

## 5.36 ACRES M-36

9411 E. M-36, Green Oak Township, MI 48189



# FOR SALE

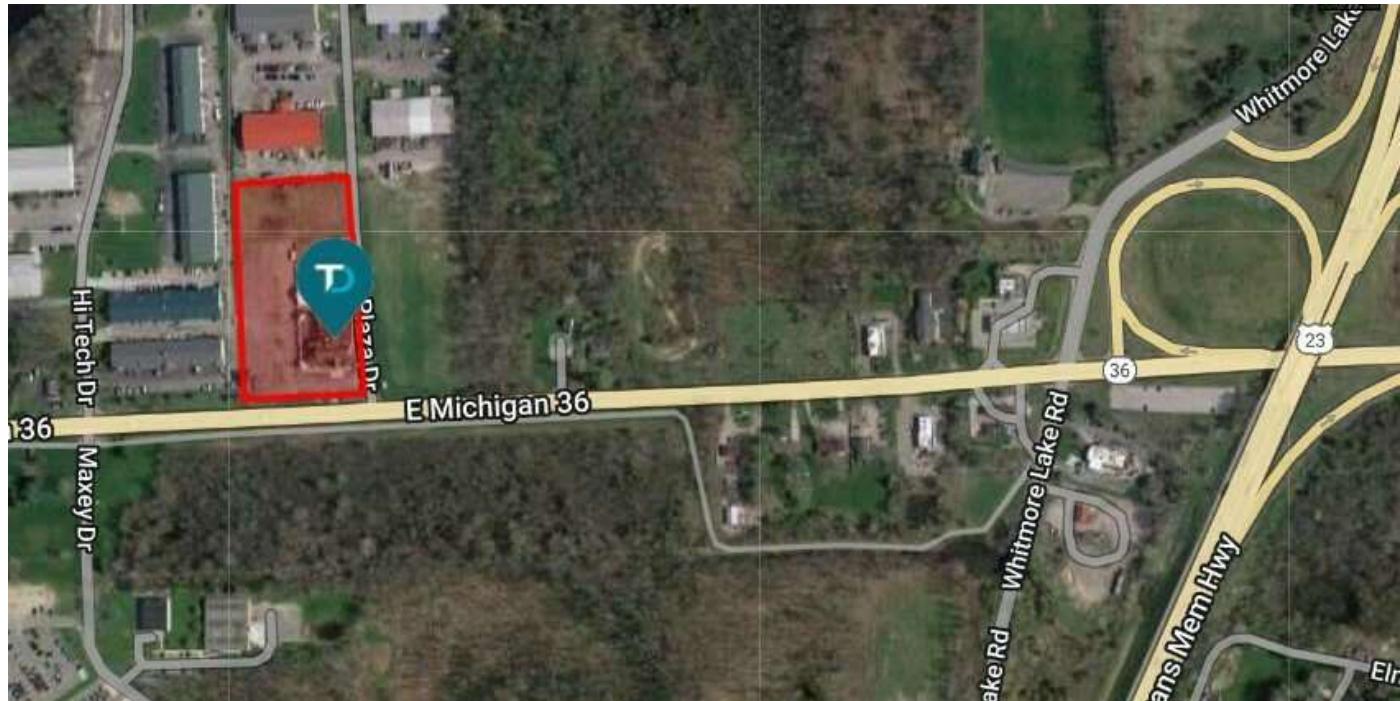
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**OFFERING SUMMARY:** 9411 E. M-36 | Green Oak Township, MI 48189



**PROPERTY OVERVIEW**

Commercial land for development located on M-36, just west of US-23.

**OFFERING SUMMARY**

Price Reduced!	Was: \$1,275,000.00 NOW: \$1,150,000.00
Lot Size:	5.36 Acres
Price / Acre:	\$214,552.24
Zoning:	GB - General Business

**PROPERTY HIGHLIGHTS**

- Zoned GB - General Business
- Centrally located between Brighton and Ann Arbor.
- Site of the former Barnstormer Banquet Facility.



**BUILDING/PROPERTY INFORMATION:** 9411 E. M-36 | Green Oak Township, MI 48189

**BUILDING INFORMATION**

SALE PRICE: PRICE REDUCED!  
Was: \$1,275,000.00  
NOW: \$1,150,000.00

Price/AC: \$214,552.24

Utilities: Municipal Water &  
Sanitary Sewer

Taxes: 2024 Summer - \$3,294.58  
2023 Winter - \$14,518.86

**PROPERTY INFORMATION**

Lot Size: 5.36 Acres

Property Type: Commercial Land

Zoning: GB - General Business

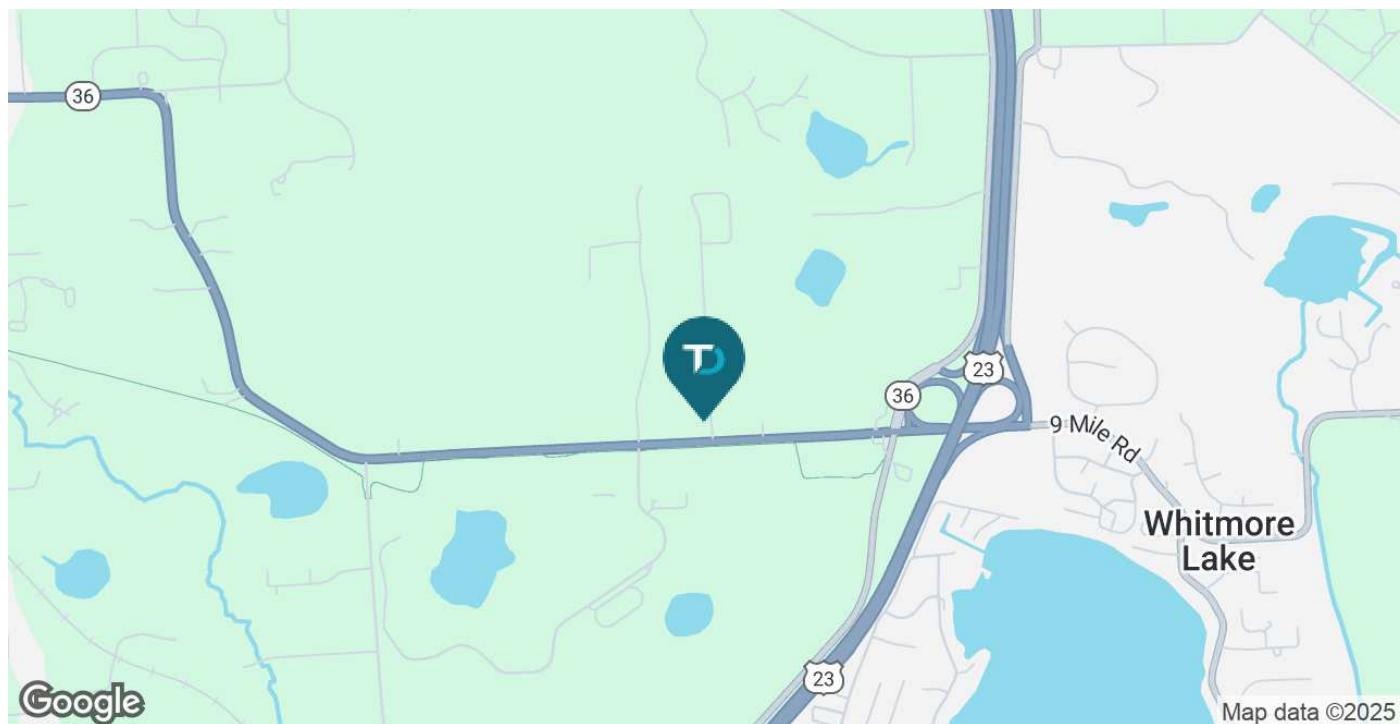
2020 Traffic Count: M-36 = 7,396  
US23 = 71,642

Legal Description: Available upon request.

APN: 4716-29-300-020

**LOCATION INFORMATION**

East side of Plaza Drive, north off of E M-36, east of US23 in Whitmore Lake.



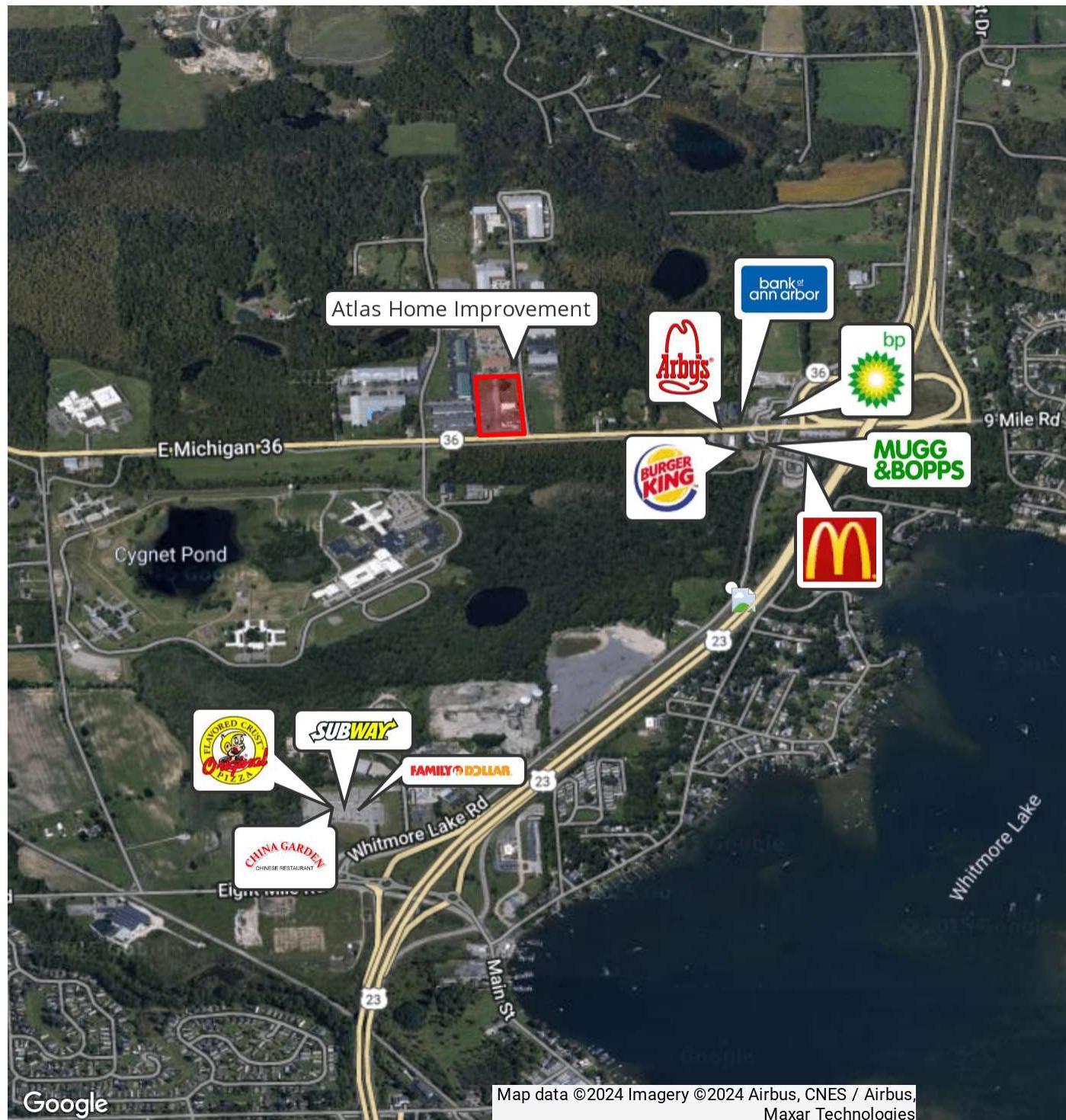


**AERIAL MAP: 9411 E. M-36 | Green Oak Township, MI 48189**





**RETAILER MAP: 9411 E. M-36 | Green Oak Township, MI 48189**



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Maxar Technologies



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**ZONING ORDINANCE:** 9411 E. M-36 | Green Oak Township, MI 48189

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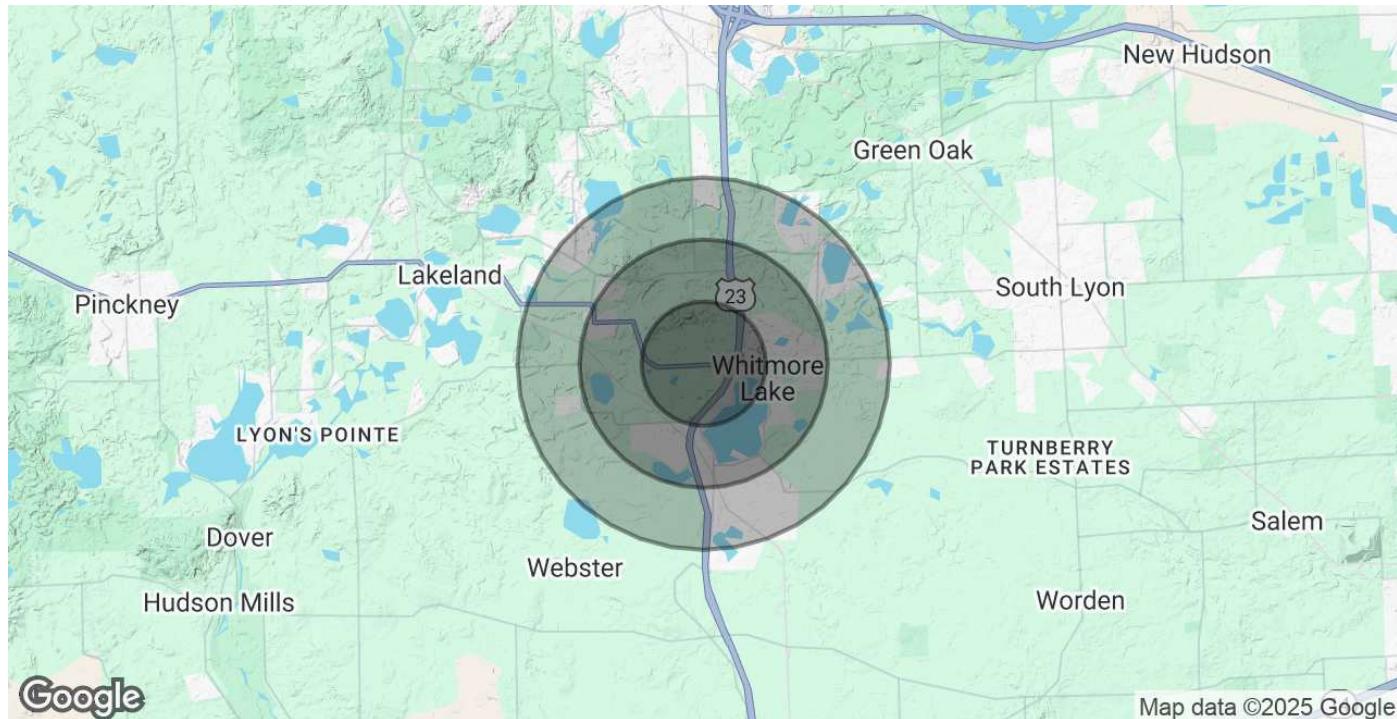
## GB - General Business ZONING ORDINANCE

### *GB general business.*

- a. **Permitted uses.** Permitted uses within the GB district include the following:
  1. All uses permitted in the LB district.
  2. Private clubs and lodges, provided, sales and services are to members and guests only.
  3. Supermarkets.
  4. Public or private business schools or colleges.
  5. Health and fitness clubs.
  6. Theaters, excluding drive-in theaters.
  7. Eating and drinking establishments, subject to [Section 38-196\(2\)](#).
- b. **Special approval uses.** Special approval uses within the GB district include the following:
  1. All special uses permitted in the LB district.
  2. Assembly halls or dancehalls, subject to [Section 38-196\(8\)](#).
  3. [Open air businesses](#) when developed in conjunction with a permitted use and subject to [Section 38-196\(9\)](#).
  4. Plant nurseries, subject to [Section 38-196\(23\)](#).
  5. Vehicle wash establishments, subject to [Section 38-196\(24\)](#).
  6. Mortuaries, subject to [Section 38-196\(7\)](#).
  7. Bowling alleys, indoor skating rinks and similar recreational uses, subject to [Section 38-196\(8\)](#).
  8. Veterinary offices, including animal hospitals and [clinics](#), subject to [Section 38-196\(10\)](#).
  9. Warehouse/indoor storage associated with retail sales businesses.
  10. [Public garages](#), automobile service stations, [filling stations](#), and associated convenience stores subject to [Section 38-196\(16\)](#).
  11. Child care centers, subject to [Section 38-196\(6\)](#).



**DEMOGRAPHICS MAP & REPORT:** 9411 E. M-36 | Green Oak Township, MI 48189



**POPULATION**

	1 MILE	2 MILES	3 MILES
Total Population	1,370	7,346	16,601
Average Age	38.2	40.7	43.3
Average Age (Male)	39.2	43.0	44.3
Average Age (Female)	33.8	39.4	43.4

**HOUSEHOLDS & INCOME**

	1 MILE	2 MILES	3 MILES
Total Households	542	3,321	7,390
# of Persons per HH	2.5	2.2	2.2
Average HH Income	\$103,156	\$92,142	\$102,471
Average House Value	\$294,847	\$226,972	\$250,345

2020 American Community Survey (ACS)