

**FOR SALE/LEASE
BUILT TO SUIT**

Green Lake Rd

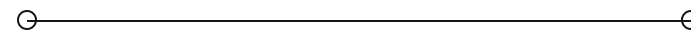
SITE

AVAILABLE

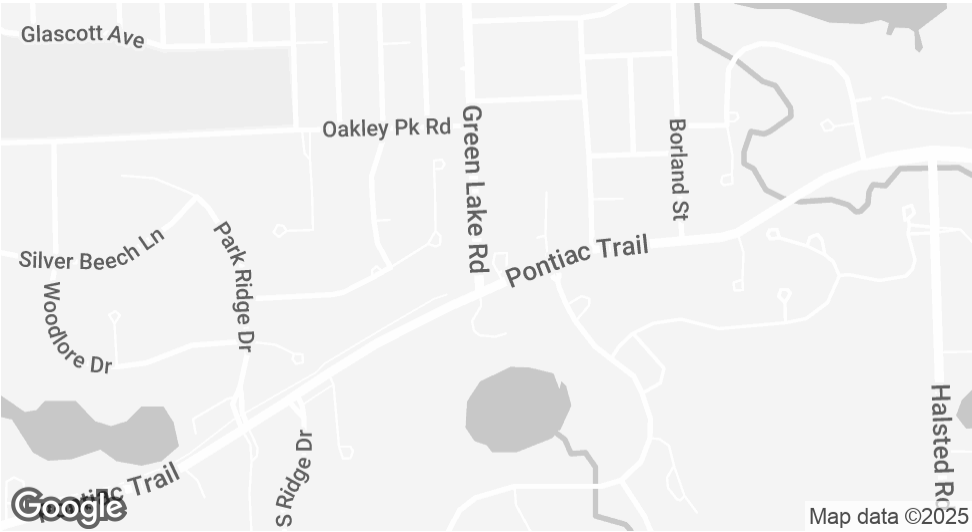
**NE Corner of Green Lake
Road & Pontiac Trail**

**NE CORNER OF GREEN LAKE ROAD &
PONTIAC TRAIL**

West Bloomfield, MI



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$325,000
LOT SIZE:	0.64 Acres
ZONING	R-10 & B-1
PARCEL ID	18-20-103-024

PROPERTY DESCRIPTION

0.64 Acre Parcel located in the Heart of the Lakes Area. Ideal for small office or residential development. For Sale/Lease or Built to Suit

PROPERTY HIGHLIGHTS

- Split Zoning R-10 (One Family Residential) & B-1 (Local Business District)
- Strong traffic on Pontiac Trail with over 23,000 vehicles per day
- Located less than 5 minutes from Five & Main development in Commerce Twp.
- Numerous residential developments underway in the immediate area.
- All utilities on site

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PROPOSED SITE PLAN WITH MEDICAL OFFICE

GRAPHIC SCALE 1"=40'

PARCEL LEGAL DESCRIPTION:

TAX DESCRIPTION (RJR 18-20-103-024)

SITUATED IN THE TOWNSHIP OF WEST BLOOMFIELD, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: LOTS 8, 9, 10, 11, 12, 13, 14, 15, AND 16, BLOCK 1, TWIN BEACH COUNTRY CLUB, AND PART OF A 30.00 FOOT WIDE ABANDONED ROADWAY KNOWN AS HAMMO DRIVE, (ORIGINALLY PLATTED AS HAZEL TERRACE), LOCATED IN "TWIN BEACH COUNTRY CLUB", A SUBDIVISION OF PART OF THE WEST 1/4 OF SECTION 17, AND PART OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 8 EAST, WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 14, BLOCK 2, OF SAID SUBDIVISION, THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 118.85 FEET ALONG THE SOUTH LINE OF SAID LOT 14, BLOCK 2, TO THE SOUTHWEST CORNER THEREOF, THENCE SOUTH 82 DEGREES 34 MINUTES 36 SECONDS EAST, 34.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 1, THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 118.85 FEET ALONG THE NORTH LINE OF SAID LOT 9, BLOCK 1, TO THE NORTHWEST CORNER THEREOF, THENCE NORTH 81 DEGREES 23 MINUTES 32 SECONDS WEST, 30.00 FEET TO THE POINT OF BEGINNING.

LEGEND

EXISTING	PROPOSED
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SITE DATA

EXISTING SITE ZONING:	R-10 SINGLE FAMILY RESIDENTIAL & B-1 LOCAL BUSINESS
EXISTING SITE AREA:	27,400 S.F. OR 0.63 ACRES
PROPOSED BUILDING (GROSS):	1,460 S.F.
PROPOSED BLDG LOT COVERAGE:	5.3%
REQUIRED YARDS:	
BLDG FRONT:	30'
BLDG NORTH SIDE:	25'
BLDG SOUTH SIDE:	N/A
BLDG REAR:	25'
BLDG WEST SIDE:	25'
BLDG EAST SIDE:	N/A
BLDG REAR:	20'
PROPOSED YARDS:	
BLDG FRONT:	54.50'
BLDG NORTH SIDE:	49.20'
BLDG SOUTH SIDE:	N/A
BLDG REAR:	5.9'
BLDG WEST SIDE:	24.50'
BLDG EAST SIDE:	18.85'
BLDG REAR:	13.8'
PARKING REQUIREMENTS:	
REQUIRED:	1 SPACE/167 S.F. OF BLDG BUILDING AREA = (3,352 ÷ 0.80)/167 = 18 SPACES
TOTAL:	
PROPOSED:	17 SPACES
LOADING AREA:	
REQUIRED:	10 S.F./71 BUILDING FRONTAGE = 84.75' = 10 S.F. = 847 S.F.
PROPOSED:	NONE
PRESENT USE OF PROPERTY:	VACANT
PROPOSED USE OF PROPERTY:	PROFESSIONAL OFFICE BUILDING

LIST OF VARIANCES:

- A variance of 10.73 feet due to the 20 foot rear landscape yard requirement from the Northern property line in the R-10 portion of the site.
- A variance of 29.03 feet due to the 35 foot rear yard building setback along the Eastern property line in the residential zoning district R-10 portion of the site, beginning 49.20 feet from the Northern property line and running South a distance of 20.42 feet along the Eastern property line, and also a variance of 20.42 feet due to the 30 foot rear yard building setback along the Eastern property line in the residential zoning district R-10 portion of the site, beginning 78.62 feet South of the Northern property line and running South to the Northern line of Lot 12, a distance of 20.43 feet along said Eastern property line.
- A variance of 6.17 feet due to the 20 foot rear yard building setback along the Eastern property line in the local business zoning district B-1 portion of the site, beginning at the Northeast corner of Lot 13, thence running South a distance of 34.07 along the Eastern property line.
- A variance of 10 feet along the Western property line due to the landscape buffer requirements along the future 43 foot right-of-way of Green Lake Road.
- A variance of the loading/unloading area due to building use (Medical Office).
- A variance to allow a 5 foot high vinyl fence to be employed for the required 5 foot high masonry obscuring wall due to the passage of an 8 inch sanitary sewer in the Southern 20 feet of the Eastern property line.
- A variance of 14.03 feet due to the 20 foot rear landscape yard requirement along the Eastern property line beginning 49.20 feet from the Northern property line and running South a distance of 20.42 feet along said Eastern property line, and also a variance of 5.77 feet due to the 20 foot rear landscape yard requirement along the Eastern property line beginning 78.62 feet South of the Northern property line and running South 24.43 feet.
- A variance to allow a ground sign in the 15' wide setback.

OE engineering

Oman Engineering, LLC
8416 Vivian Lane
Waterford, MI 48327
phone: 248.682.6001
email: oman@omanengineering.com

PROJECT:
RUBYLANCE PROPOSED DEVELOPMENT

Township of West Bloomfield, Oakland County, MI

CLIENT:
Ken Dalaly
5157 Wing Lake Rd.
Bloomfield Hills, MI 48302
Phone: (248) 550-6902

SHEET
SITE PLAN

PROJECT LOCATION:
Pontiac Trail Road and Green Lake Road, West Bloomfield Twp., Oakland County, MI

811
Know what's below
Call before you dig.

REVISIONS

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03-29-2019 REVISED PER TOWNSHIP
08-29-2019 REVISED PER TOWNSHIP

Drawn by: _____
Checked by: _____
Designed by: _____
A.O. S.D.M.
Approved by: _____
A.O. 03-20-2025

Scale: _____
1" = 20'

Job No: _____
1196

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ZONING DESCRIPTION

3.1.1 R-10 One-Family Residential

A. INTENT

The one-family residential districts are designed to provide for one-family dwelling sites and residentially related uses in keeping with the master plan of residential development in the township. The preservation of natural terrain and wooded areas is reflected in the controls set forth in this section.

B. PRINCIPAL USES PERMITTED

- i. One-family detached dwelling
- ii. Farms
- iii. Public, parochial and other private elementary schools offering courses in general education and not operated for profit
- iv. Family daycare and group daycare homes
- v. Non-motorized pathways or trails

C. SPECIAL LAND USES

- i. Places of worship § 4.32
- ii. Publicly owned and operated parks, parkways and recreational facilities § 4.37
- iii. Municipal office building, police and fire stations § 4.24
- iv. Cemeteries § 4.9
- v. Public riding and/or boarding stables § 4.38
- vi. Child care centers § 4.10
- vii. Utility and public service transformer facilities, regulator stations and uses (without storage yards) when operating requirements necessitate the locating of the facilities within the district in order to serve the immediate vicinity
- viii. Public, parochial and private intermediate and/or secondary schools offering courses in general education, not operated for profit
- ix. Privately owned and operated parks, picnic groves or similar facilities for outdoor recreation not operated for profit § 4.31
- x. Private (nonprofit) swimming pool club § 4.34
- xi. Community building or social club intended to serve the nearby residential neighborhood
- xii. Bed and breakfast establishments § 4.6
- xiii. Cultural/community engagement facility § 4.39

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3.1.5 B-1 Local Business District

A. INTENT

The B-1 local business districts are designed solely for the convenience shopping of persons residing in adjacent residential areas to permit only such uses as are necessary to satisfy those limited basic shopping and/or service needs which by their very nature are not related to the shopping pattern of the community business center.

B. PRINCIPAL USES PERMITTED

- i. Any generally recognized retail business which supplies commodities on the premises, for persons residing in adjacent residential areas, such as groceries, meats, dairy products, baked goods or other foods, drugs, dry goods and notions, or hardware
- ii. Any personal service establishment which performs services, on the premises, for persons residing in adjacent residential areas, such as: shoe repair, tailor shops, beauty parlors or barber shops
- iii. Professional and medical offices
- iv. Restaurants, carry-out and/or standard § 4.8
- v. Personal service establishments
- vi. Other uses similar to the above uses
- vii. Accessory buildings and uses customarily incidental to any kind of the above-permitted uses.
- viii. Non-motorized pathways or trails
- ix. Accessory massage therapy establishments § 4.56

C. SPECIAL LAND USES

- i. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, gas regulator stations with service yards but without storage yards, water and sewage pumping stations
- ii. Funeral homes § 4.16
- iii. Private clubs or lodge halls § 4.33
- v. Places of worship § 4.32
- vi. Establishments with accessory alcoholic liquor licenses
- vii. Massage therapy establishments § 4.56
- viii. Cultural/community engagement facility § 4.39

ADDITIONAL PHOTOS



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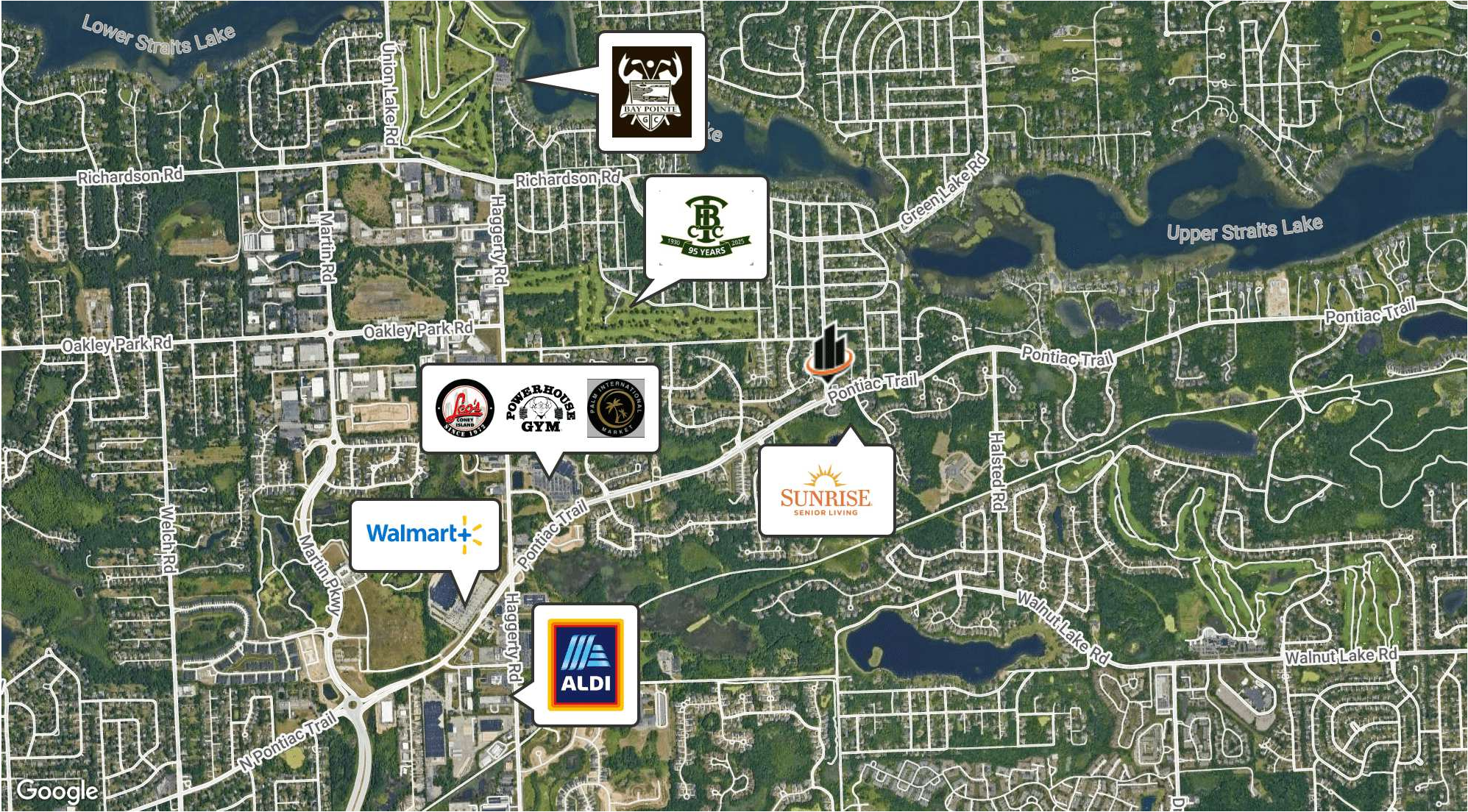
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

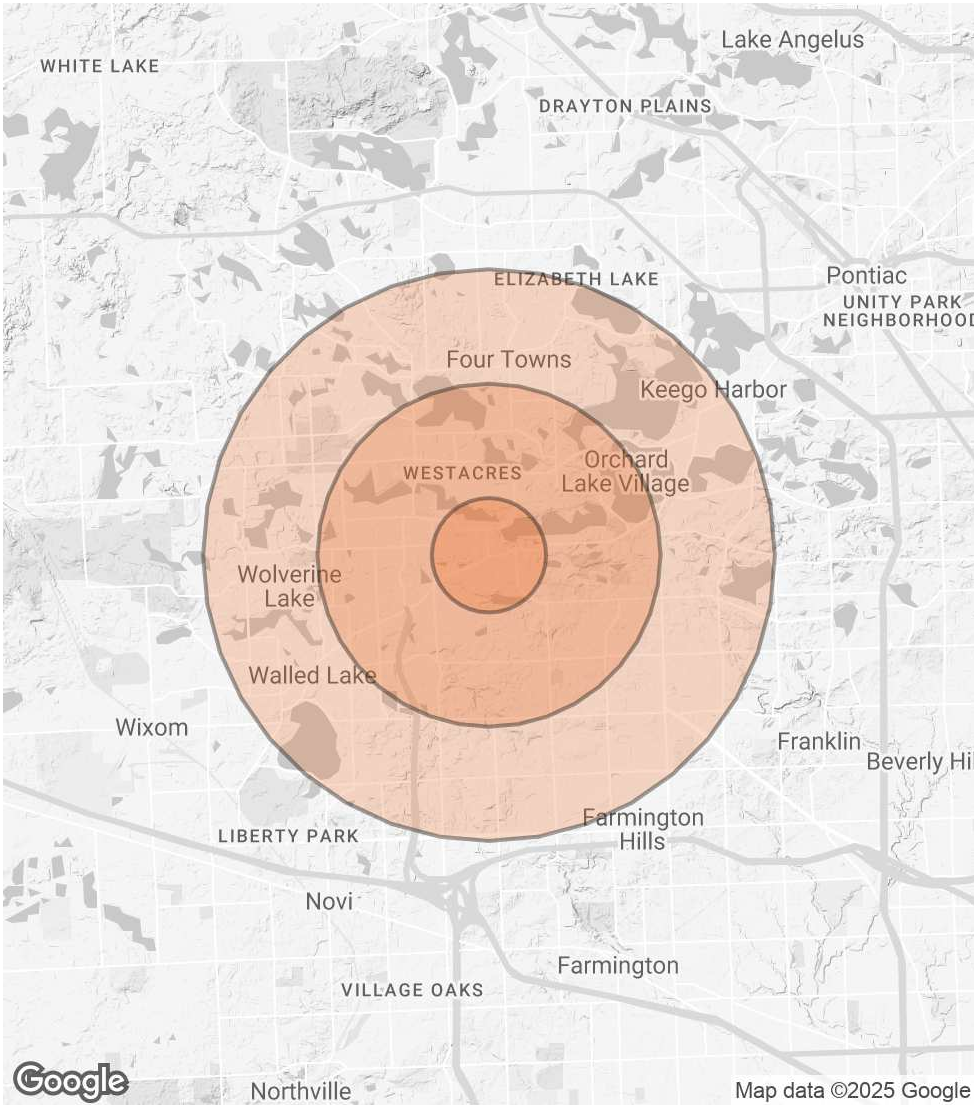
POPULATION1 MILE3 MILES5 MILES

TOTAL POPULATION	6,022	49,969	163,797
AVERAGE AGE	43	45	44
AVERAGE AGE (MALE)	42	44	43
AVERAGE AGE (FEMALE)	44	46	45

HOUSEHOLDS & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	2,168	19,322	66,471
# OF PERSONS PER HH	2.8	2.6	2.5
AVERAGE HH INCOME	\$185,683	\$155,585	\$146,784
AVERAGE HOUSE VALUE	\$498,107	\$485,615	\$453,017

Demographics data derived from AlphaMap



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MEET THE TEAM



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