

LAND FOR SALE



**SEC Van Born and Westlake,
Taylor, MI**



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Commerce, Michigan 48390

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www.insitecommercial.com

LAND FOR SALE

**SEC Van Born & Westlake
Taylor, Michigan**

SUMMARY	page 1
PHOTOGRAPHS	page 2
SURVEY	page 3
TOPOGRAPHIC SURVEY	page 4
LAND DIVISION SURVEY	page 5
COMPETITION STUDY	page 6
ZONING ORDINANCE	pages 7-13
RESIDENTIAL DEVELOPMENTS	pages 14-15
AREA MAPS	pages 16-17
DEMOGRAPHICS	page 18
TRAFFIC COUNTS	page 19



Location: Van Born and Westlake, SEC, Taylor, MI

Total Land Size: 7.37 Acres

Total Size Available: Parcel A: 4.62 Acres Parcel B: 2.75 Acres

Sale Price: Parcel A: \$500,000 Parcel B: \$300,000

Total Taxes (Both Parcels): \$25,285.62

Utilities: 8' Water main on the S. side of Van Born, Sewer available

Zoning: B-3 General Business

Demographics within a

5 Mile Radius :

Population: 247,773 people

Households: 99,872 homes

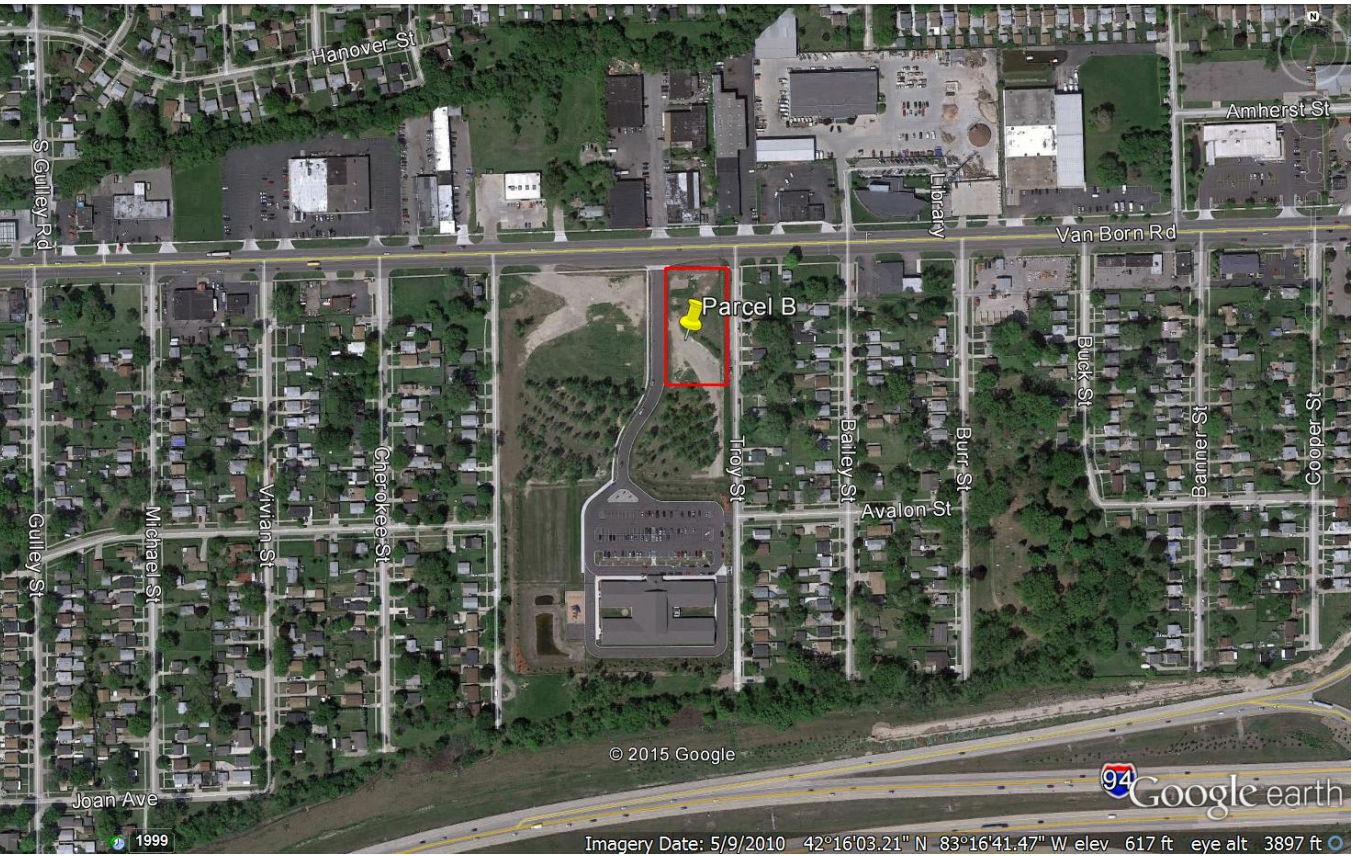
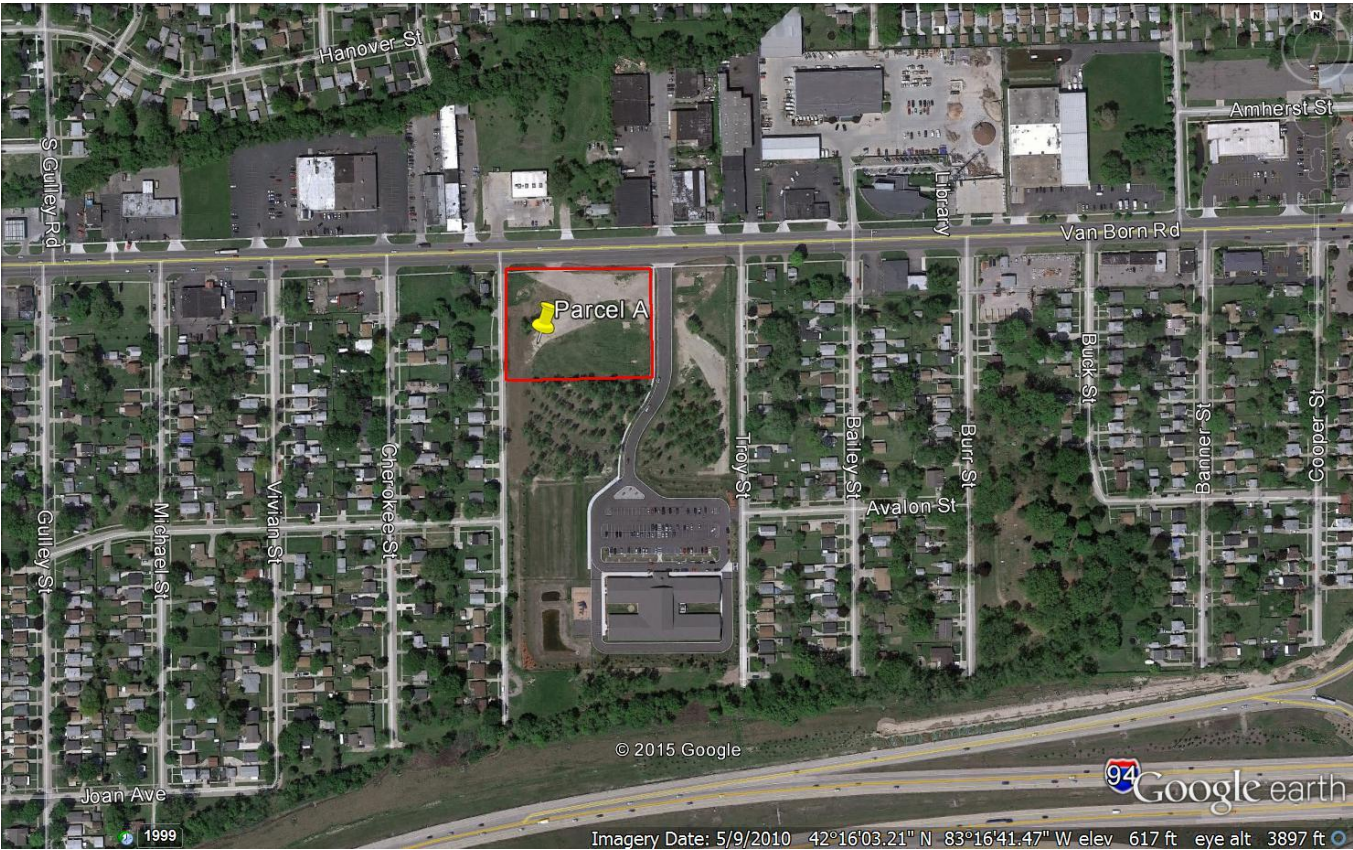
Avg. Household Income: \$87,158 annually

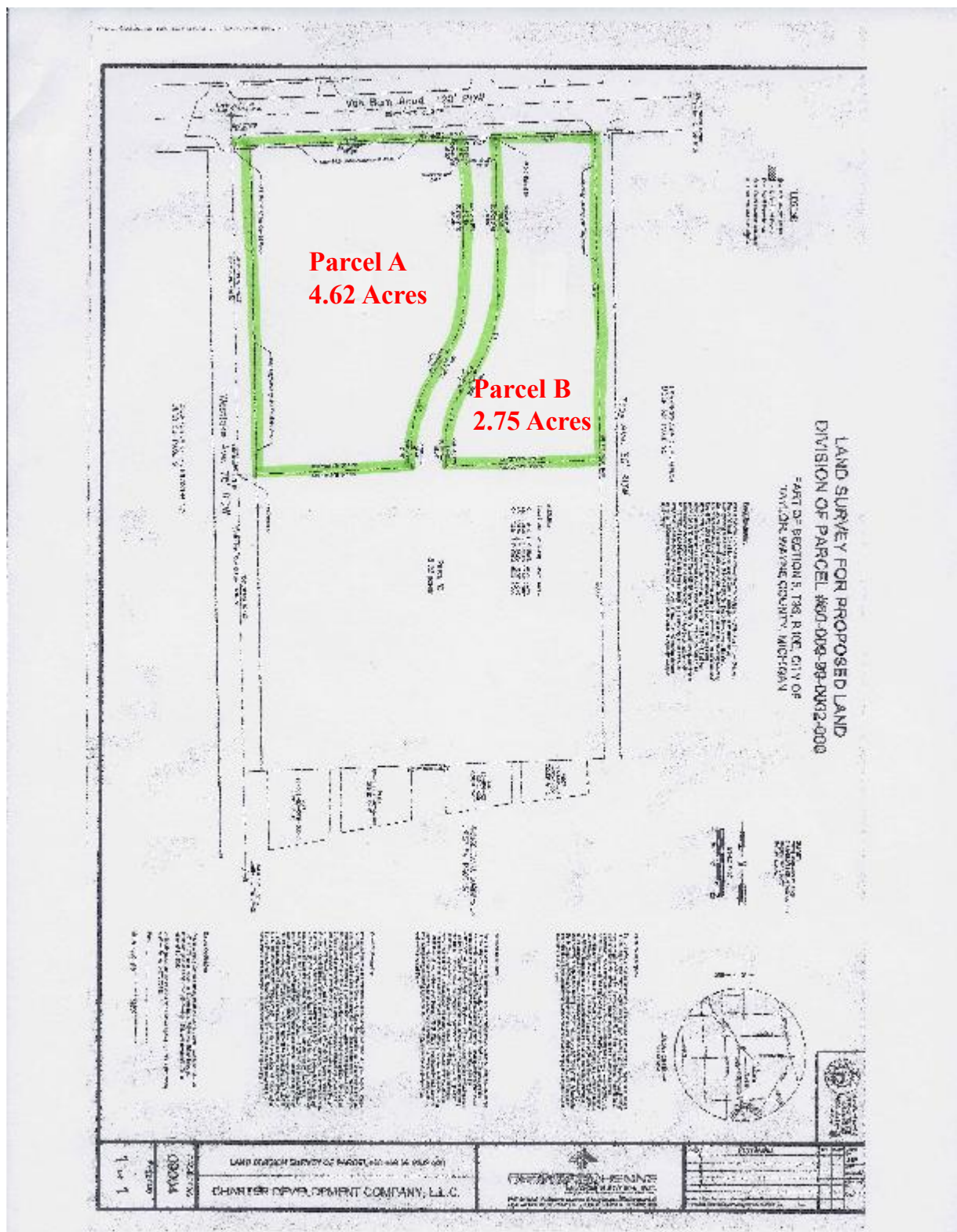
Traffic Count: 80,228 VPD on Telegraph
25,937 VDP on Van Born

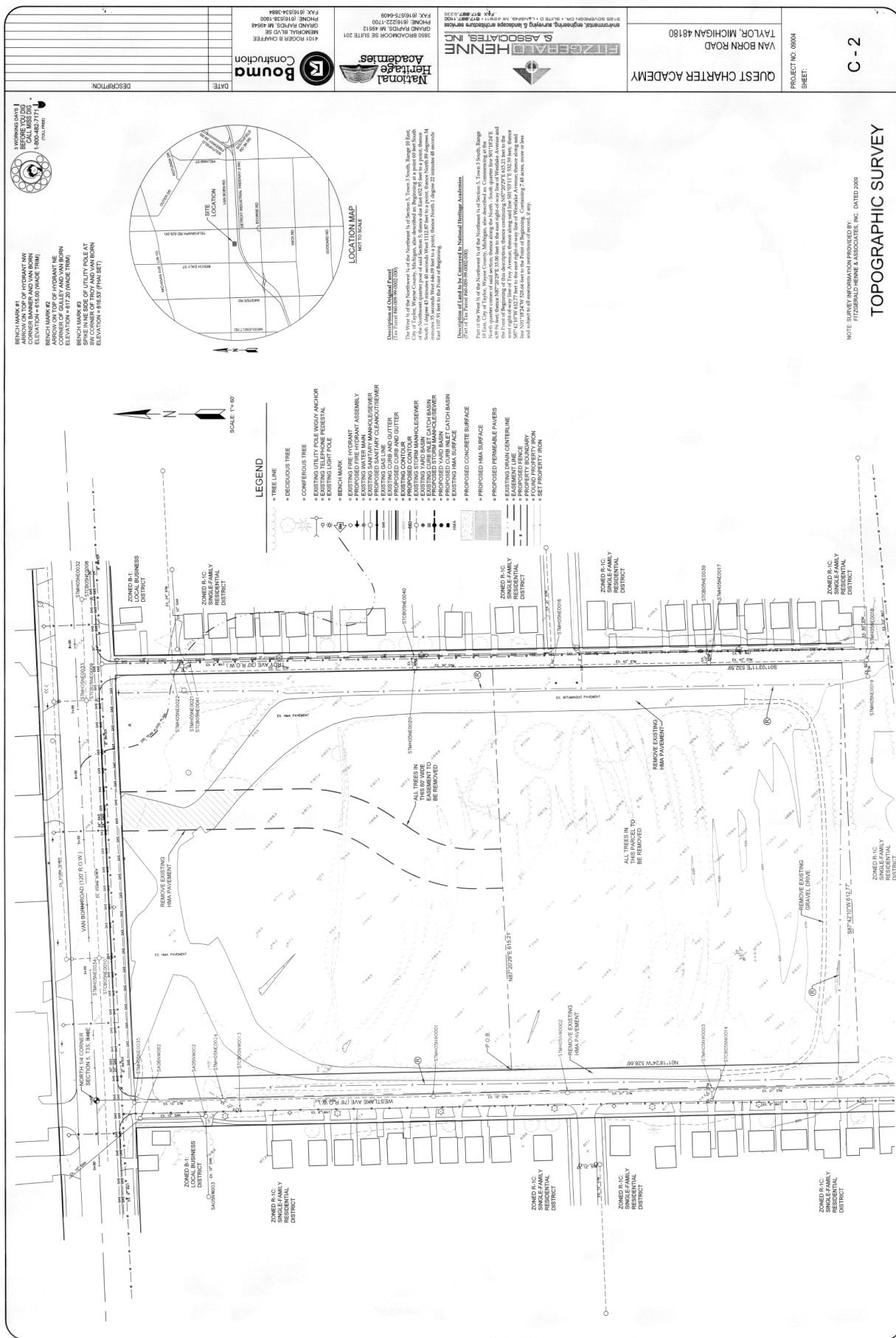
Comments: Two adjacent parcels available on Van Born Road in Taylor. Parcel A is 4.62 acres and Parcel B is 2.75 Acres. Ideal site for commercial or mixed use development. All utilities available, and zoned General Business

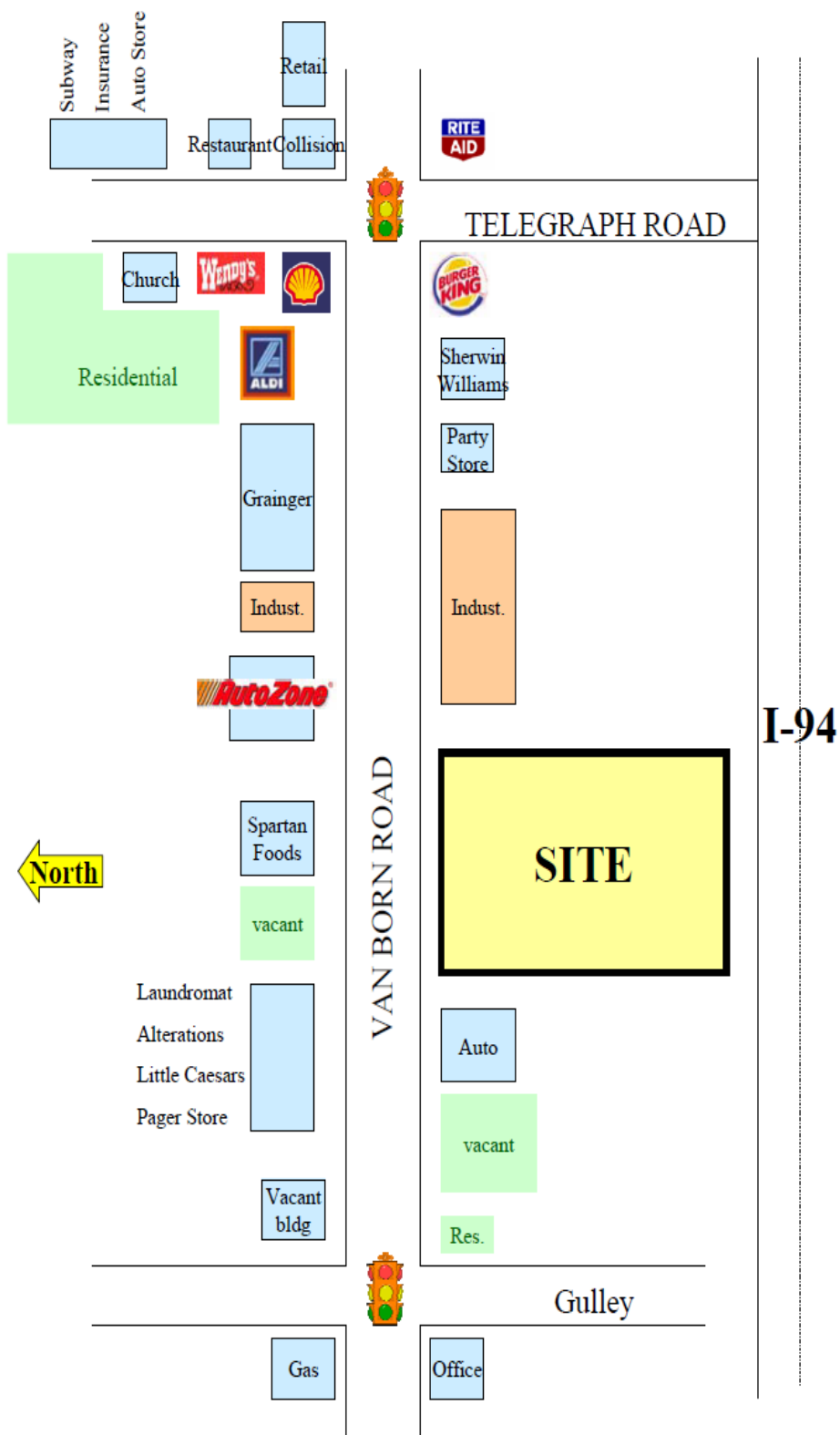
For Information Contact:
Randall Thomas
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Sec. 6.01. - Intent.

- (a) The B-1 Local Business District is intended to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas. B-1 district designations are located within close proximity to areas planned for large residential populations, and are intended to serve the immediate vicinity so as not to create unnecessary additional traffic. In order to promote business development compatible with nearby residential, uses are prohibited that would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic, or late hours of operation.
- (b) The B-2 Regional Business District is intended to serve a larger population than is serviced by a B-1 district. The district is general characterized by an integrated or planned cluster of establishments serviced by a common parking area and generating a large volume of vehicular and pedestrian traffic. The intent of this district is also to encourage the concentration of regional business areas to the mutual advantage of both the consumers and merchants and thereby to promote the best use of land at certain strategic locations and to avoid encouraging marginal strip, business development along arterial streets. Special attention must be focused on site layout, building design, vehicular and pedestrian circulation and coordination of site features between adjoining sites.
- (c) The B-3 General Business District is intended to provide for retail commercial services dependent on major street traffic. The uses in the B-3 district will be more automotive oriented and serve a market that includes city residents and residents from surrounding communities. The permitted uses would be located at the juncture of principal streets and are generally not appropriate immediately adjacent to residential zoning districts. Special attention must be focused on site layout, building design, vehicular circulation and buffering from other nearby uses.
- (d) The O-1 Office District is intended to accommodate uses such as offices for professional and business services, planned office developments, as well as appropriately located related and ancillary services and uses. The O-1 district is intended to permit those office and personal service uses which will establish an appropriate district for uses which do not generate large volumes of traffic, traffic congestion, and parking problems, and which will promote the most desirable use of land in accordance with the master plan. The O-1 district is further intended to provide a buffer or zone of transition between residential and commercial districts and between residential districts and arterial streets.
- (e) The O-2 Regional Office District is designed and intended to accommodate large office buildings and restricted related retail and service establishments which service large numbers of people. The O-2 district is intended to permit those office and personal service uses which will provide office buildings in landscaped settings to create office parks or landmark office buildings.

(Ord. No. 09-434, § 6.01, 1-20-2009)

Sec. 6.02. - Schedule of uses.

Buildings or land shall be not used and buildings shall not be erected except for one or more of the following specified uses, unless otherwise provided for in this ordinance. Land and/or buildings in the districts indicated at the top of Table 6.02 may be used for the purposes denoted by the following abbreviations:

- (a) *Permitted use (P)*. Land and/or buildings in this district may be used for the purposes listed by right.
- (b) *Special land use (SLU)*. The following uses may be permitted by obtaining special land use approval when all applicable requirements in [article 13](#), use requirements, and the standards of [section 21.04](#), review standards, are met.
- (c) *Not permitted (—)*. The use is not permitted in the district.
- (d) *Additional requirements*. Indicates requirements or conditions applicable to the use.

TABLE 6.02. BUSINESS AND OFFICE DISTRICTS
SCHEDULE OF USES

Use	O-1	O-2	B-1	B-2	B-3	Additional Requirements
Animal and agricultural uses						
Commercial kennels	—	—	—	—	SLU	Section 13.02(a)
Pet daycare	—	—	SLU	SLU	SLU	Section 13.02(c)
Pet grooming and obedience training with no boarding	—	—	P	P	P	—

Veterinary clinics and hospitals, not including outdoor kennels and runs	P	P	—	—	P	Section 13.02(d)
Public and institutional uses						
Business or technical colleges	—	P	—	SLU	SLU	—
Colleges, universities, and other institutions of higher learning, offering courses in general, technical, or religious education and not operated for profit	SLU	P	—	SLU	SLU	Section 13.03(b)
Large-scale institutional uses, places of public assembly and places of worship with a seating capacity of 1,500 people or more or parking for 500 vehicles or more	SLU	SLU	SLU	SLU	SLU	Section 13.03(d)
Public buildings and uses but not including storage yards	P	P	P	p	P	—
Union halls	—	—	—	P	P	
Retail uses						
Antique and collectible shop	—	—	—	SLU	—	—
Firearms dealers, distributors and repair shops	—	—	—	SLU and RLU	SLU and RLU	Article 20
Liquor stores with more than 30 percent of floor area dedicated to the sales of alcoholic beverages	—	—	SLU	SLU	SLU	—
Lumber and building material sales and storage yards and/or nonindustrial rental equipment centers	—	—	—	—	SLU	Section 13.04(a)
Nurseries and similar outdoor retail sale of trees, fruits, vegetables, shrubbery, plants, seed, topsoil, humus, fertilizer, trellises, lawn furniture, other home garden supplies, and equipment and similar uses	—	—	—	SLU	SLU	Section 13.04(b)

Outdoor display, sales, storage	—	—	—	—	SLU	—
Pawn shops, excluding automobile pawn facilities	—	—	—	SLU and RLU	SLU and RLU	Article 20
Precious metal and gem dealers purchasing from the general public	—	—	—	SLU and RLU	SLU	Section 13.04(c)
Replacement parts sales (new or reconditioned only)	—	—	—	—	P	—
Resale shops	—	—	—	SLU and RLU	SLU	—
Retail and personal service uses on the first floor of a multiple story building, not exceeding 10,000 sq. ft. in O-2	—	SLU	P	P	P	—
Retail businesses whose principal activity is the sale or rental of merchandise within a completely enclosed building						
Uses up to 12,000 sq. ft. net floor area	—	—	P	P	P	—
Uses between 12,000 and 60,000 sq. ft. net floor area	—	—	P	P	P	Section 13.04(d)
Uses 60,000 sq. ft. of net floor area or more	—	—	SLU	SLU	SLU	Section 13.04(d)
Retail business offering a drive-through service	—	—	—	SLU	SLU	Section 13.04(e)
Motor vehicle uses						
Automobile filling stations	—	—	—	SLU	SLU	Section 13.05(a)
Automobile rental establishments	—	—	—	—	SLU	—
Bus passenger stations	—	—	—	P	P	—
Motor vehicle maintenance and minor repair	—	—	—	—	SLU	Section 13.05(d)

Motor vehicle wash and detail establishments	—	—	—	—	SLU	Section 13.05(f)
Moving van, small truck and trailer rental	—	—	—	—	SLU	—
New and used automobile, boat, mobile home, recreation vehicle sales, including outdoor display areas	—	—	—	—	SLU	Section 13.05(g)
Lodging and food service						
Banquet halls	—	—	P	P	P	—
Carryout restaurants	—	—	P	P	P	Section 13.06(a)
Cocktail lounge/nightclub/bar (not including adult regulated)	—	—	—	SLU	SLU	Section 13.06(c)
Drive-in restaurants	—	—	—	SLU	SLU	Section 13.06(a)
Drive-through restaurants	—	—	—	SLU	SLU	Section 13.06(a)
Food/beverage service with accessory outdoor seating	—	SLU	SLU	P	P	Section 13.06(b)
Hotels and motels	—	P	—	P	P	—
Restaurants designed exclusively for consumption of food or beverages without a liquor license	—	SLU	P	P	P	—
Taverns/pubs/microbrewery (restaurants with liquor license but less than 30 percent bar area)	—	SLU	SLU	SLU	SLU	Section 13.06(c)
Restaurants with open front windows	—	—	SLU	P	P	—
Other services						
Barber shops, beauty parlors, health spas and therapeutic massage	SLU	—	P	P	P	—
Laundry or dry cleaning establishments, coin-operated laundromats, and self-serve dry cleaning establishments, dealing directly with the consumer	—	—	P	P	P	—

Photographic studios	P	P	P	P	P	—
Service establishment of an office, showroom, or workshop nature of an taxidermist, decorator, dressmaker, tailor, baker, painter, upholsterer, or an establishment doing radio or home appliance repair, photographic reproduction or similar service establishments which require a retail adjunct, providing such use is within a completely enclosed building and excludes outside storage yards	SLU	—	P	P	P	—
Tattoo parlor	—	—	—	SLU and RLU	SLU and RLU	Article 20
Tool and equipment rental, nonindustrial, which may include outdoor storage	—	—	—	—	SLU	Section 13.07(a)
Finance, insurance, real estate, professional						
Business service establishments, such as typing services, employment services, photocopying services, quick-print establishments, or office supply store	P	P	P	P	P	—
Conference centers, convention facilities, corporate education and training facilities	—	P	—	P	P	—
Data processing and computer centers, including sales, service, and maintenance of electronic data processing equipment	P	P	P	P	P	—
Financial establishments such as banks, credit unions, savings and loan associations						
With up to three drive-through teller lanes	P	P	P	P	P	Section 13.08(a)
With more than three drive-through teller lanes	SLU	SLU	—	SLU	SLU	Section 13.08(a)

Freestanding automated teller machine kiosks not located on a bank site	—	—	—	SLU	SLU	—
Insurance offices, brokerage houses and real estate offices	P	P	P	P	P	—
Newspaper offices	P	P	—	P	P	—
Freestanding automated teller machine kiosks not located on a bank site	P	P	P	P	P	—
Health care and social assistance						
Adult day care centers	P	P	P	P	P	—
Child care centers and day care centers	SLU	SLU	P	P	P	Section 13.09(c)
Funeral homes or mortuary establishments	P	P	—	SLU	P	Section 13.09(e)
Health care facilities such as hospitals, 24-hour urgent care centers and rehabilitation centers	P	P	—	—	P	Section 13.09(g)
Medical and dental offices, including clinics	P	P	P	P	P	—
Entertainment and recreation uses						
Adult regulated uses including: adult personal service establishment, adult supply (book) store, adult theater, adult physical culture establishment and group A cabarets	—	—	—	—	SLU and RLU	Article 20
Arcades, excluding adult arcades	—	—	—	SLU	SLU	—
Assembly halls and concert halls when conducted completely within enclosed buildings	—	—	—	SLU	SLU	—
Bowling alleys	—	—	—	P	P	—
Indoor recreation uses such as gymnasiums, ice skating rinks, tennis clubs, roller skating rinks, court sports facilities, rock climbing facilities, and similar recreational uses	—	—	—	P	P	—

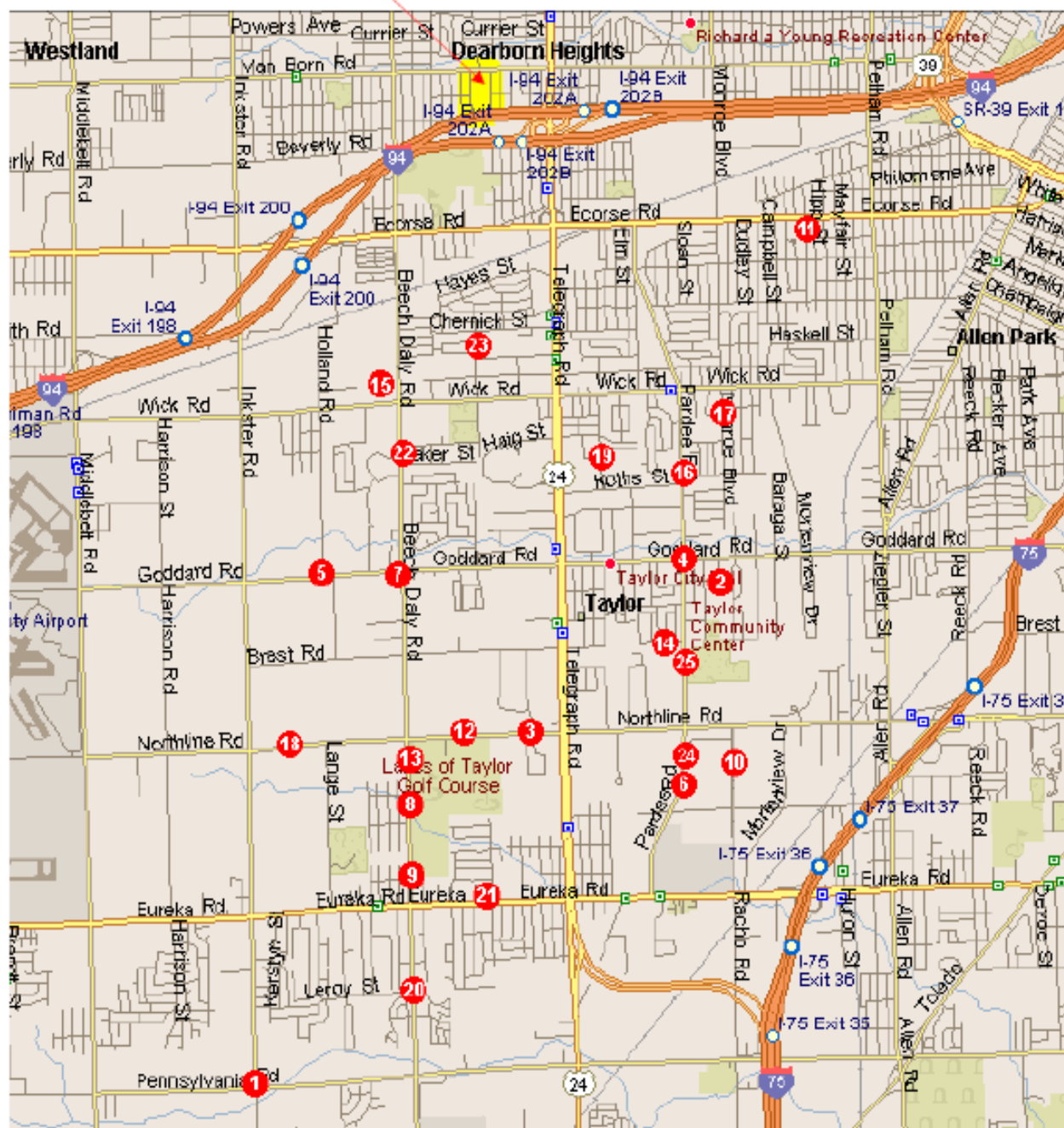
Outdoor recreation uses, such as golf driving range, or court sports facilities, miniature golf, tennis and similar recreation uses, excluding gun ranges	—	—	—	SLU	SLU	Section 13.10(c)
Pool and billiard halls	—	—	—	SLU	SLU	—
Private club, fraternal organizations, and lodge halls	—	—	P	P	P	Section 13.10(d)
Public parks and recreational facilities	P	P	P	P	P	—
Recreational, health services and related uses including health clubs or gyms; dance schools, martial arts instruction, saunas, tanning salons or businesses providing whirlpool baths, or mineral baths	SLU	—	—	P	P	—
Shooting ranges when totally enclosed in a building	—	—	—	SLU and RLU	SLU and RLU	<u>Article 20</u>
Television and radio stations	—	—	—	P	P	—
Theaters (indoor, motion picture or live performance, but not adult regulated)	—	—	—	P	P	—
Transportation and warehousing uses						
Bus and railroad passenger stations	—	—	—	P	P	—
Utilities and waste disposal uses						
Essential services and uses not requiring outdoor storage of materials or vehicles	SLU	SLU	SLU	SLU	SLU	Section 13.12(c)
Public utility buildings, telephone exchange buildings; electric transformer stations and substations; gas regulator stations, but without storage yards, water and sewage pumping stations	—	—	SLU	SLU	P	—
Wireless communication facilities and services						

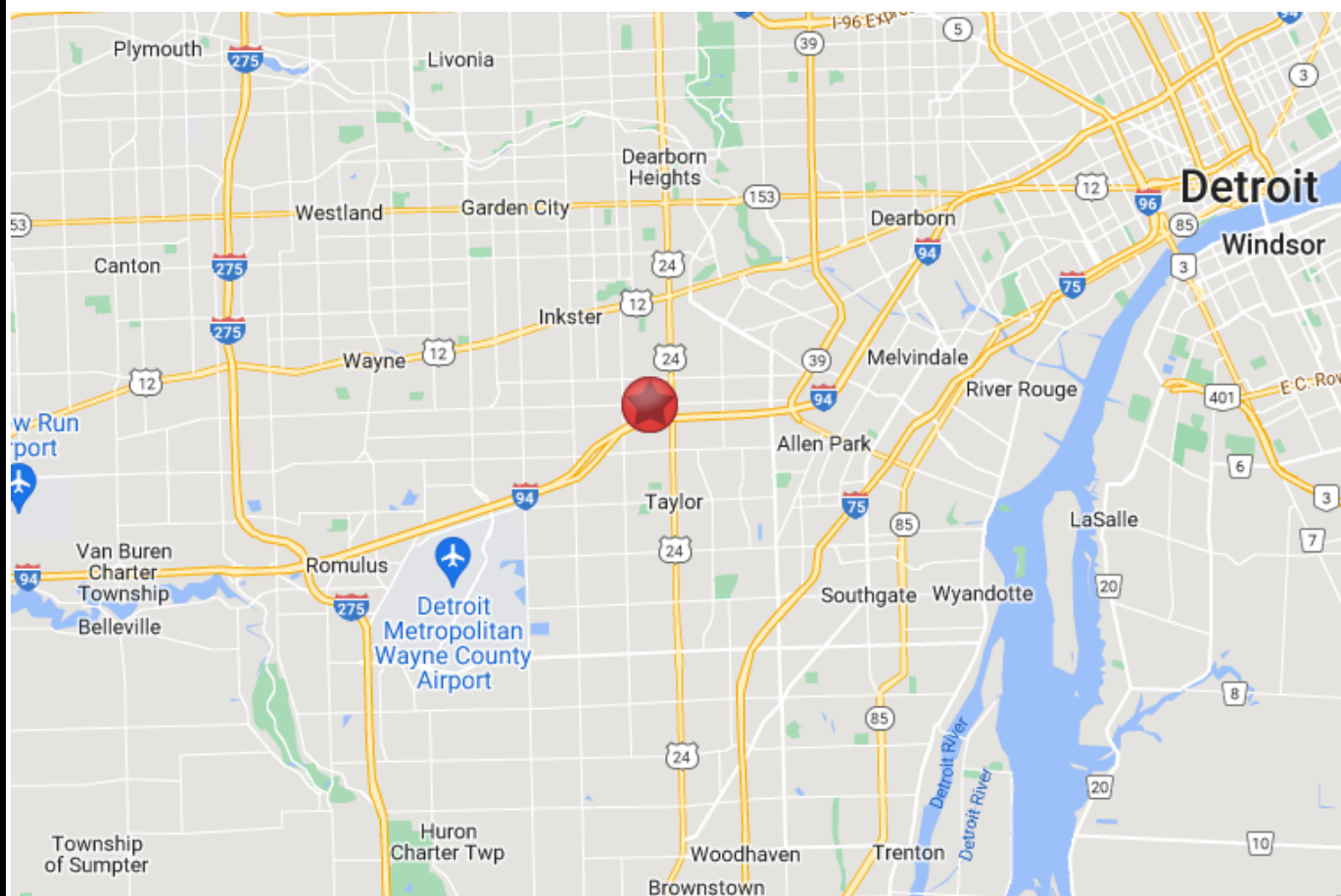
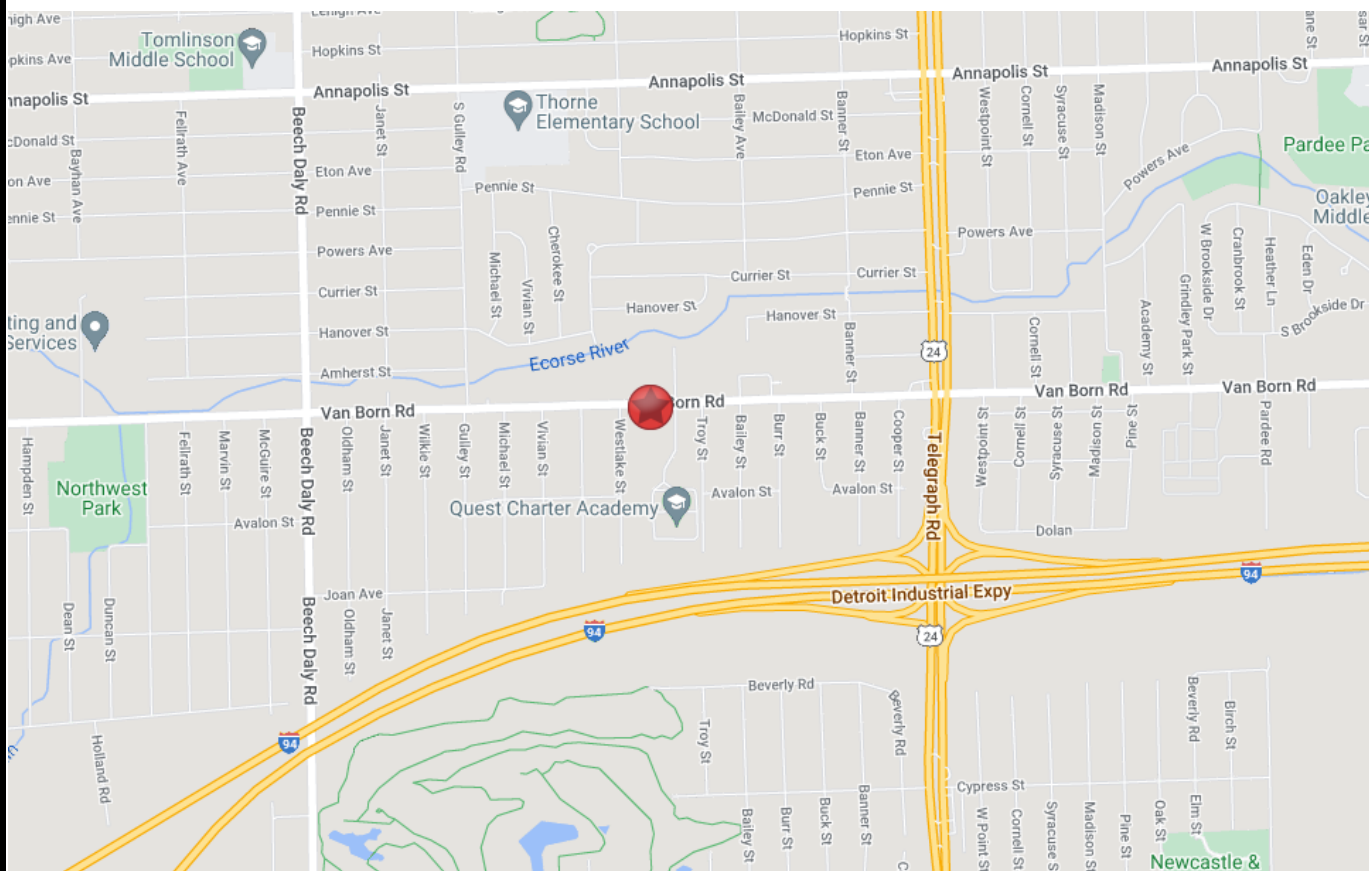
Attached or collocated on existing structures	P	P	P	P	P	Section 13.12(k)
New wireless communication support structure	SLU	SLU	SLU	SLU	SLU	Section 13.12(k)
Construction uses						
Service establishments of an office, showroom or workshop nature within a completely enclosed building of a contractor, including carpentry, electrical, glazing, heating, painting, paper hanging, plastering, plumbing, roofing, and ventilating, exterminator and similar establishments that require a retail adjunct; but excluding outside storage yards	—	—	—	—	P	—
Accessory uses						
Accessory buildings and uses customarily incidental to any of the principal permitted uses	P	P	P	P	P	<u>Section 15.01</u>
Accessory buildings and uses customarily incidental to any of the principal special land uses	SLU	SLU	SLU	SLU	SLU	<u>Section 15.01</u>

	Name	Address	Developer	Units	Type
1	Autumn Woods	Inkster & Pennsylvania	MJC Lotus	304	condos/homes
2	Beechwood Estates	Beechwood Court, S of Goddard	Orco Investments Inc. & Deerfield Construction & Sherr Development	19	homes
3	Brookstone	Northline, West of Telegraph	Brookstone Condominiums, LLC	47	homes
4	Brownstones at Midtown	Goddard & Pardee	Taylor Pardee Associates	74	townhomes
5	Charter Oaks	Goddard, between Inkster & Beech Daly	Howard Smith and Advance Developers	119	homes
6	Coachlight Village Condos	Pardee Road, north of Superior	Sherr Development and Orco Investments Inc.	97	condos
7	Cove Creek	SWC Goddard & Beech Daly	Sherr Development	51	condos/homes
8	Fairways I	Beech Daly Road between Eureka and Northline	Orco Investments Inc. & MC Construction	21	homes
9	Fairways II	North of Eureka between Hampden & Harold	Skylar Homes Taylor, LLC & Orco Investments Inc.	33	homes
10	Fox Chase	Racho Road bet. Superior & Northline	MJC Lotus	88	homes
11	Glen Abbey Condominium	Polk South of Ecorse Road	Dublin Building Company	14	condos
12	Golf Lake Estates	Northline Road between Beech Daly and Telegraph	MJC Lotus	45	detached condos
13	Golf Pointe Condominiums	Beech Daly, south of Northline	MJC Lotus	32	condos
14	Heatherwood Estates	Brest Road, between Goddard and Northline Roads	Skylar Homes Taylor, LLC & Orco Investments Inc. & Sherr Development	44	homes
15	Labana Woods	NWC Wick and Beech Daly Road	Multi Building Company, Inc.	80	homes
16	Meadow Woods	West of Pardee Road at Kinyon	Orco Investments Inc. & MC Construction	29	homes
17	Monroe Meadows	West of Monroe Boulevard at Rosemary	Great Lakes Building Contractors	10	homes
18	Parkview Condominiums	Northline Road	Chatham Village Associates, L.L.C.	43	townhomes
19	Pinewood Condominiums	E of Pine Btw. Haig & Koths	Advanced Developments	124	condos
20	The Terraces at The Villages of Taylor	Leroy, South of Eureka Road	McKinley Properties, Inc.	121	condos
21	Westlake Commons	NWC Eureka & Westlake	Eureka/Westlake Builder L.L.C.	80	homes
22	Willow Park	on Janet, E of Beech Daly, S of Wick	Village Park Building Company	12	homes
23	Wiltsie Lane Site Condominiums	Westlake, bet. Wick & Ecorse	PAR Industries	7	detached condos
24	Woodcreek Condos	Pardee Road, S of Northline	Sherr Development & Woodcreek Condominiums, L.L.C.	97	condos
25	Woods of Pardee	Pardee, Between Goddard & Northline	Sherr Development	45	homes
	TOTAL			1614	

SITE

van born and vvestsiake, SEC, Taylor





24734 Van Born Rd

Dearborn Heights, MI 48125

1 mi radius 3 mi radius 5 mi radius

Population			
2024 Estimated Population	13,624	103,285	247,773
2029 Projected Population	13,135	99,877	239,787
2020 Census Population	14,909	110,581	262,029
2010 Census Population	14,213	106,716	251,145
Projected Annual Growth 2024 to 2029	-0.7%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2024	-0.3%	-0.2%	-
Households			
2024 Estimated Households	5,538	42,624	99,872
2029 Projected Households	5,323	41,089	96,349
2020 Census Households	5,644	44,083	103,232
2010 Census Households	5,504	42,666	99,583
Projected Annual Growth 2024 to 2029	-0.8%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2024	-	-	-
Age			
2024 Est. Population Under 10 Years	12.9%	12.7%	12.6%
2024 Est. Population 10 to 19 Years	12.1%	12.4%	12.7%
2024 Est. Population 20 to 29 Years	12.8%	12.5%	12.7%
2024 Est. Population 30 to 44 Years	20.3%	19.8%	19.6%
2024 Est. Population 45 to 59 Years	18.9%	18.6%	18.3%
2024 Est. Population 60 to 74 Years	16.7%	17.2%	17.0%
2024 Est. Population 75 Years or Over	6.4%	6.8%	7.1%
2024 Est. Median Age	37.4	38.1	37.9
Marital Status & Gender			
2024 Est. Male Population	50.7%	49.3%	49.6%
2024 Est. Female Population	49.3%	50.7%	50.4%
2024 Est. Never Married	41.1%	38.5%	37.1%
2024 Est. Now Married	35.0%	38.8%	40.2%
2024 Est. Separated or Divorced	16.1%	16.7%	16.6%
2024 Est. Widowed	7.8%	6.0%	6.1%
Income			
2024 Est. HH Income \$200,000 or More	2.6%	4.9%	5.9%
2024 Est. HH Income \$150,000 to \$199,999	3.7%	6.5%	6.9%
2024 Est. HH Income \$100,000 to \$149,999	11.9%	13.7%	14.8%
2024 Est. HH Income \$75,000 to \$99,999	14.2%	15.2%	14.2%
2024 Est. HH Income \$50,000 to \$74,999	23.0%	20.5%	18.7%
2024 Est. HH Income \$35,000 to \$49,999	14.2%	11.8%	11.5%
2024 Est. HH Income \$25,000 to \$34,999	7.6%	8.1%	8.5%
2024 Est. HH Income \$15,000 to \$24,999	7.2%	7.2%	7.7%
2024 Est. HH Income Under \$15,000	15.6%	12.0%	11.8%
2024 Est. Average Household Income	\$66,698	\$84,369	\$87,158
2024 Est. Median Household Income	\$56,418	\$63,888	\$65,695
2024 Est. Per Capita Income	\$27,185	\$34,863	\$35,256
2024 Est. Total Businesses	250	2,953	7,819
2024 Est. Total Employees	1,823	26,122	92,948

24734 Van Born Rd

Dearborn Heights, MI 48125

1 mi radius 3 mi radius 5 mi radius

Race

2024 Est. White	71.5%	67.2%	69.7%
2024 Est. Black	16.8%	22.8%	19.5%
2024 Est. Asian or Pacific Islander	1.5%	1.6%	2.1%
2024 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2024 Est. Other Races	9.8%	8.1%	8.4%

Hispanic

2024 Est. Hispanic Population	1,269	7,796	20,289
2024 Est. Hispanic Population	9.3%	7.5%	8.2%
2029 Proj. Hispanic Population	10.6%	8.9%	9.5%
2020 Hispanic Population	8.8%	7.0%	7.8%

Education (Adults 25 & Older)

2024 Est. Adult Population (25 Years or Over)	9,445	71,524	170,364
2024 Est. Elementary (Grade Level 0 to 8)	5.1%	3.1%	3.4%
2024 Est. Some High School (Grade Level 9 to 11)	10.1%	8.0%	7.7%
2024 Est. High School Graduate	35.5%	32.7%	31.3%
2024 Est. Some College	22.0%	23.9%	23.5%
2024 Est. Associate Degree Only	10.1%	9.6%	9.4%
2024 Est. Bachelor Degree Only	11.2%	14.9%	15.5%
2024 Est. Graduate Degree	5.9%	7.8%	9.1%

Housing

2024 Est. Total Housing Units	6,158	47,406	110,794
2024 Est. Owner-Occupied	60.9%	61.8%	62.0%
2024 Est. Renter-Occupied	29.0%	28.1%	28.2%
2024 Est. Vacant Housing	10.1%	10.1%	9.9%

Homes Built by Year

2024 Homes Built 2010 or later	1.3%	1.9%	2.6%
2024 Homes Built 2000 to 2009	1.1%	3.0%	3.5%
2024 Homes Built 1990 to 1999	1.5%	2.4%	2.5%
2024 Homes Built 1980 to 1989	4.2%	3.0%	3.6%
2024 Homes Built 1970 to 1979	7.1%	10.0%	10.0%
2024 Homes Built 1960 to 1969	14.6%	12.4%	13.4%
2024 Homes Built 1950 to 1959	38.1%	35.4%	33.1%
2024 Homes Built Before 1949	22.1%	21.9%	21.3%

Home Values

2024 Home Value \$1,000,000 or More	0.5%	0.4%	0.5%
2024 Home Value \$500,000 to \$999,999	2.1%	2.6%	3.3%
2024 Home Value \$400,000 to \$499,999	1.6%	2.2%	3.0%
2024 Home Value \$300,000 to \$399,999	4.0%	6.1%	7.0%
2024 Home Value \$200,000 to \$299,999	7.6%	14.8%	18.5%
2024 Home Value \$150,000 to \$199,999	16.6%	24.7%	25.9%
2024 Home Value \$100,000 to \$149,999	26.7%	23.8%	20.9%
2024 Home Value \$50,000 to \$99,999	31.9%	18.3%	14.7%
2024 Home Value \$25,000 to \$49,999	4.8%	3.5%	3.3%
2024 Home Value Under \$25,000	4.3%	3.6%	3.0%
2024 Median Home Value	\$114,111	\$152,436	\$170,000
2024 Median Rent	\$912	\$878	\$872

