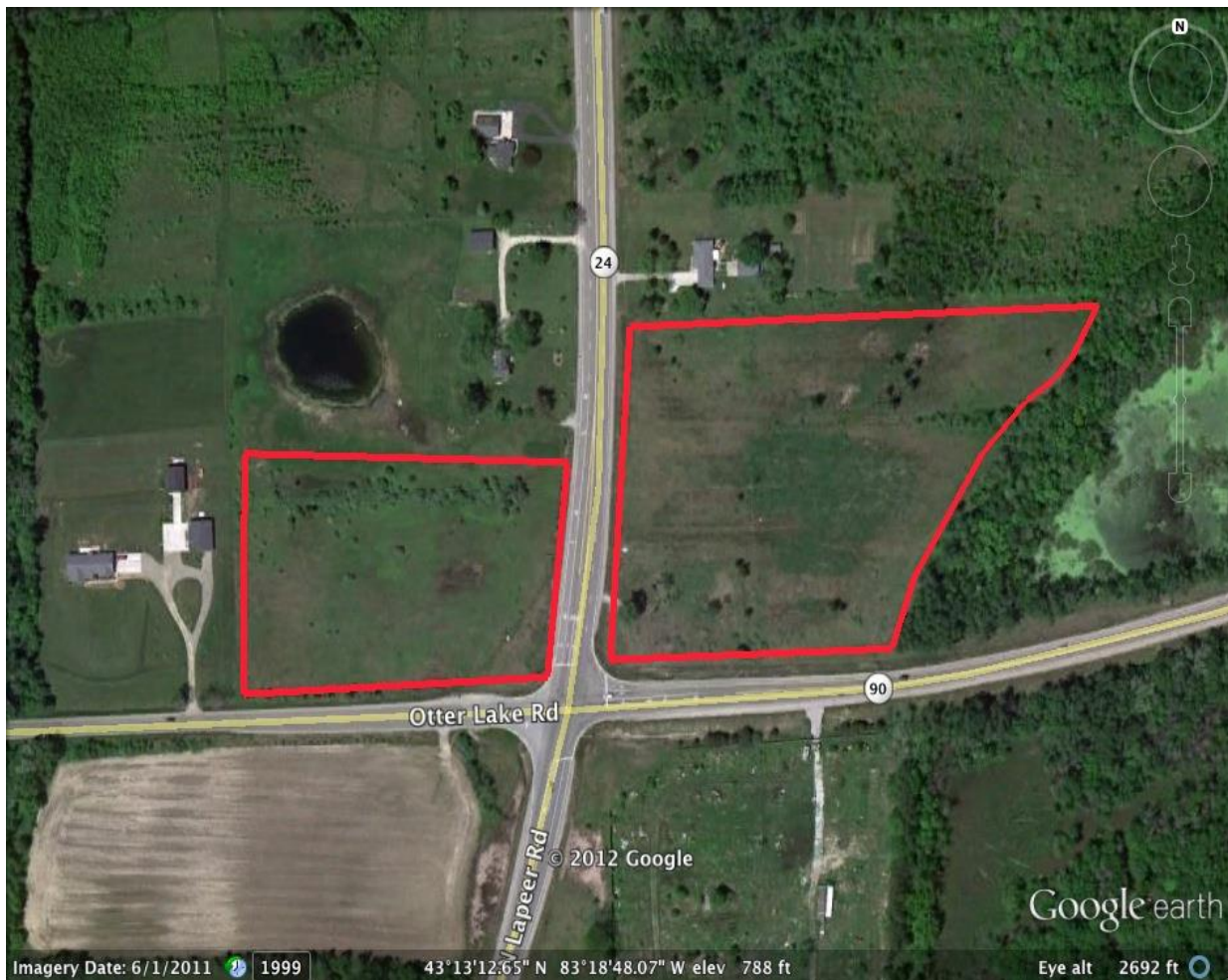


FOR SALE

LAND



NWC & NEC of M-24 and M90

Deerfield Township, Michigan 48435

Insite
COMMERCIAL

1111 W. Oakley Park Road
Suite 220

Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office

www.insitecommercial.com

LAND FOR SALE

NWC & NEC of M-24 and M-90 **Deerfield Twp., Michigan 48435**

SUMMARY	page 1
AERIAL	pages 2
AREA MAPS	pages 3
DEMOGRAPHICS	pages 4-5
TRAFFIC COUNTS	page 6



PROPERTY SUMMARY

Location: NWC & NEC of M-24 and M-90
Deerfield Township, MI 48435

Total Land Size: +/- 4.9 Acres are zoned Residential - NWC
+/- 8.7 Acres are zoned Commercial - NEC
+/- 13.6 Acres Total

Total Size Available: 13.6 Acres

Sale Price: \$150,000 Per Acre

Utilities: No Utilities

Zoning: R-1: Agricultural Residential
C: Commercial

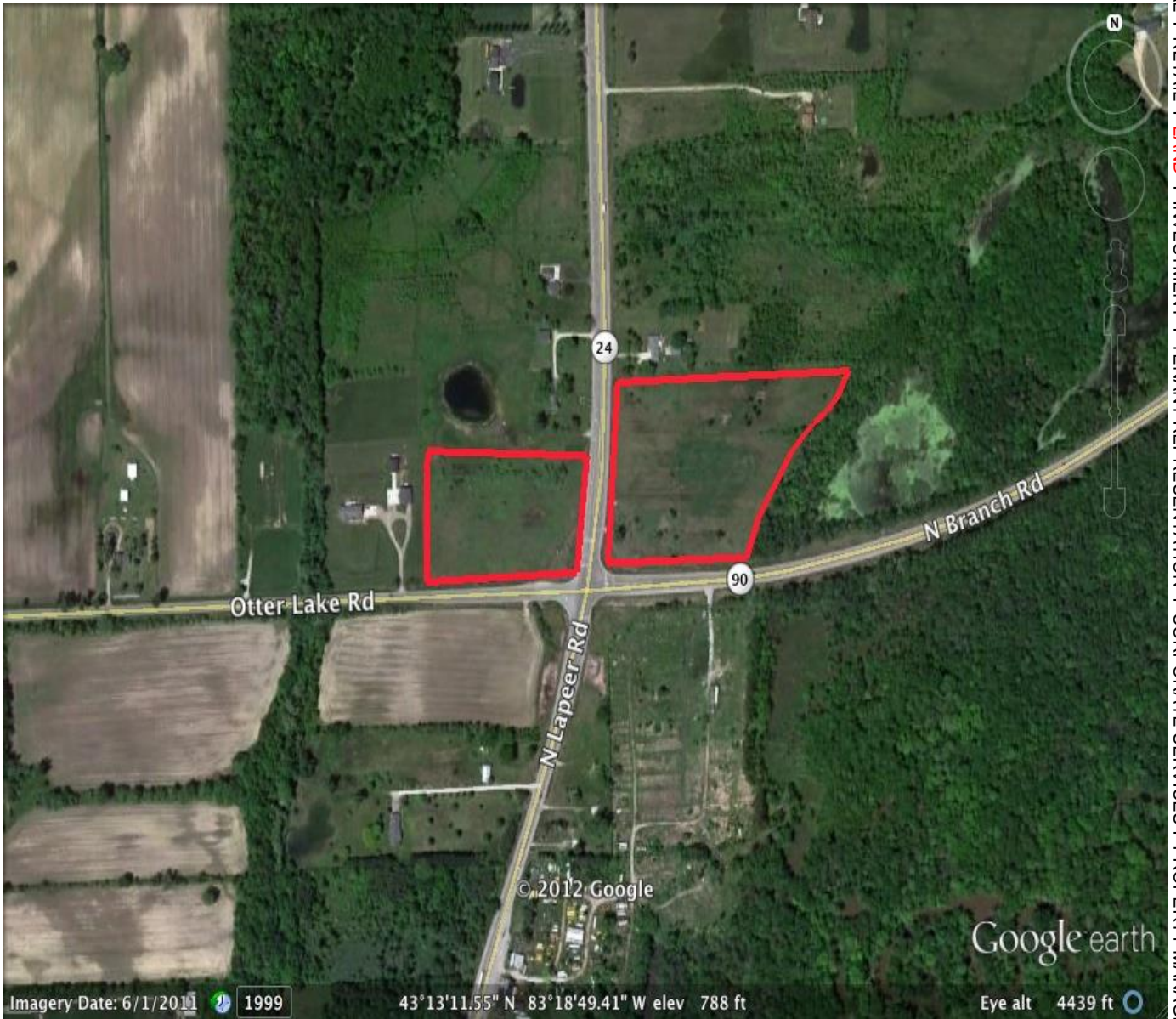
Demographics with a 5 Mile Radius- 2010:

Population:	9,590 Persons
Employment:	158 Businesses
Households:	3,333 Homes
Avg. Household Income:	\$62,854 Annually
Traffic Counts:	3,160 Vehicles per day

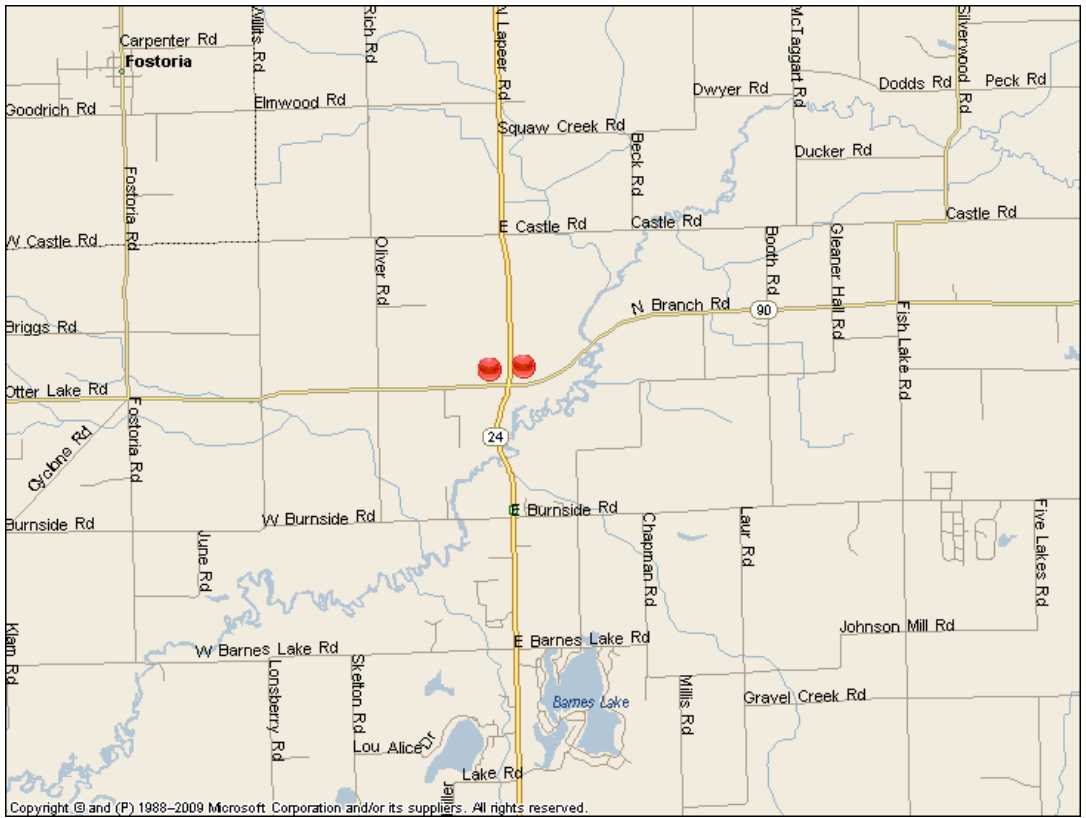
Comments: NE CORNER OF M-24 & M-90 - FRONTS BOTH M-90 (~350FF) AND M-24 (~500FF). TWO GREAT SITES FOR RETAIL-RETAIL PAD. IDEAL FOR GAS STATION OR STRIP MALL.

For Information Contact:
RANDY THOMAS
248-359-9000

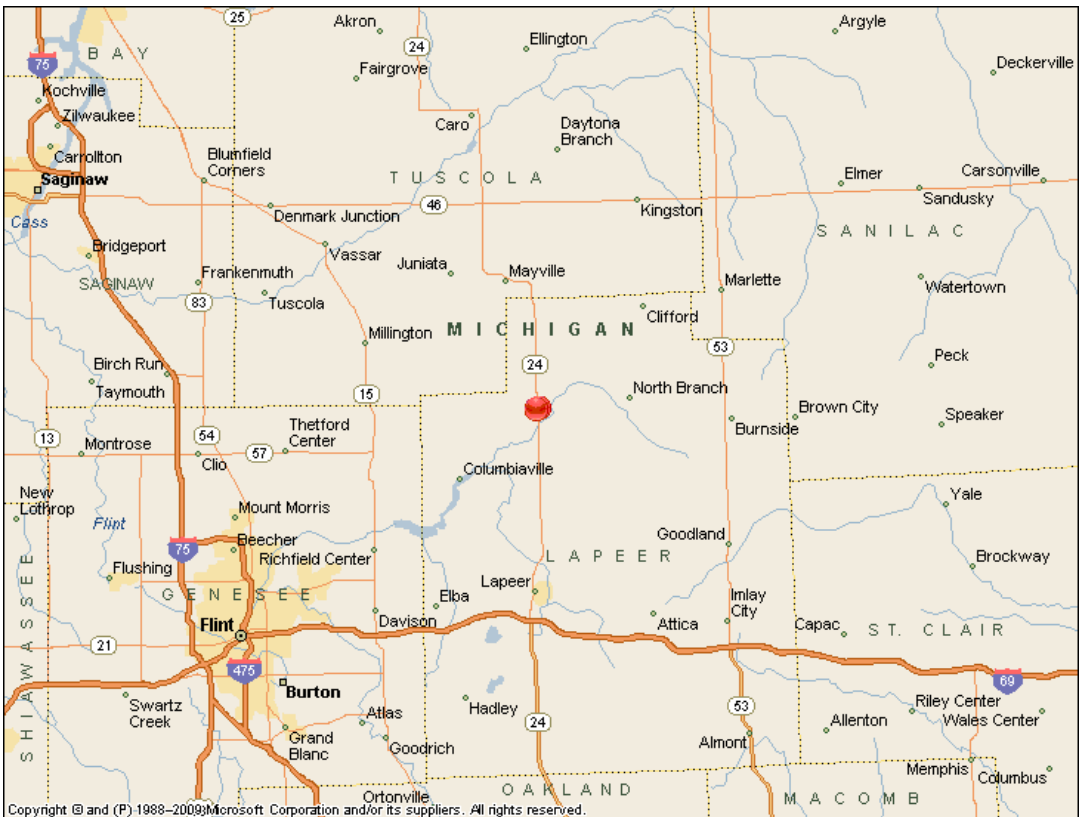




Local Map



Regional Map





Executive Summary

Prepared by Randall Thomas

M-24 & M-90, Fostoria, MI

Latitude: 43.219874
Longitude: -83.313876

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	459	3,865	9,590
Male Population	52.9%	51.5%	51.0%
Female Population	47.1%	48.5%	49.0%
Median Age	32.6	36.5	36.8
2010 Income			
Median HH Income	\$45,383	\$53,099	\$55,414
Per Capita Income	\$17,445	\$20,997	\$22,018
Average HH Income	\$53,071	\$59,828	\$62,854
2010 Households			
Total Households	157	1,368	3,333
Average Household Size	2.92	2.82	2.87
2010 Housing			
Owner Occupied Housing Units	80.1%	70.8%	75.0%
Renter Occupied Housing Units	6.1%	7.7%	9.2%
Vacant Housing Units	13.8%	21.5%	15.8%
Population			
1990 Population	299	3,058	7,759
2000 Population	450	3,691	9,017
2010 Population	459	3,865	9,590
2015 Population	450	3,811	9,495
1990-2000 Annual Rate	4.17%	1.9%	1.51%
2000-2010 Annual Rate	0.19%	0.45%	0.6%
2010-2015 Annual Rate	-0.4%	-0.28%	-0.2%

In the identified market area, the current year population is 9,590. In 2000, the Census count in the market area was 9,017. The rate of change since 2000 was 0.6 percent annually. The five-year projection for the population in the market area is 9,495, representing a change of -0.2 percent annually from 2010 to 2015. Currently, the population is 51.0 percent male and 49.0 percent female.

Households			
1990 Households	100	999	2,452
2000 Households	150	1,266	3,027
2010 Households	157	1,368	3,333
2015 Households	155	1,361	3,326
1990-2000 Annual Rate	4.14%	2.4%	2.13%
2000-2010 Annual Rate	0.45%	0.76%	0.94%
2010-2015 Annual Rate	-0.26%	-0.1%	-0.04%

The household count in this market area has changed from 3,027 in 2000 to 3,333 in the current year, a change of 0.94 percent annually. The five-year projection of households is 3,326, a change of -0.04 percent annually from the current year total. Average household size is currently 2.87, compared to 2.97 in the year 2000. The number of families in the current year is 2,711 in the market area.

Housing

Currently, 75.0 percent of the 3,957 housing units in the market area are owner occupied; 9.2 percent, renter occupied; and 15.8 percent are vacant. In 2000, there were 3,347 housing units - 81.3 percent owner occupied, 8.6 percent renter occupied and 10.2 percent vacant. The rate of change in housing units since 2000 is 1.65 percent. Median home value in the market area is \$105,188, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 0.99 percent annually to \$110,477. From 2000 to the current year, median home value changed by -1.25 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.





Executive Summary

Prepared by Randall Thomas

M-24 & M-90, Fostoria, MI

Latitude: 43.219874
Longitude: -83.313876

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$35,625	\$34,375	\$32,238
2000 Median HH Income	\$39,486	\$45,648	\$47,384
2010 Median HH Income	\$45,383	\$53,099	\$55,414
2015 Median HH Income	\$54,184	\$59,814	\$61,232
1990-2000 Annual Rate	1.03%	2.88%	3.93%
2000-2010 Annual Rate	1.37%	1.49%	1.54%
2010-2015 Annual Rate	3.61%	2.41%	2.02%
Per Capita Income			
1990 Per Capita Income	\$12,582	\$12,038	\$11,157
2000 Per Capita Income	\$15,717	\$19,809	\$20,372
2010 Per Capita Income	\$17,445	\$20,997	\$22,018
2015 Per Capita Income	\$19,989	\$23,895	\$24,916
1990-2000 Annual Rate	2.25%	5.11%	6.21%
2000-2010 Annual Rate	1.02%	0.57%	0.76%
2010-2015 Annual Rate	2.76%	2.62%	2.5%
Average Household Income			
1990 Average Household Income	\$38,606	\$36,988	\$35,032
2000 Average Household Income	\$47,457	\$56,357	\$58,923
2010 Average HH Income	\$53,071	\$59,828	\$62,854
2015 Average HH Income	\$60,780	\$67,646	\$70,575
1990-2000 Annual Rate	2.09%	4.3%	5.34%
2000-2010 Annual Rate	1.1%	0.58%	0.63%
2010-2015 Annual Rate	2.75%	2.49%	2.34%

Households by Income

Current median household income is \$55,414 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$61,232 in five years. In 2000, median household income was \$47,384, compared to \$32,238 in 1990.

Current average household income is \$62,854 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$70,575 in five years. In 2000, average household income was \$58,923, compared to \$35,032 in 1990.

Current per capita income is \$22,018 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$24,916 in five years. In 2000, the per capita income was \$20,372, compared to \$11,157 in 1990.

Population by Employment

Total Businesses	31	75	158
Total Employees	251	532	854

Currently, 80.6 percent of the civilian labor force in the identified market area is employed and 19.4 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 84.1 percent of the civilian labor force, and unemployment will be 15.9 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 66.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 52.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 14.8 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 33.0 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 80.9 percent of the market area population drove alone to work, and 2.7 percent worked at home. The average travel time to work in 2000 was 38.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 10.2 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 44.4 percent were high school graduates only (29.6 percent in the U.S.)
- 8.5 percent had completed an Associate degree (7.7 percent in the U.S.)
- 7.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 4.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

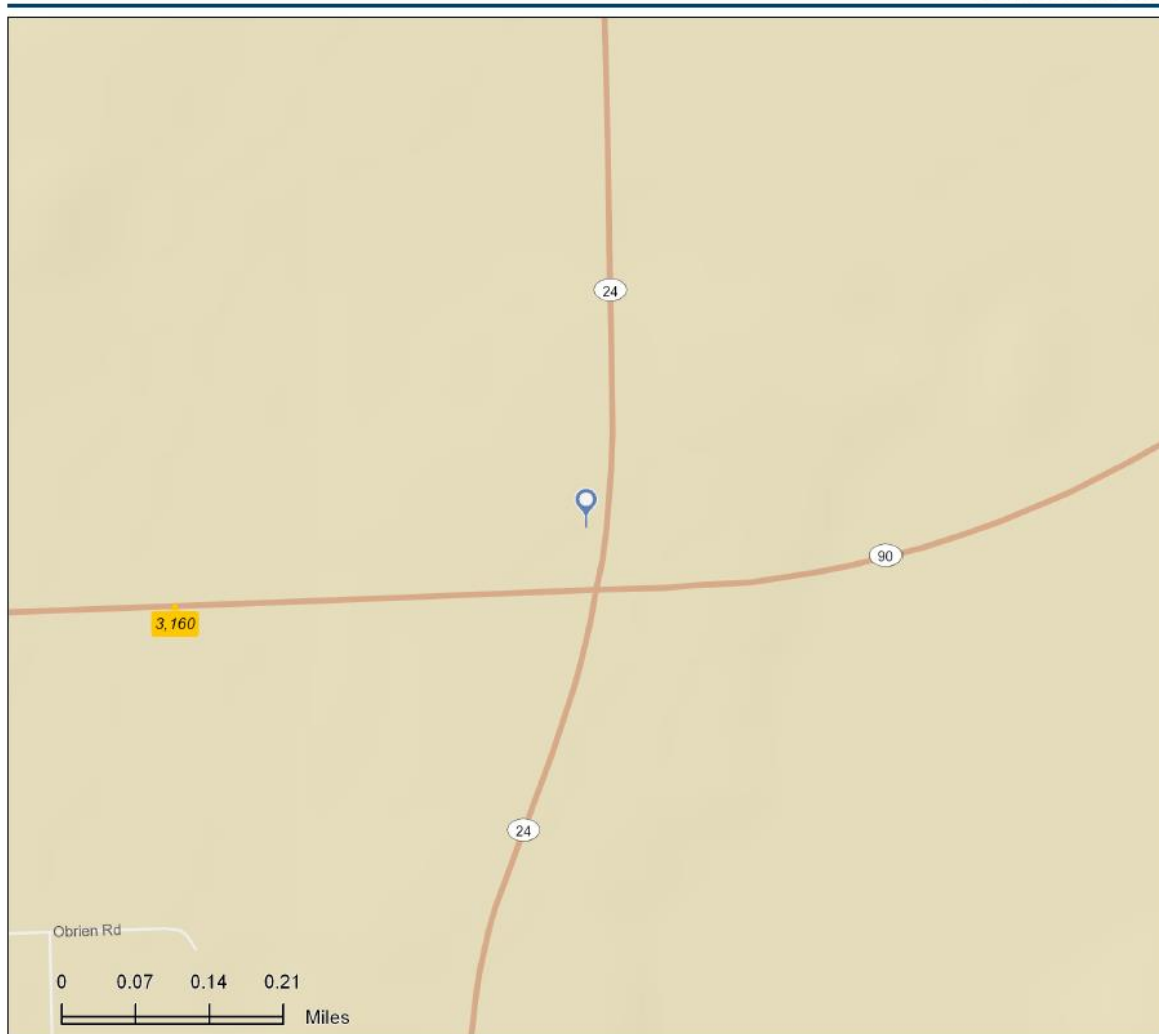




Traffic Count Map - Close Up

M-24 & M-90, Fostoria, MI
Ring: 1, 3, 5 Miles

Prepared by Randall Thomas
Latitude: 43.219874
Longitude: -83.313876



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

