

V/L CESAR CHAVEZ | PONTIAC, MI 48342



— COMMERCIAL —

**FOR
SALE**
OFFERED AT
\$ 99,900

- 2 Parcels Included
- Located at Cesar Chavez & the Woodward Loop
- 72 Road Frontage
- 0.39 Acres
- Zoned Commercial
- Totaling 1.55 Acres with all
- 2 Parcels All Together

For more information: **Wilhelm & Associates (248) 625-9500 | www.wilhelmrealtors.com**



Cesar Chavez, Pontiac, Michigan 48342

MLS#: **20240016653**
 P Type: **Land**
 Status: **Active**

Area: **02142 - Pontiac**
 DOM: **N/266/266**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$99,900**
 OLP: **\$99,900**

Location Information

County: **Oakland**
 City: **Pontiac**
 Mailing City: **Pontiac**
 Side of Str:
 School District: **Pontiac**
 Location: **Woodward & Cesar Chavez**

Lot Information

Acreage: **0.39**
 List \$/Acre: **\$256,153.84**
 Min Lots/Acre:
 Lot Dim: **72X 248.45 X 102 x 176.60**
 Road Front Feet: **72**
 Zoning: **Commercial**

Contact Information

Name:
 Phone:

Waterfront Information

Water Name:
 Water Facilities:
 Water Features:
 WaterFront Feet:

Land Contract Information

Land DWP:
 Land Int Rate: **%**
 Land Payment:
 Land Terms:

Additional Information

Internet Avail:
 Mineral Rights:
 Sqft Min Lot:
 Survey:
 Irrigation: **No**
 Perk:

Listing Information

Listing Date: **03/15/24** Off Mkt Date:
 ABO Date:
 Restrictions: **Property is located next door to 114 Cesar Chavez** Pending Date:
 Contingency Date:
 Directions: **Cash, Conventional** Exclusions:
 Terms Offered: **Short Sale: No** Possession: **At Close**

Features

Water Source: **Water at Street** Sewer: **Sewer at Street**
 Legal/Tax/Financial
 Property ID: **1429257028** Restrictions:
 Tax Summer: **\$165** Tax Winter: **\$6** Ownership: **Standard (Private)**
 SEV: **3,040.00** Taxable Value:
 Legal Desc: **T3N, R10E, SEC 29 ASSESSOR'S PLAT NO. 29 LOT 18, ALSO NWLY PART OF LOT 17 BEING 77.35 FT ON SELY LOT LINE & 46.35 FT ON NWLY LOT LINE** Existing Lease: **No**

Agent/Office Information

List Office:
 List Agent:
 Co-list Agent:
 List Office Ph:
 List Agent Ph:
 Co-list Agent Ph:

Remarks

Public Remarks: **Commercial Zoned Vacant Land, Prime Location 1 block from Woodward Loop! 72 FT of Road Frontage on Cesar Chavez. 2 parcels are included in this sale. 14-29-257-027 & 14-29-257-028.**
 REALTOR® **There are 2 parcels included in this sale with this listing ticket. 14-29-257-027 & 14-29-257-028. Lease Option 10 down (non-refundable), 2,000 Month with 1,500 credit a month off purchase price of 99,900.**
 Remarks:

Notices and Disclaimers

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Search Criteria

Status is one of 'Active', 'Contingent - CCS', 'Accepting Backup Offers', 'Coming Soon'
 List Agent MUI is 25278
 Co List Agent MUI is 25278
 Selected 1 of 44 results.

Cesar Chavez



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter
Oakland County Executive

Date Created: 3/15/2024



1 inch = 100 feet

Oakland County Public Records - Full Detail Report

Location & Ownership

Property Address:		Property ID:	1429257027
City/State/Zip:			
Owner Name:	Gasper Grimaldi	Lat/Long:	42.643230 / -83.296391
Taxpayer Address:	4210 Clarkston Road	Census Tract:	1416
City/State/Zip:	Clarkston, Michigan, 48348-4081	Block Group:	
City/Village/Town:	Pontiac	School District:	Pontiac
Subdivision:	ASSR'S PLAT NO 29 - CITY OF PONTIAC	Property Category:	VacantLand
MLS Area:	02142 - Pontiac	Land Use:	202 - BUSINESS, VACANT
Legal Description:	T3N, R10E, SEC 29 ASSESSOR'S PLAT NO 29 SWLY PART OF LOT 17 MEAS 130.25 FT ALG NWLY LOT LI & 126.65 FT ALG SELY LOT LINE EXC THAT PART TAKEN FOR OAKLAND AVE		

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Asmnt</u>	<u>CVT</u>	<u>Ttl Seasonal</u>
2021	W	\$6.52	\$0.06	\$0.00	\$0.00	\$6.58
2021	S	\$191.95	\$1.91	\$0.00	\$0.00	\$193.86
2020	W	\$6.50	\$0.06	\$0.00	\$0.00	\$6.56
2020	S	\$193.50	\$1.93	\$0.00	\$0.00	\$195.43
2019	W	\$6.05	\$0.06	\$0.00	\$0.00	\$6.11
2019	S	\$191.52	\$1.91	\$0.00	\$0.00	\$193.43
2018	W	\$5.96	\$0.05	\$0.00	\$0.00	\$6.01
2018	S	\$187.85	\$1.87	\$0.00	\$0.00	\$189.72
2017	W	\$5.82	\$0.05	\$0.00	\$0.00	\$5.87
2017	S	\$179.15	\$1.79	\$0.00	\$0.00	\$180.94

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2021	\$3,600	\$3,930	0	\$200.44
2020	\$3,560	\$3,560	0	\$201.99
2019	\$3,520	\$3,560	0	\$199.54
2018	\$3,440	\$3,560	0	\$195.73
2017	\$3,370	\$3,370	0	\$186.81

Transfer Information

<u>Grantor</u>	<u>Grantee</u>	<u>Record Date</u>	<u>Deed Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Liber/Page</u>
CITY OF PONTIAC	GRIMALDI GASPE	06/21/2012	05/18/2012		QCD	44326/0125

Other Recordings

<u>Obligee</u>	<u>Obligor</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Amount</u>	<u>Doc Type</u>	<u>Liber/Page</u>
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Characteristics

#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	73.00X128.00
Topography:		Land Sqft:	9365
Irregular:		Acres:	0.22

Search for MLS Listings

Oakland County Public Records - Full Detail Report

Location & Ownership

Property Address:		Property ID:	1429257028
City/State/Zip:			
Owner Name:	Gasper Grimaldi	Lat/Long:	42.643432 / -83.296109
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Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Asmnt</u>	<u>CVT</u>	<u>Ttl Seasonal</u>
2021	W	\$5.08	\$0.05	\$0.00	\$0.00	\$5.13
2021	S	\$149.82	\$1.49	\$0.00	\$0.00	\$151.31
2020	W	\$5.07	\$0.05	\$0.00	\$0.00	\$5.12
2020	S	\$151.10	\$1.51	\$0.00	\$0.00	\$152.61
2019	W	\$4.70	\$0.04	\$0.00	\$0.00	\$4.74
2019	S	\$149.06	\$1.49	\$0.00	\$0.00	\$150.55
2018	W	\$4.65	\$0.04	\$0.00	\$0.00	\$4.69
2018	S	\$146.34	\$1.46	\$0.00	\$0.00	\$147.80
2017	W	\$4.53	\$0.04	\$0.00	\$0.00	\$4.57
2017	S	\$139.80	\$1.39	\$0.00	\$0.00	\$141.19

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2021	\$2,810	\$3,070	0	\$156.44
2020	\$2,780	\$2,780	0	\$157.73
2019	\$2,740	\$2,780	0	\$155.29
2018	\$2,680	\$2,780	0	\$152.49
2017	\$2,630	\$2,630	0	\$145.76

Transfer Information

<u>Grantor</u>	<u>Grantee</u>	<u>Record Date</u>	<u>Deed Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Liber/Page</u>
CITY OF PONTIAC	GRIMALDI GASPE	06/21/2012	05/18/2012		QCD	44326/0125

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Characteristics

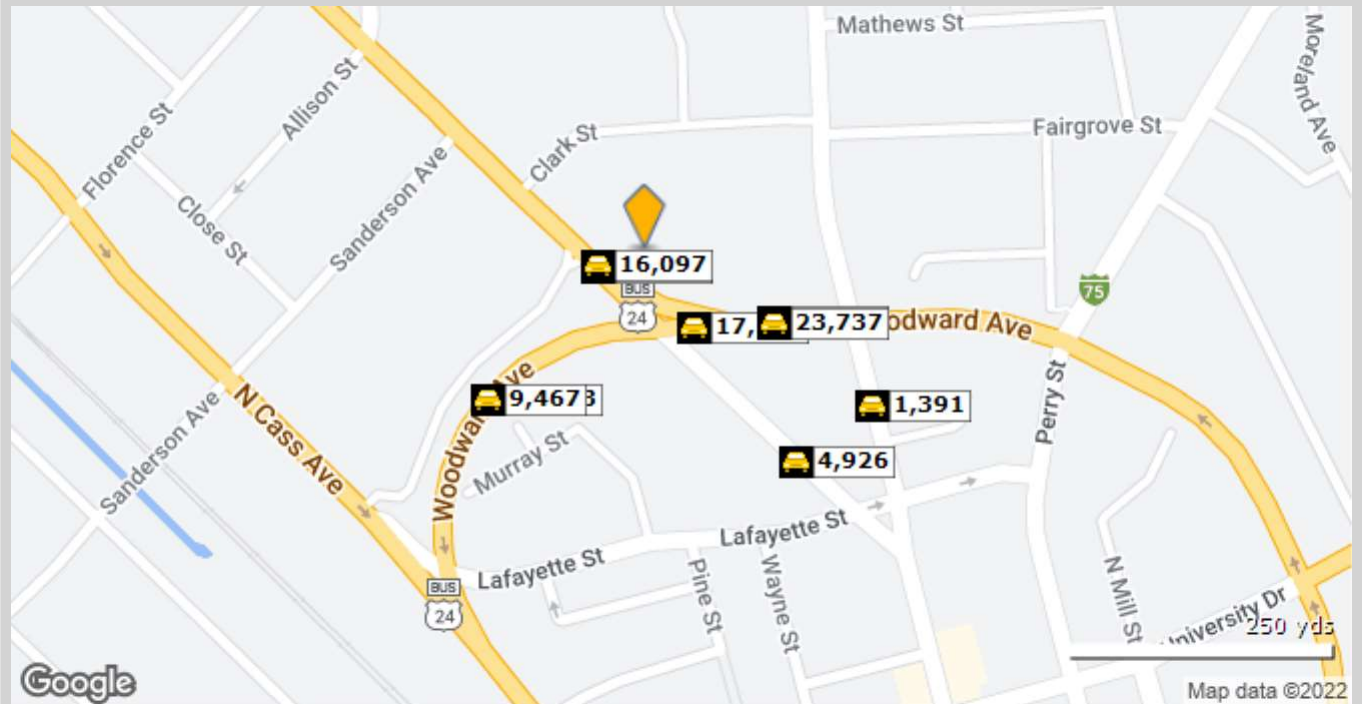
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	87.00X84.00
Topography:		Land Sqft:	7318
Irregular:		Acres:	0.17

Search for MLS Listings

Traffic Count Report

114 Cesar E Chavez, Pontiac, MI 48342

Building Type: **Multi-Family**
 Building Size: **4,354 SF**
 # of Units: **5**
 Avg Unit Size: **870 SF**
 % Bldg Vacant: **0%**
 Total Available: **0 SF**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Oakland Ave	Wide Track Dr W	0.05 SE	2022	17,706	MPSI	.02
2	Cesar E. Chavez Avenue	Wide Track Dr W	0.05 SE	2020	19,334	MPSI	.02
3	US-24BR OAKLAND	Wide Track Dr W	0.05 SE	2020	16,097	AADT	.02
4	I-75BL(WIDETRACK)	Wide Track Dr W	0.00	2020	17,163	AADT	.05
5	Wide Track Dr E	N Saginaw St	0.04 E	2022	19,588	MPSI	.08
6	Wide Track Dr E	N Saginaw St	0.04 E	2017	23,737	AADT	.08
7	Wide Track Dr W	Lafayette St	0.10 S	2022	11,413	MPSI	.12
8	I75BL(WIDETRACK)	Lafayette St	0.10 S	2020	9,467	AADT	.12
9	Oakland Ave	Lafayette St	0.04 SE	2022	4,926	MPSI	.14
10	N Saginaw St	Carlton Ct	0.02 S	2022	1,391	MPSI	.15

Demographic Summary Report

114 Cesar E Chavez, Pontiac, MI 48342

Building Type: **Multi-Family**

% Bldg Vacant: **0%**

Building Size: **4,354 SF**

Total Available: **0 SF**

of Units: **5**

Rent/SF/Yr: **-**

Avg Unit Size: **870 SF**



Radius	1 Mile	2 Mile	5 Mile
Population			
2027 Projection	10,999	41,276	161,412
2022 Estimate	11,004	41,606	161,296
2010 Census	10,433	41,139	151,983
Growth 2022 - 2027	-0.05%	-0.79%	0.07%
Growth 2010 - 2022	5.47%	1.14%	6.13%
2022 Population by Hispanic Origin	2,656	8,202	19,927
2022 Population	11,004	41,606	161,296
White	4,723 42.92%	16,916 40.66%	103,725 64.31%
Black	5,054 45.93%	21,196 50.94%	40,894 25.35%
Am. Indian & Alaskan	110 1.00%	356 0.86%	873 0.54%
Asian	636 5.78%	1,343 3.23%	10,434 6.47%
Hawaiian & Pacific Island	1 0.01%	27 0.06%	72 0.04%
Other	480 4.36%	1,769 4.25%	5,299 3.29%
U.S. Armed Forces	0	0	53
Households			
2027 Projection	3,687	14,630	64,923
2022 Estimate	3,688	14,774	64,874
2010 Census	3,506	14,750	61,114
Growth 2022 - 2027	-0.03%	-0.97%	0.08%
Growth 2010 - 2022	5.19%	0.16%	6.15%
Owner Occupied	1,502 40.73%	7,619 51.57%	40,437 62.33%
Renter Occupied	2,186 59.27%	7,155 48.43%	24,437 37.67%
2022 Households by HH Income	3,688	14,771	64,874
Income: <\$25,000	1,754 47.56%	5,541 37.51%	13,611 20.98%
Income: \$25,000 - \$50,000	916 24.84%	4,198 28.42%	14,640 22.57%
Income: \$50,000 - \$75,000	463 12.55%	2,180 14.76%	10,935 16.86%
Income: \$75,000 - \$100,000	352 9.54%	1,426 9.65%	8,004 12.34%
Income: \$100,000 - \$125,000	72 1.95%	666 4.51%	5,184 7.99%
Income: \$125,000 - \$150,000	47 1.27%	282 1.91%	3,198 4.93%
Income: \$150,000 - \$200,000	71 1.93%	272 1.84%	3,411 5.26%
Income: \$200,000+	13 0.35%	206 1.39%	5,891 9.08%
2022 Avg Household Income	\$39,639	\$47,808	\$85,455
2022 Med Household Income	\$27,586	\$34,850	\$58,598