

LAND PROPERTY // FOR SALE

3-ACRE HIGH-VISIBILITY DEVELOPMENT SITE IDEAL FOR DAYCARE OR MEDICAL

12 MILE RD

FARMINGTON HILLS, MI 48334



- 3-acre site prime for development
- High-visibility location with over 37,273 VPD
- Ideal for a daycare: 3,666 people under 4 within a 3-mile radius
- Ideal for medical: 16,500 people over 65 within a 3-mile radius
- Existing driveway and parking in place
- Water and sewer at the site



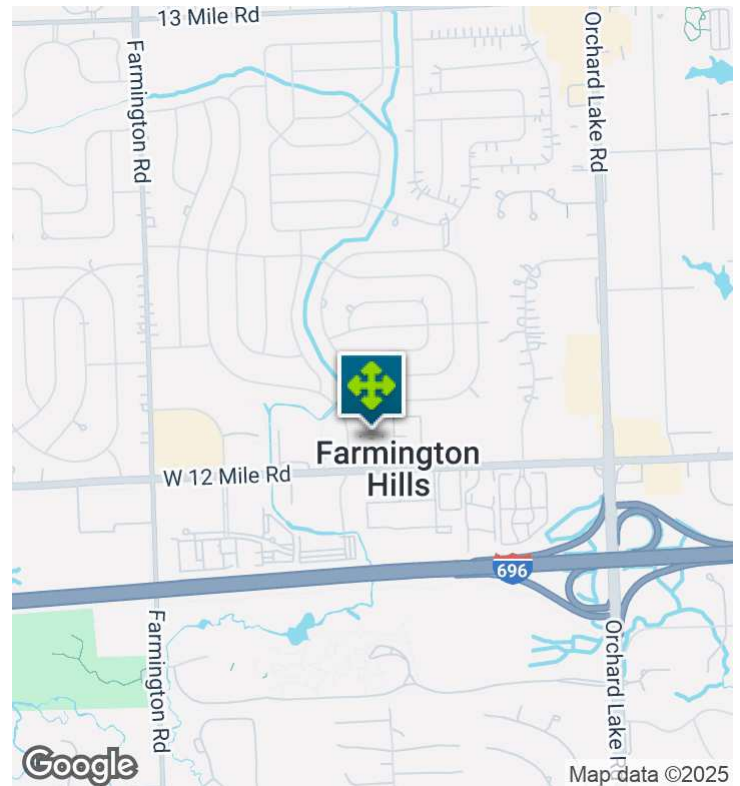
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12 MILE RD, FARMINGTON HILLS, MI 48334 // FOR SALE

EXECUTIVE SUMMARY



Sale Price

\$595,000

OFFERING SUMMARY

Lot Size:	3 Acres
Price / Acre:	\$198,333
Zoning:	PUD
Market:	Detroit
Submarket:	Farmington / Farmington Hills
Traffic Count:	37,273

PROPERTY OVERVIEW

This 3-acre site, zoned PUD in the RC-2 Multi-Family District, is primed for development in Farmington Hills. Boasting high-visibility with over 37,273 VPD and existing infrastructure such as a shared driveway, parking lot, and retention pond with Player's Barn, this property is ideal for a daycare or medical facility based on demographic trends. With water and sewer already in place, this site offers a compelling value proposition for land and retail investors seeking a promising opportunity for growth and development. The only Deed Restriction is against Assisted Living and Memory Care.

Complete PUD plans are available upon request.

LOCATION OVERVIEW

This parcel is conveniently located on 12 Mile Rd, west of Orchard Lake Road. The parcel is close to the I-696 entrance/exit ramp, Oakland Community College, Farmington Public Library, YMCA, and Heartland Market. There are also several hotels close to the property, including Holiday Inn & Suites, Courtyard by Marriott, and Residence Inn.



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PROPERTY DETAILS

Sale Price	\$595,000
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LOCATION INFORMATION

Street Address	12 Mile Rd
City, State, Zip	Farmington Hills, MI 48334
County	Oakland
Market	Detroit
Sub-market	Farmington / Farmington Hills
Cross-Streets	12 Mile Rd and Farmington Rd
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-696
Nearest Airport	Detroit Metropolitan Airport

BUILDING INFORMATION

Number of Lots	1
Best Use	Medical

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	PUD
Lot Size	3 Acres
APN #	23-10-378-012
Lot Frontage	208 ft
Lot Depth	580 ft
Corner Property	No
Traffic Count	37273
Traffic Count Street	12 Mile Rd and Farmington Rd
Amenities	Water and sewer available at the site
Waterfront	No
Environmental Issues	None
Topography	Level

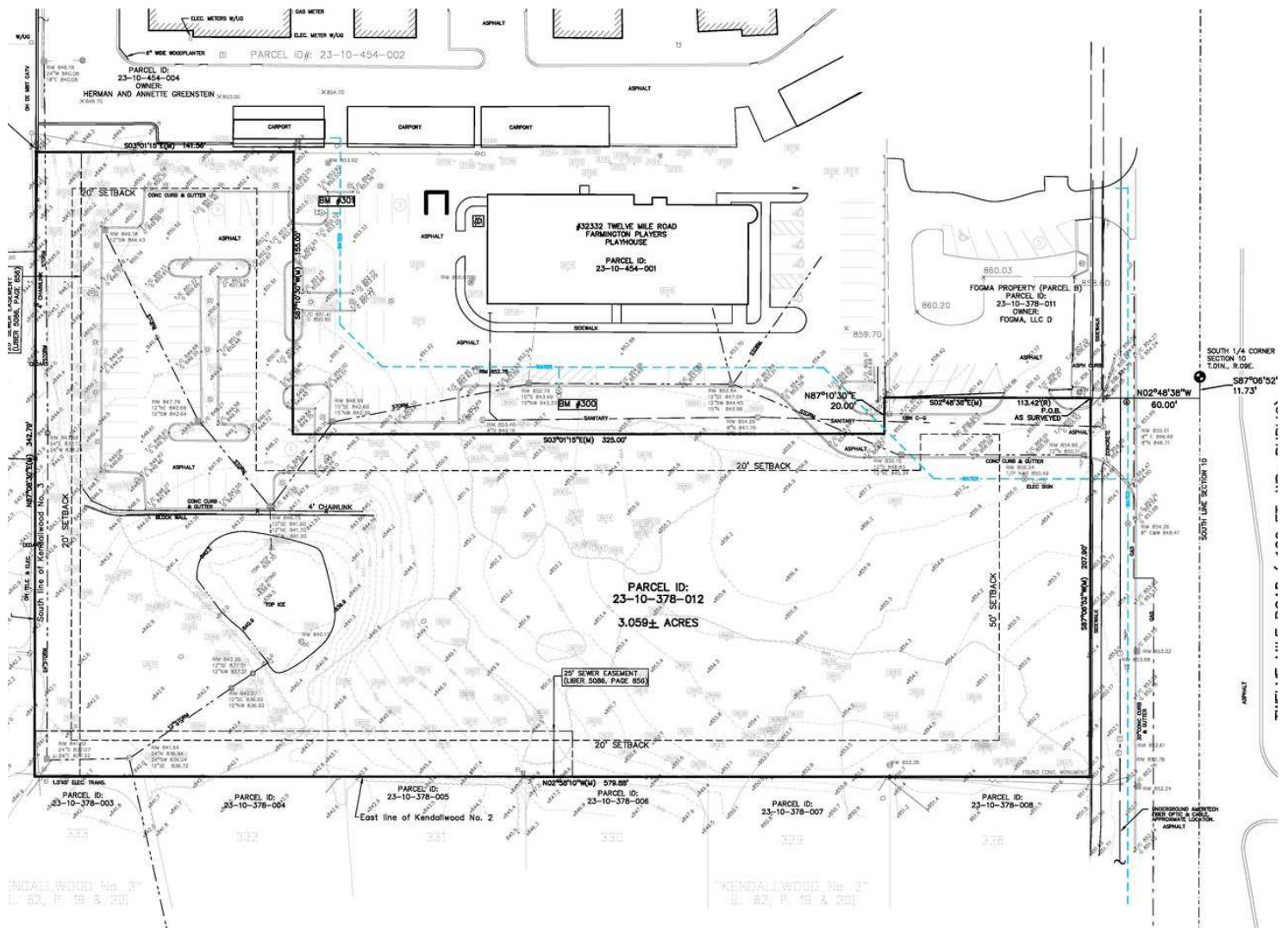
PARKING & TRANSPORTATION

Street Parking	No
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UTILITIES & AMENITIES

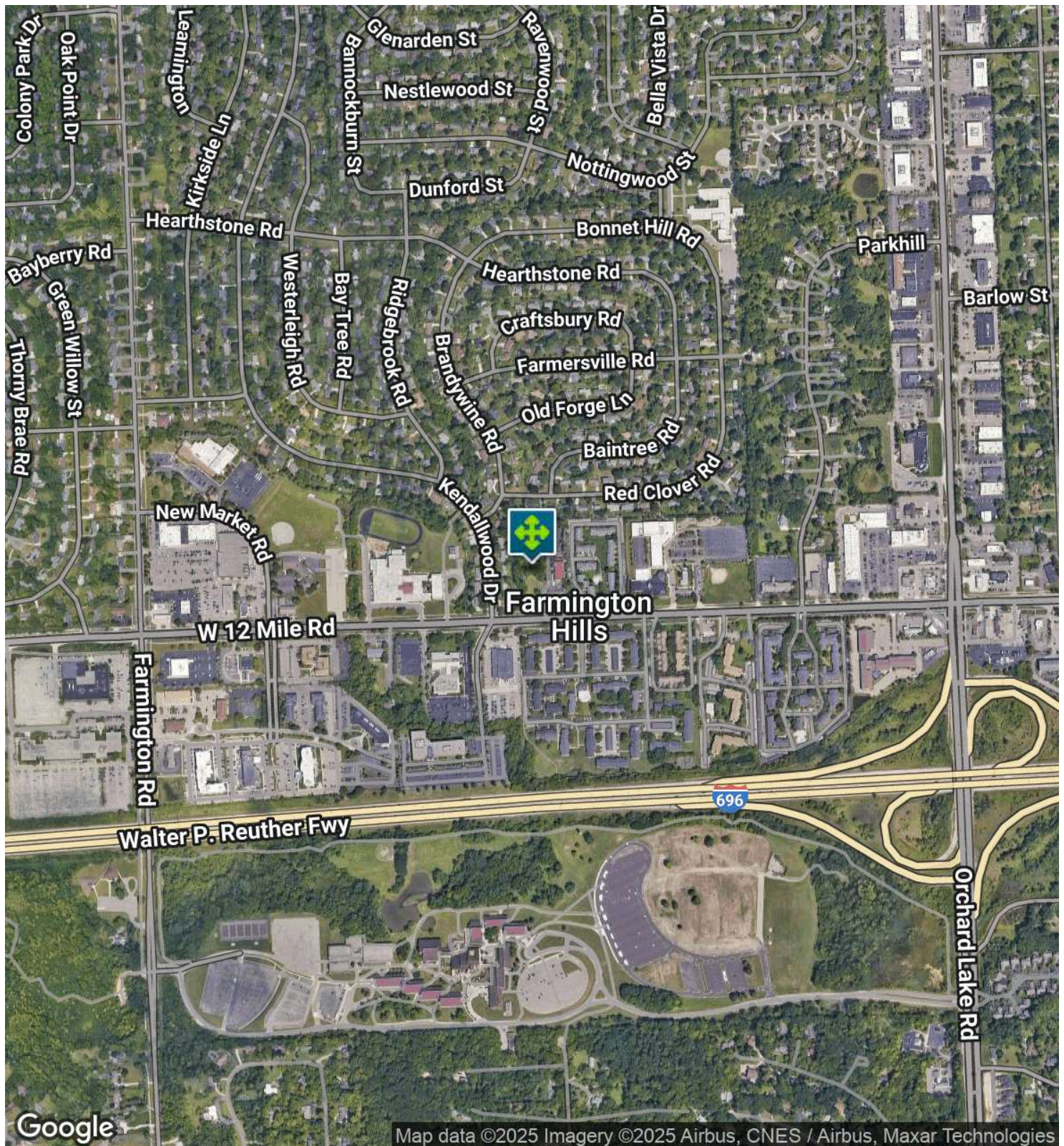
Irrigation	Yes
Water	Yes
Sewer	Yes

12 MILE RD, FARMINGTON HILLS, MI 48334 // FOR SALE ADDITIONAL PHOTOS



12 MILE RD, FARMINGTON HILLS, MI 48334 // FOR SALE

AERIAL MAP

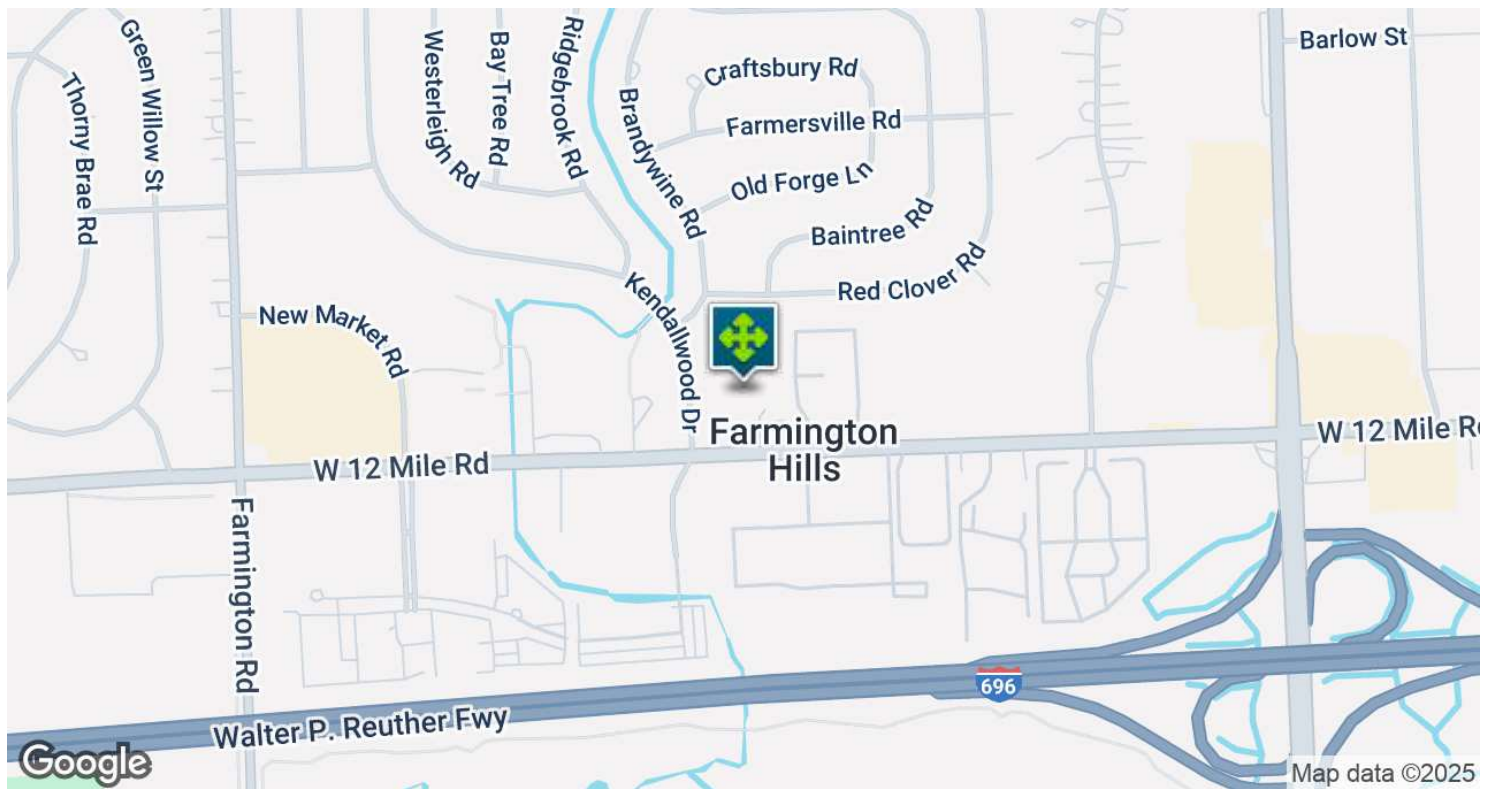
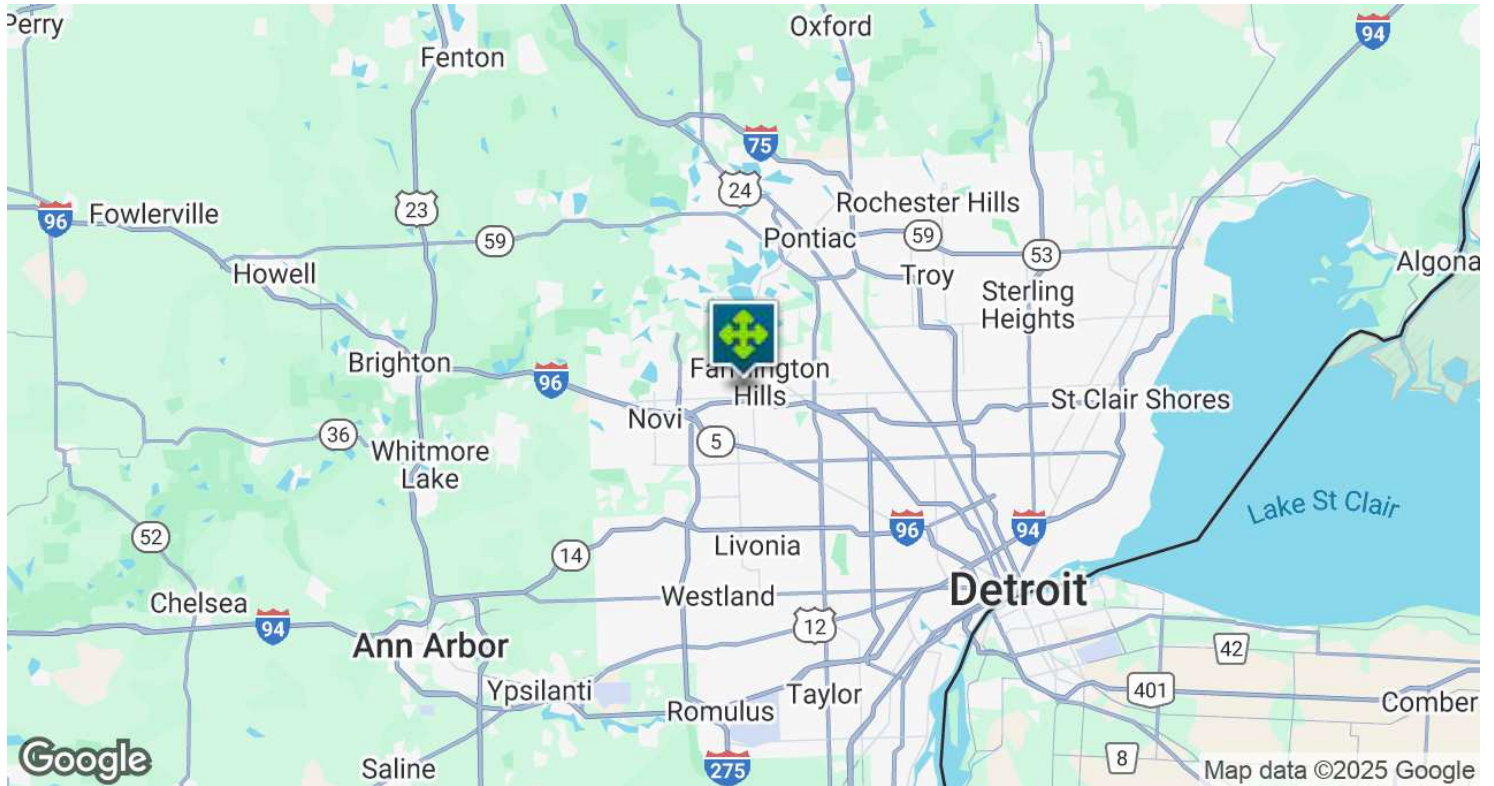


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LOCATION MAP

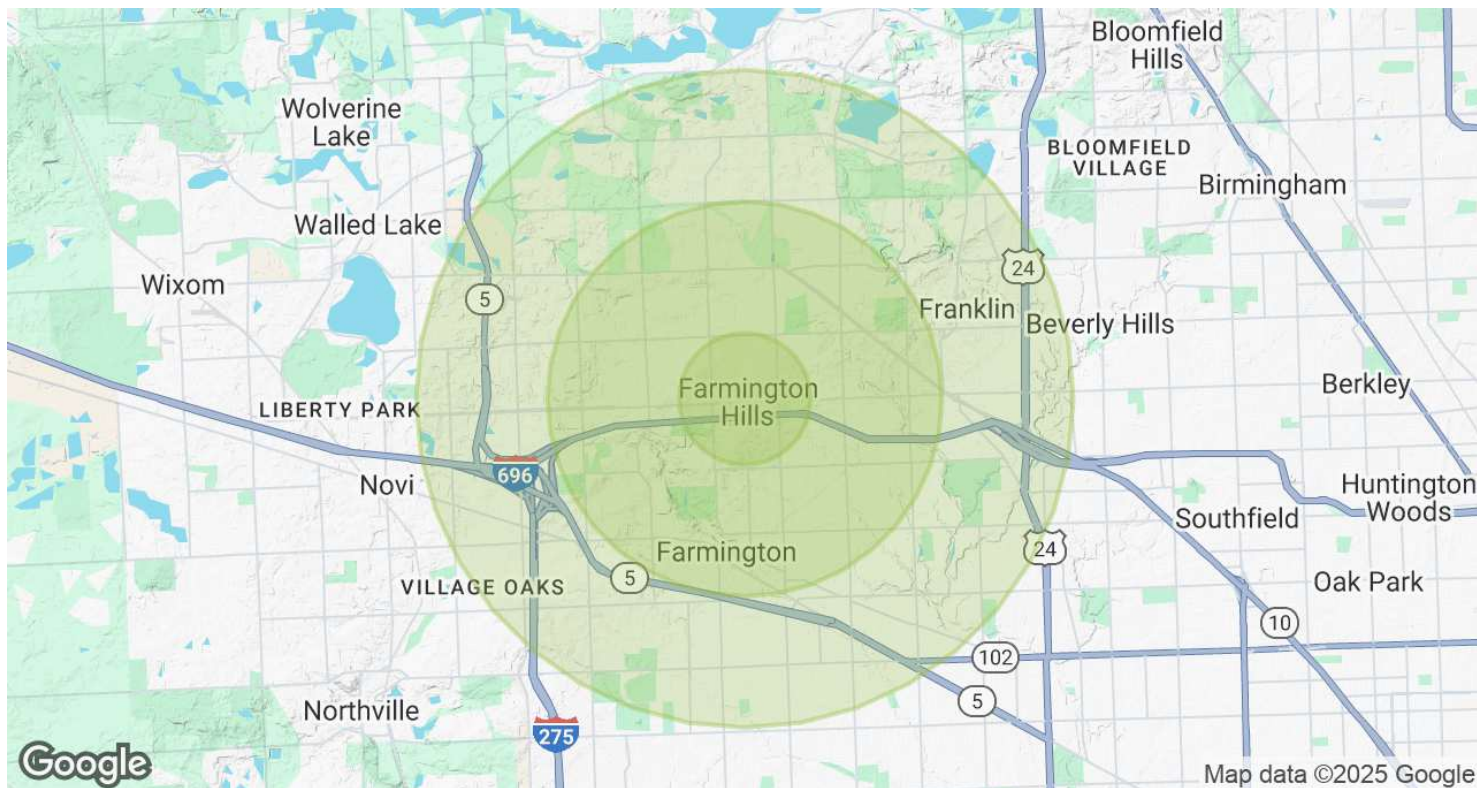


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,472	61,486	187,048
Average Age	41.1	43.7	42.2
Average Age (Male)	44.9	43.1	41.1
Average Age (Female)	37.3	44.2	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,607	25,300	77,415
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$65,089	\$94,920	\$96,414
Average House Value	\$245,084	\$269,859	\$287,663

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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