific Islander	0.4%	0.5%	0.5%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	5.6%	5.5%	5.5%
<b>Hispanic</b>			
2025 Est. Hispanic Population	219	593	1,495
2025 Est. Hispanic Population	5.5%	5.2%	5.6%
2030 Proj. Hispanic Population	6.7%	6.1%	5.8%
2020 Hispanic Population	6.1%	4.8%	4.9%
<b>Education (Adults 25 &amp; Older)</b>			
2025 Est. Adult Population (25 Years or Over)	2,636	7,699	19,046
2025 Est. Elementary (Grade Level 0 to 8)	0.5%	0.8%	1.2%
2025 Est. Some High School (Grade Level 9 to 11)	13.8%	11.9%	8.4%
2025 Est. High School Graduate	39.3%	38.9%	38.2%
2025 Est. Some College	18.8%	19.0%	22.7%
2025 Est. Associate Degree Only	8.4%	9.6%	9.2%
2025 Est. Bachelor Degree Only	11.6%	13.6%	13.4%
2025 Est. Graduate Degree	7.6%	6.2%	6.8%
<b>Housing</b>			
2025 Est. Total Housing Units	1,573	4,526	11,141
2025 Est. Owner-Occupied	68.4%	73.0%	76.0%
2025 Est. Renter-Occupied	27.9%	23.1%	19.5%
2025 Est. Vacant Housing	3.7%	3.9%	4.5%
<b>Homes Built by Year</b>			
2025 Homes Built 2010 or later	25.5%	17.0%	10.0%
2025 Homes Built 2000 to 2009	35.3%	29.2%	20.4%
2025 Homes Built 1990 to 1999	12.0%	12.6%	13.5%
2025 Homes Built 1980 to 1989	5.6%	7.2%	5.9%
2025 Homes Built 1970 to 1979	7.8%	10.1%	11.8%
2025 Homes Built 1960 to 1969	0.5%	2.4%	6.7%
2025 Homes Built 1950 to 1959	3.2%	6.7%	8.7%
2025 Homes Built Before 1949	6.4%	11.0%	18.5%
<b>Home Values</b>			
2025 Home Value \$1,000,000 or More	0.2%	0.2%	0.3%
2025 Home Value \$500,000 to \$999,999	1.4%	3.9%	6.3%
2025 Home Value \$400,000 to \$499,999	8.2%	9.7%	9.9%
2025 Home Value \$300,000 to \$399,999	27.5%	28.1%	27.0%
2025 Home Value \$200,000 to \$299,999	22.2%	23.4%	20.9%
2025 Home Value \$150,000 to \$199,999	5.2%	9.1%	14.2%
2025 Home Value \$100,000 to \$149,999	1.3%	3.4%	6.8%
2025 Home Value \$50,000 to \$99,999	13.6%	7.6%	5.9%
2025 Home Value \$25,000 to \$49,999	14.8%	8.7%	4.3%
2025 Home Value Under \$25,000	5.7%	5.9%	4.6%
2025 Median Home Value	\$247,891	\$257,225	\$264,221
2025 Median Rent	\$983	\$939	\$867

<b>Newport Rd., E. of I-275</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Newport, MI 48166</b>			
<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	3,153	9,049	21,883
2025 Est. Civilian Employed	59.4%	55.7%	54.9%
2025 Est. Civilian Unemployed	3.6%	3.7%	3.3%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	37.0%	40.6%	41.8%
2025 Labor Force Males	49.1%	49.9%	50.8%
2025 Labor Force Females	50.9%	50.1%	49.2%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	1,874	5,041	12,018
2025 Mgmt, Business, & Financial Operations	10.9%	11.1%	12.1%
2025 Professional, Related	25.3%	23.7%	23.9%
2025 Service	20.0%	18.8%	16.7%
2025 Sales, Office	13.0%	17.2%	18.0%
2025 Farming, Fishing, Forestry	0.2%	0.2%	0.5%
2025 Construction, Extraction, Maintenance	7.3%	8.4%	9.6%
2025 Production, Transport, Material Moving	23.2%	20.6%	19.2%
2025 White Collar Workers	49.3%	52.0%	54.0%
2025 Blue Collar Workers	50.7%	48.0%	46.0%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	81.5%	85.0%	84.1%
2025 Drive to Work in Carpool	12.5%	8.7%	8.7%
2025 Travel to Work by Public Transportation	-	-	-
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	0.5%	0.8%	0.6%
2025 Other Means	2.5%	1.7%	1.1%
2025 Work at Home	3.0%	3.8%	5.4%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	22.1%	23.2%	22.2%
2025 Travel to Work in 15 to 29 Minutes	34.0%	34.1%	35.6%
2025 Travel to Work in 30 to 59 Minutes	35.9%	36.6%	36.6%
2025 Travel to Work in 60 Minutes or More	8.0%	6.0%	5.6%
2025 Average Travel Time to Work	26.4	25.6	24.1
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$135.03 M	\$420.06 M	\$1.08 B
2025 Est. Apparel	\$2.6 M	\$7.93 M	\$20.07 M
2025 Est. Contributions, Tax and Retirement	\$30.02 M	\$104.29 M	\$293.88 M
2025 Est. Education	\$2.98 M	\$9.4 M	\$24.62 M
2025 Est. Entertainment	\$8.09 M	\$24.58 M	\$62.16 M
2025 Est. Food, Beverages, Tobacco	\$18.42 M	\$53.91 M	\$131.25 M
2025 Est. Health Care	\$9.68 M	\$28.44 M	\$71.33 M
2025 Est. Household Furnishings and Equipment	\$3.67 M	\$11.29 M	\$28.84 M
2025 Est. Household Operations, Shelter, Utilities	\$32.96 M	\$96.77 M	\$237.26 M
2025 Est. Miscellaneous Expenses	\$2.38 M	\$7.28 M	\$18.56 M
2025 Est. Personal Care	\$2 M	\$5.8 M	\$14.01 M
2025 Est. Transportation	\$22.23 M	\$70.38 M	\$182.52 M

# LOCATION INFORMATION

## Traffic Counts



### SECTION 18.66 PLANNED UNIT DEVELOPMENT DISTRICTS

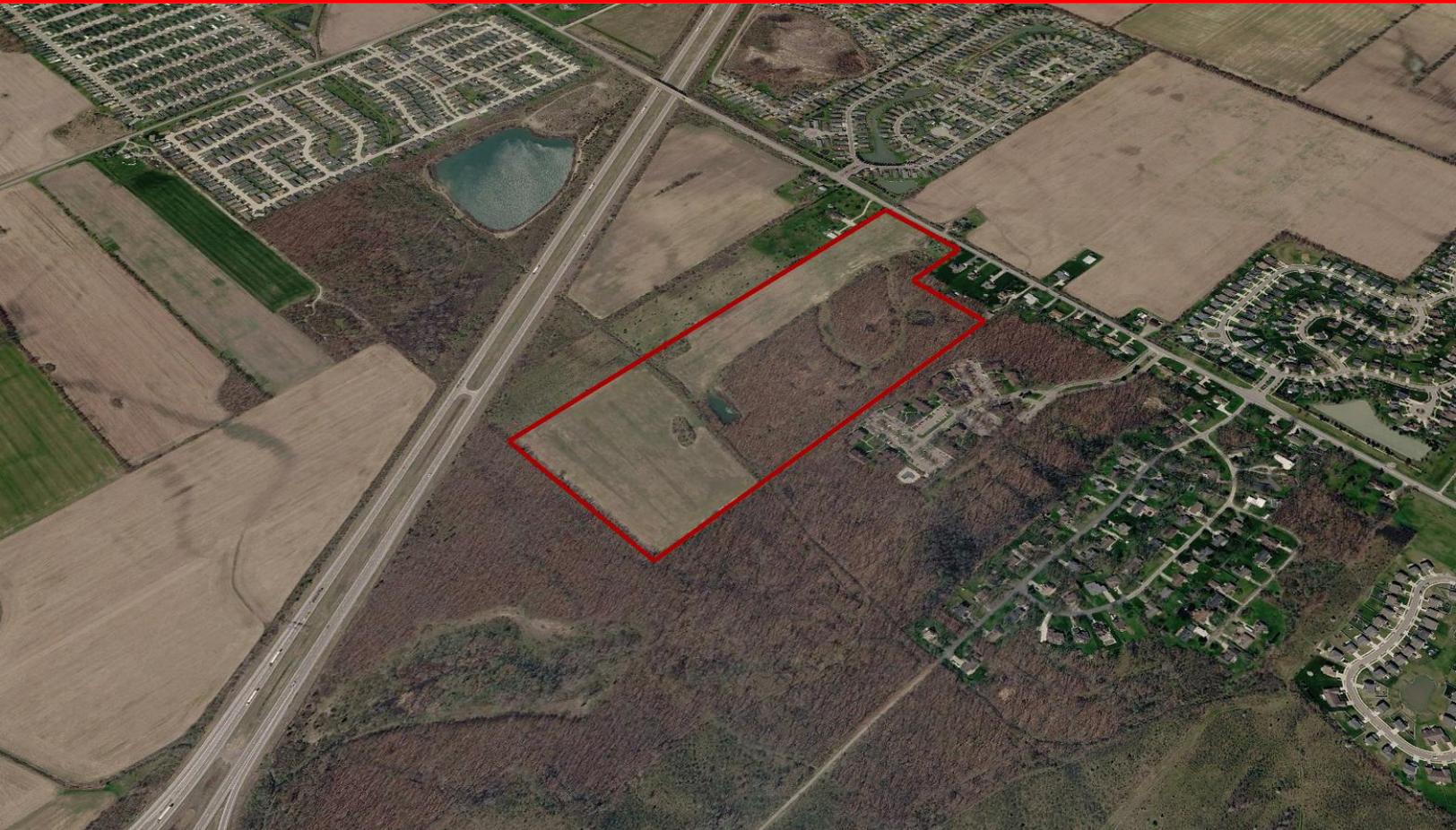
For intent, location, standards, and submittal requirements for PUD Planned Unit Development District refer to Article 5.

### SECTION 18.67 SUPPLEMENTAL DIMENSIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS

- A. **Continued Conformity with Bulk Regulations.** The maintenance of setback, height, floor area ratio, coverage, open space, manufactured home site, buffer areas, lot area and lot area per dwelling unit required for one (1) use, lot, building, or structure shall be a continuing obligation of the owner of such building, structure, or lot on which such use, building or structure exists. No setback, height, floor area ratio, coverage, open space, manufactured home site, buffer areas, lot area, and lot area per dwelling unit allocated to, or required, or in connection with one (1) lot, use, building or structure may be allocated to any other lot, use, building, or structure.
- B. **Division of a Lot or Parcel.** No one (1) lot or parcel, once designated and improved with a building or structure, shall be reduced in area, or divided into two (2) or more lots, and no portion of one (1) lot, once designated and improved with a building or structure, shall be sold unless each lot resulting from each such reduction, division, or sale, and designated and improved with a building or structure, will conform with all of the bulk and yard regulations of the zoning district in which it is located.
- C. **Setbacks and Yard Requirements.** The setback and yard requirements established by this Ordinance shall apply to every lot, building, or structure, except for the following structures, so long as they are located as specified below:
1. Unroofed masonry or concrete terraces and patios at the same level as the adjacent grade and may not be located closer than three (3) feet from a side or rear property line.
  2. Unroofed porches and decks may not occupy a required front setback, nor be located closer than three (3) feet from a side or rear property line.
- D. **Height.** The height requirements established by this Ordinance shall apply to every building and structure with the following exceptions provided their location shall conform to the requirements of Berlin Charter Township, the Federal Communications Commission, the Federal Aviation Administration, and other public authorities having jurisdiction:

1. Public utility towers, structures, transmission and distribution lines and related structures; radio and television broadcasting and receiving antennae; and water towers where the aforementioned structures are permitted in the district therein located or are a special land use in said district subject to the provisions of Article 7.
  2. Spires, belfries, and silos provided that the overall height does not exceed one hundred fifty percent (150%) of the maximum permitted building height in the district therein located.
  3. Chimneys, ventilators, skylights, and other necessary mechanical appurtenances provided that no mechanical enclosure or penthouse shall exceed twelve (12) feet in height above the roof deck.
  4. Parapets not exceeding three (3) feet in height above the roof deck.
- E. **Lot Area / Width.** Buildings and structures designed to house essential services shall not be required to meet the requirements of this Ordinance regarding lot area or width provided, however, that such a building or structure shall meet all other regulations for the district in which it is located.
- F. **Dwelling Unit Minimum Floor Area.** The minimum floor area of any single-family dwelling shall be no less than nine hundred fifty (950) square feet. Where a single-family home is constructed without a basement, an additional one hundred (100) square feet shall be added to the minimum required first floor area requirement to provide space for utilities, such as, but not limited to, furnace, hot water, laundry tubs, incinerator and the like.
- G. **Mixed Use District Standards.** Development within the Mixed Use (MU) district shall conform to the following:
1. **Residential Density.**
    - a. The maximum permitted density of multiple-family dwellings in the MU district shall be based on the total number of bedrooms. The maximum number of bedrooms permitted shall be equal to the area of the subject parcel dedicated to multiple-family use (in square feet) divided by 1,800. For the purposes of this calculation, efficiency units shall be considered to have one (1) bedroom.
    - b. Land area to be shared between multiple-family dwellings and other uses (e.g. apartments over storefronts), shall be permitted one-half (0.5) the number of bedrooms described above under item a.
    - c. Detached single-family dwellings shall occupy individual lots meeting the minimum lot size for the MU district.
  2. **Parking.**

- a. Parking shall not be permitted in a required front yard.
  - b. Parking areas shall be screened from view from the road through the use of a masonry screen wall at least forty-two (42) inches in height, or a continuous evergreen landscape screen of at least six (6) feet in height.
  - c. Parking areas shall be setback at least ten (10) feet from all property that is zoned or used for single-family residential purposes.
  - d. Shared or collective parking arrangements, in conformance with Section 18.246.B.7. are encouraged.
3. **Building Design and Orientation.**
- a. The maximum linear length of an uninterrupted building façade facing public streets shall be thirty (30) feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses), cornices, varying building materials, or pilasters shall be used to break up the mass of a single building.
  - b. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than fifty percent (50%) of their horizontal length. Real windows allowing daylight in the building are encouraged.
  - c. Roofs.
    - i. Flat Roofs. Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view are required.
    - ii. Pitched Roofs.
      - (1) Overhanging eaves on pitched roofs shall be a minimum of twelve (12)-inches including gutter, with a minimum one (1)-inch rake.
      - (2) An average slope greater than 4:12 is required.
    - iii. Building Materials and Colors. Predominant exterior building materials shall be high quality materials, including, but not limited to: brick, stone, architectural steel, glass, stone, fiber cement, and split-faced block. Vinyl or aluminum siding shall only be used for accents. Exterior Insulation Finishing Systems (E.I.F.S.) or similar material is not permitted as a primary building material.
    - iv. Façade colors and systems shall be reviewed and approved by the Planning Commission as part of final site plan review.
4. **Road / Pedestrian Orientation.** Buildings in the MU district shall have at least one (1) entrance facing the road upon which said building fronts. Said entrance shall be connected by a concrete sidewalk of at least five (5) feet in width to any sidewalks located within the adjacent road rights-of-ways.



## **Randy Thomas**

President/CEO

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