

SWC MILFORD ROAD & PONTIAC TRAIL

57077 Pontiac Trail, Lyon Township, MI 48165



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SZERLAG

Senior Partner

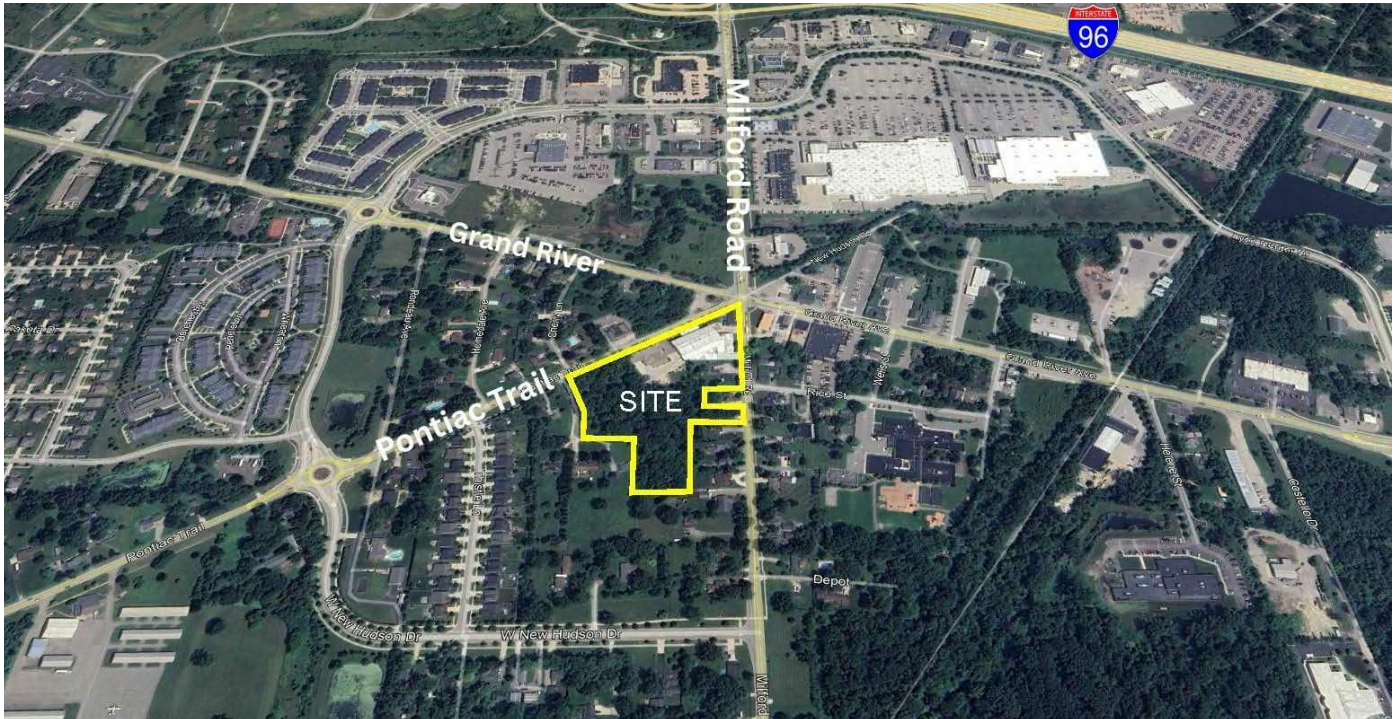
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Vice President

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OFFERING SUMMARY: 57077 Pontiac Trail | Lyon Township, MI 48165



PROPERTY OVERVIEW

An assemblage of 6.68 acres of land positioned for redevelopment at the corner of Milford Road and Pontiac Trail. Milford Road serves as the main freeway entrance/exit for New Hudson and the surrounding Lyon Township area, which is one of the fastest growing communities in the State of Michigan.

OFFERING SUMMARY

Sale Price:	\$2,360,000.00
Lot Size:	6.68 Acres
Price / Acre:	\$353,293.00
Zoning:	New Hudson Core/New Hudson Neighborhood

PROPERTY HIGHLIGHTS

- Rare corner availability in western Oakland County.
- Flexible zoning district promoting mixed use development with multi-family as a principally permitted use.
- High profile redevelopment opportunity located within the heart of one of the fastest growing communities in the State of Michigan over the past 15 years.

PROPERTY INFORMATION: 57077 Grand River | Lyon Township, MI 48165

PROPERTY INFORMATION

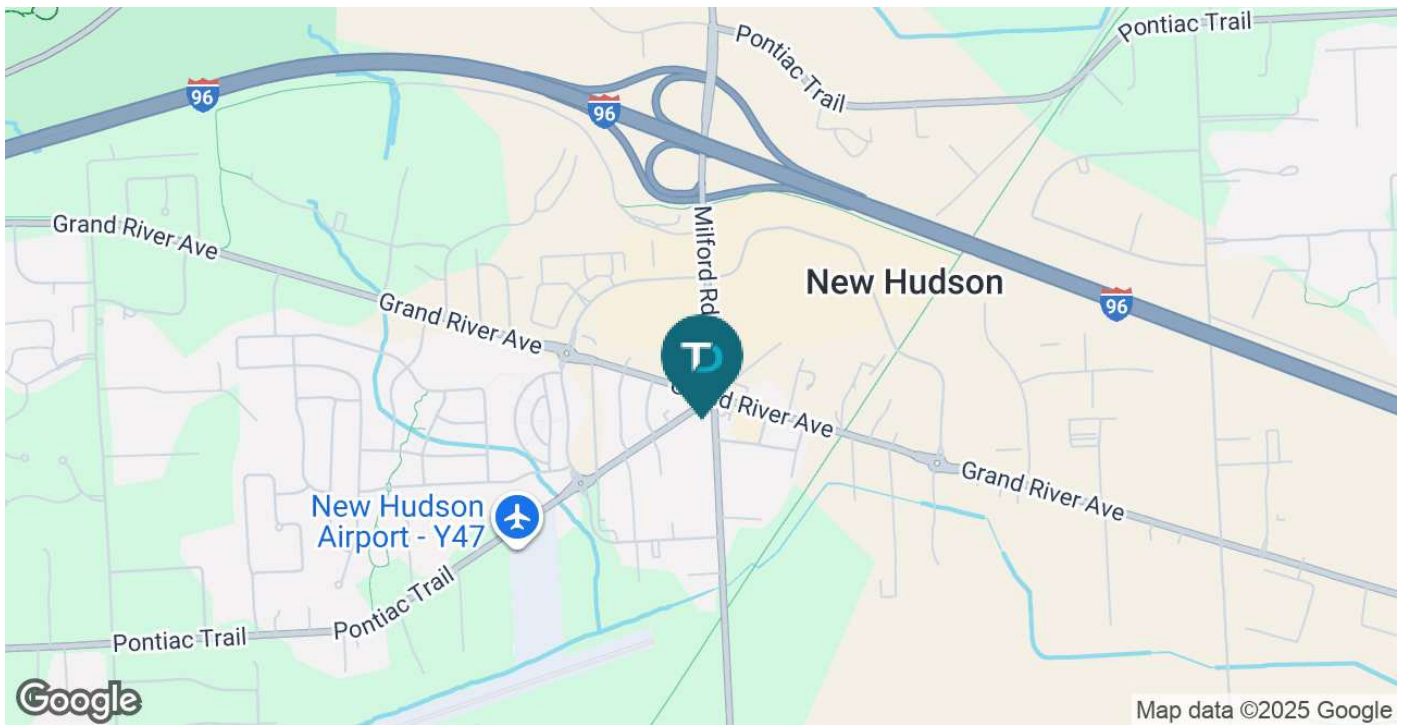
SALE PRICE:	\$2,360,000.00
Price/AC:	\$353,293.00
Utilities:	Municipal Water & Sanitary Sewer
Taxes:	2025 Summer - \$21,635.19 2024 Winter - \$5,585.37
APN:	21-04-476-011 21-04-476-010 21-04-476-006 21-04-476-005 21-04-476-037 21-04-476-012 21-04-476-014

PROPERTY INFORMATION

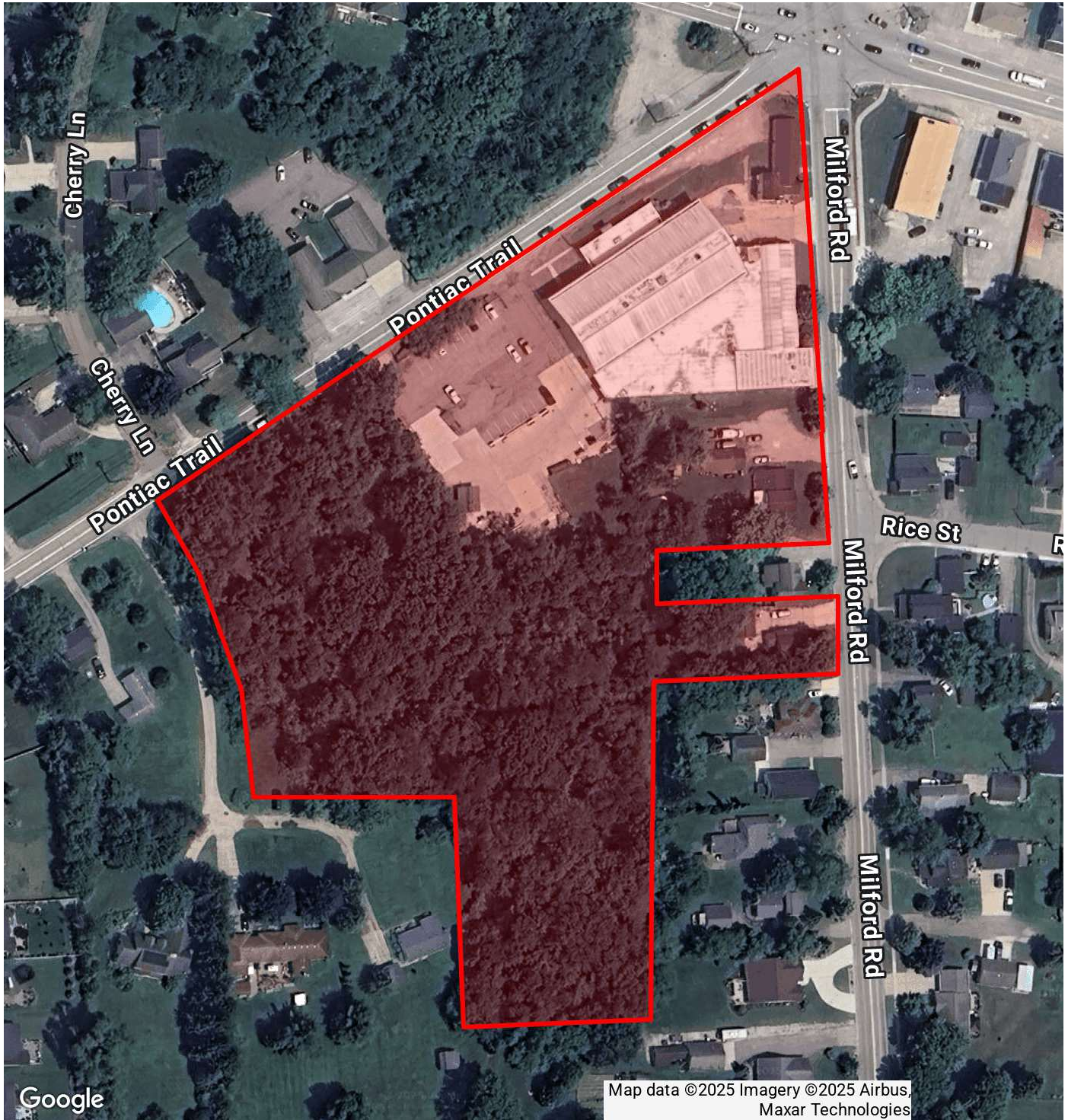
Lot Size:	6.68 Acres
Property Type:	Land
Zoning	New Hudson Core/ New Hudson Neighborhood
2025 Traffic Count:	Milford Rd @ Pontiac Trail = 11,104 vpd
Legal Description:	Available upon Request

LOCATION INFORMATION

Located on the southwest corner of Milford Road and Pontiac Trail.



AERIAL MAP: 57077 Pontiac Trail | Lyon Township, MI 48165



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

RETAILER MAP: 57077 Pontiac Trail | Lyon Township, MI 48165



- Code of Ordinances
Chapter 48 - ZONING
ARTICLE 41.00 - NEW HUDSON ZONING DISTRICT
CHAPTER 2. PERMITTED USES

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The following uses are or may be permitted in the New Hudson Zoning District. If a use is not listed in the following table, it is not permitted in the New Hudson Zoning District. The boundaries of the core, edge, and neighborhood sub-areas are shown on the Regulating Plan/Zoning Map (Map 1).

Key:	■ Principal Permitted Use	□ Special Land Use	[—] Use Not Permitted
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USE	SUB-AREA			DESIGN STANDARD
	CORE	EDGE	NEIGHBORHOOD	
SECTION 41.201 RESIDENTIAL USES				
Apartments, Ownership and Rental, Ground Story	□	□	■	Maximum density: 12 units/acre
Apartments, Ownership and Rental, Upper Story	■	■	■	Maximum density: 12 units/acre
Accessory Uses	■	■	■	
Bed and Breakfast	■	■	□	Subsection 19.02.G
Home Occupations	■	■	■	Section 12.05
Live-Work Unit	■	■	—	<ul style="list-style-type: none">• Living quarters must be above the business• Commercial space may not be used for residential• Compliance with Building and Fire Codes
Manufactured Housing, not including mobile home parks	—	—	■	Section 12.04
Model Home for Sales Promotion	—	—	□	Subsection 19.03.E
Multifamily Residential	—	■	■	Maximum density: 14 units/acre
Nursing/Convalescent	—	□	□	Subsection 19.02.V
Private Swimming Pools	□	■	■	
Senior Housing	□	■	■	Subsection 19.03.D
Single-Family Attached Dwellings	□	■	■	Maximum density: 12 units/acre

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CHAPTER 2. PERMITTED USES

Single-Family Detached Dwellings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Maximum density: 8 units/acre
State Licensed Residential Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
SECTION 41.202 COMMUNITY AND INSTITUTIONAL USES				
Assembly Halls and Similar Uses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	—	
Business, Vocational, Arts Schools/Colleges	<input type="checkbox"/>	<input checked="" type="checkbox"/>	—	
Cemeteries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subsection 19.02.I
Municipal Buildings and Uses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Nursery Schools and Day Care Centers	—	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Subsection 19.02.O
Offices, Municipal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Space Preservation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Private Indoor Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	—	Subsection 19.02.Z, except that the use shall comply with the setback requirements in subsection 41.303.A, regardless of the adjoining uses
Private Outdoor Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subsection 19.02.Z, except that the use shall comply with the setback requirements in subsection 41.303.A, regardless of the adjoining uses
Private Service Clubs and Organizations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public, Parochial, or Private Elementary, Intermediate and High Schools	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Public or Private Colleges or Universities	—	<input checked="" type="checkbox"/>	—	
Public Parks, Parkways and Recreation Facilities (Outdoor or Indoor)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Religious Institutions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Subsection 19.02.AA

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CHAPTER 2. PERMITTED USES

SECTION 41.203 COMMERCIAL, OFFICE AND RETAIL USES				
Agricultural Sales and Services	—	<input type="checkbox"/>	—	
Arcades	■	■	—	
Art and Photography Gallery	■	■	<input type="checkbox"/>	
Brewpub	■	■	—	Subsection 19.02.MM
Commercial Kennels	—	—	—	
Drive-through Business	<input type="checkbox"/>	<input type="checkbox"/>	—	Subsection 19.02.K
Electric Data Processing	■	■	—	
Enclosed Theaters, Movie Theaters	■	■	—	3 or fewer screens permitted, more than 3 screens prohibited
Financial Institutions	■	■	—	
Funeral Homes or Mortuaries	<input type="checkbox"/>	■	—	Subsection 19.02.M
Filling Station	—	<input type="checkbox"/>	—	Subsection 19.02.E
General Office Buildings and Uses	■	■	—	
Home Occupations	<input type="checkbox"/>	<input type="checkbox"/>	■	
Hotel or Motel	■	■	—	Subsection 19.02.U
Landscaping Contractor Facility	—	<input type="checkbox"/>	—	Subsection 33.03.C
Laundry and Dry Cleaning	■	■	—	
Medical and Dental Clinics or Offices	■	■	<input type="checkbox"/>	Section 12.05
Microbreweries	—	—	—	
Open-Air Display and Sales (Home and Garden)	<input type="checkbox"/>	<input type="checkbox"/>	—	Subsection 19.02.X
Personal Fitness Center or Health Club	■	■	—	
Personal Service Establishments	■	■	—	
Private Kennels	—	—	—	
Restaurant:				
Carry-out	■	■	—	
Drive-in or drive-through	—	<input type="checkbox"/>	—	Subsection 19.02.K; Drive-in and drive-through restaurants shall be permitted only along Lyon Center Drive — East, between the Huron

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				Valley Trail and Grand River Avenue.
Sit down	■	■	—	
Sidewalk cafe; or outdoor patio	■	■	—	
Retail Businesses (Commodities)	■	■	—	Must be less than 25,000 square feet if located in core sub-area
Retail (Comparison Goods)	■	■	—	Must be less than 25,000 square feet if located in core sub-area
Sales, Recreational Vehicles	—	□	—	Subsection 19.02.HH
Small Distillers	■	■	—	Section 19.02.OO
Small Wine Makers and Hard Cider Producers	■	■	—	Section 19.02.NN
Studio (dance, martial arts, art and photo, music, etc.)	■	■	—	
Vehicle Repair:				
Major	—	□	—	Subsection 19.02.E
Minor	—	□	—	Subsection 19.02.E
Veterinary Clinic, Small Animal Only	■	■	—	Subsection 19.02.FF, except that the use shall comply with the setback requirements in subsection 41.303.A, regardless of the adjoining uses
SECTION 41.204 INDUSTRIAL, TRANSPORTATION AND UTILITY USES				
Central Dry Cleaning Plants and Laundries	—	—	—	
Construction Equipment Sales and Leasing	—	—	—	
Contractor Storage Yard	—	—	—	
Essential Services	■	■	■	
Greenhouses and Plant Nurseries	—	□	—	
Laboratories, Research	—	□	—	
Manufacturing	—	—	—	

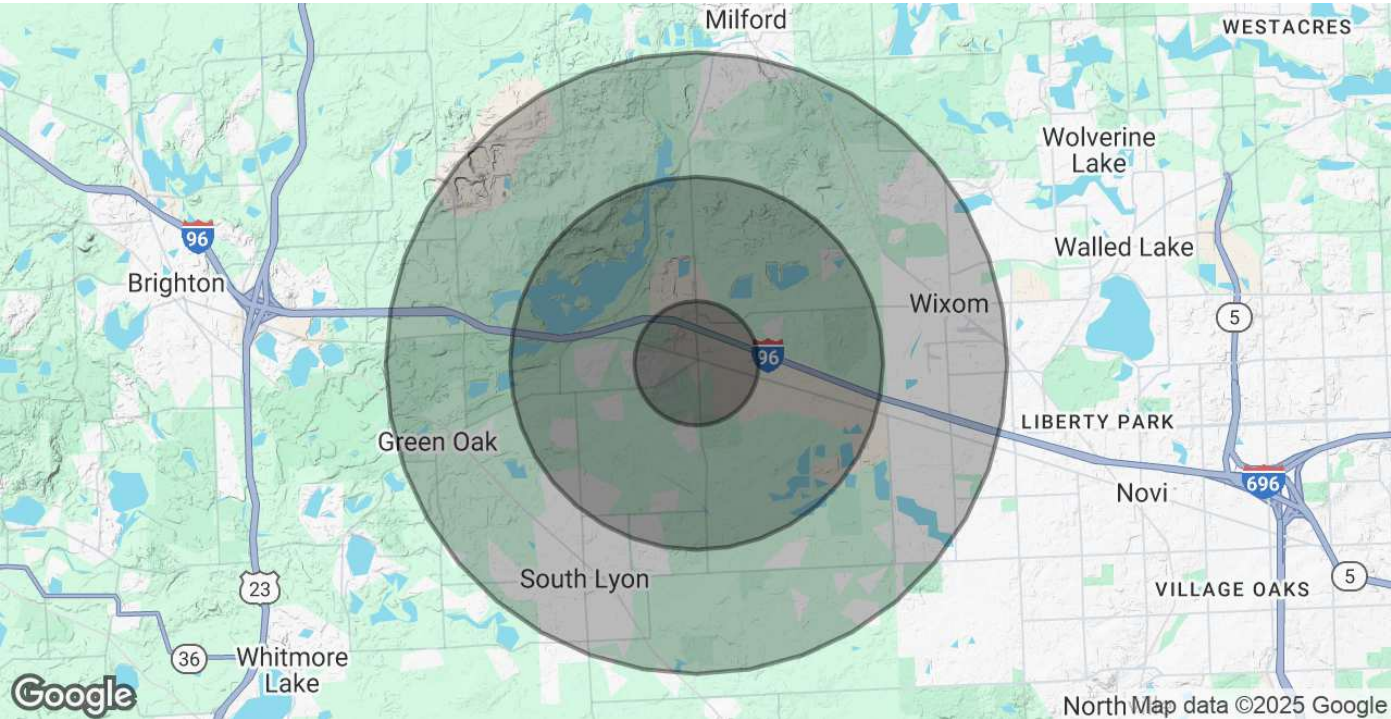
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Mini Warehouse	—	—	—	
Motor Freight Transportation	—	—	—	
Radio and Television Towers	—	—	—	
Recycling Collection Stations	—	—	—	
Tool, Die, Gauge and Machine Shops	—	—	—	
Truck, Tractor, and Trailer Sales and Repair	—	—	—	
Utility and Public Service Buildings	<input type="checkbox"/>	■	<input type="checkbox"/>	No outdoor storage permitted
Wireless Communication Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subsection 19.02.Y
Wholesale Trade	<input type="checkbox"/>	<input type="checkbox"/>	—	

(Ord. No. 03-14, pt. 4, 1-7-2014; Ord. No. 10-14, pt. 6, 9-2-2014; Ord. No. 07-15, pt. 2, 6-1-2015; Ord. No. 06-16, pt. 2, 10-3-2016; Ord. No. 195-18, § 6, 6-4-2018; Ord. No. 13-22, § 6, 11-1-2022)

DEMOGRAPHICS MAP & REPORT:

57077 Pontiac Trail | Lyon Township, MI 48165



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,002	18,390	58,510
Average Age	36	38	39
Average Age (Male)	36	38	39
Average Age (Female)	37	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,044	6,510	21,525
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$139,918	\$156,251	\$164,244
Average House Value	\$464,727	\$415,058	\$431,726
Demographics data derived from AlphaMap			