

LAND FOR SALE



Easy St., North of Maple

Walled Lake, MI

**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

TABLE OF CONTENTS

LAND FOR SALE

**Easy St., North of Maple
Walled Lake, MI**

SUMMARY	page 1
AERIAL	page 2
SURVEY	page 3
LEGAL DESCRIPTION	page 4
AREA MAPS	page 5
DEMOGRAPHICS	pages 6-7
TRAFFIC COUNTS	page 8
ZONING ORDINANCE	pages 9-12



PROPERTY SUMMARY

Location: Easy St., N. of Maple Road
Walled Lake, MI

Parcel ID: 17-26-453-008

Total Land Size: 3.3 Acres

Sale Price: \$168,000 per acre or \$554,400 total

Utilities: City water/no sewer

Zoning: I-1 Limited Industrial District

School District: Walled Lake Consolidated Schools

Property Taxes: +/- \$9,445 annually

Demographics within

a 5 mile radius: Population: 144,505 Persons
Households: 59,950 Homes
Avg. HH Income: \$120,047 Annually
Traffic Count: 20,785 VPD on Maple & 8,356 VPD on Decker

Comments: 3.3 Acres located west off of Easy Street, north of Maple Road, between Decker and Welch, in Walled Lake, MI. The property is zoned I-1 (limited industrial district), which allows for marijuana grow, process, lab and transport. There is also a tenant that currently stores construction equipment on the front of the property for \$1,000/month that can be transferred over to the new owner. Easy access to either Pontiac Trail and M-5 or Maple and M-5.

For Information Contact:

Randy Thomas

248-359-9000 ext. 9





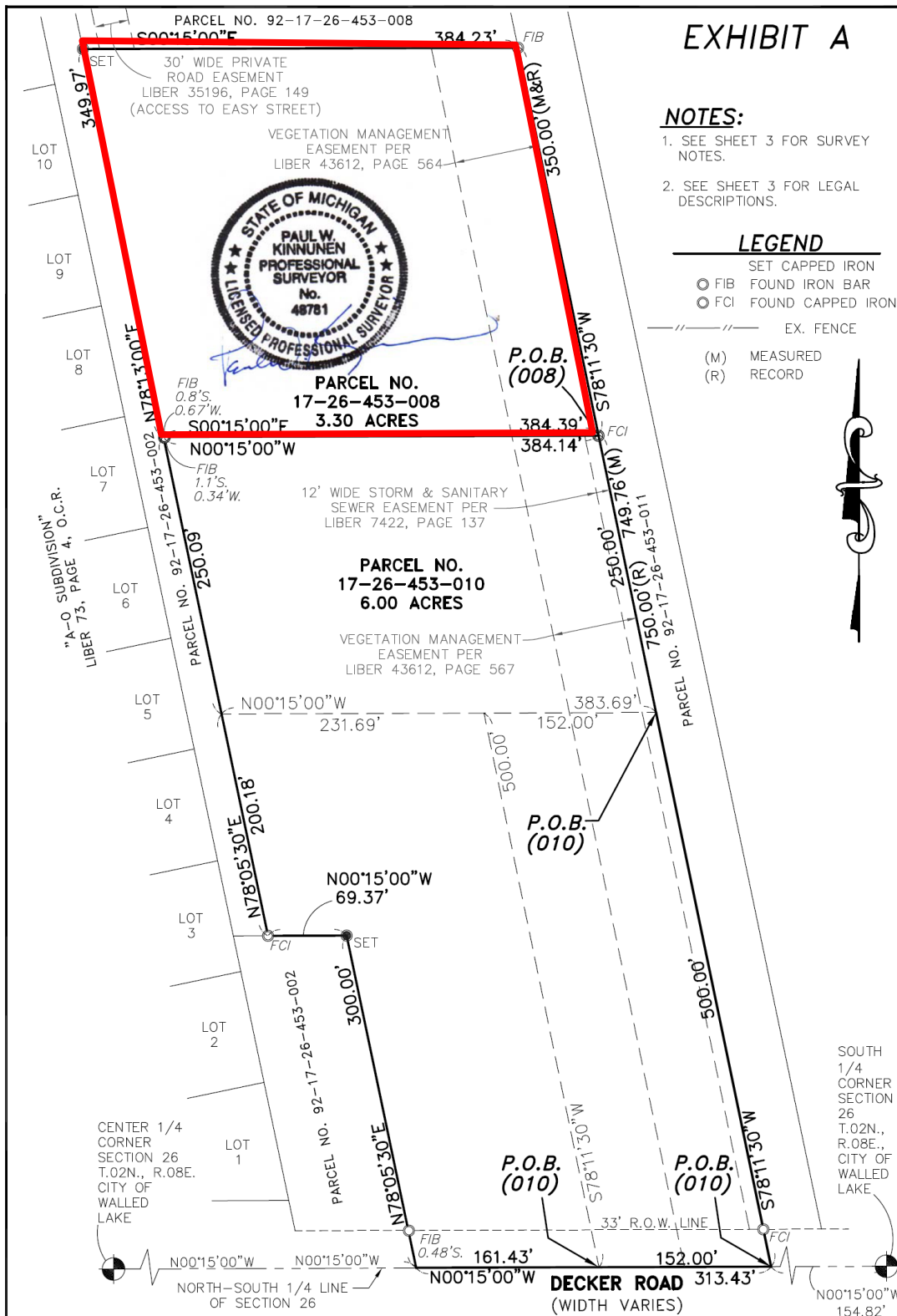
EXHIBIT A

NOTES:

1. SEE SHEET 3 FOR SURVEY NOTES.
2. SEE SHEET 3 FOR LEGAL DESCRIPTIONS.

LEGEND

- SET CAPPED IRON
- FOUND IRON BAR
- FOUND CAPPED IRON
- EX. FENCE
- (M) MEASURED
- (R) RECORD



CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
 Wixom, MI 48393
 Phone: (248) 668-0700
 Fax: (248) 668-0701

CLIENT:

STEWART CONTRACTORS

PARCEL COMBINATION

1020 DECKER ROAD
 PARCEL NO. 17-26-453-010/008
 SECTION: 26 TOWNSHIP: 02N. RANGE: 08E.
 CITY OF WALLED LAKE
 OAKLAND COUNTY
 MICHIGAN

DATE: 11-15-18

DRAWN BY: PWK

CHECKED BY: JPP



FBK: --

CHF: MM

1/3

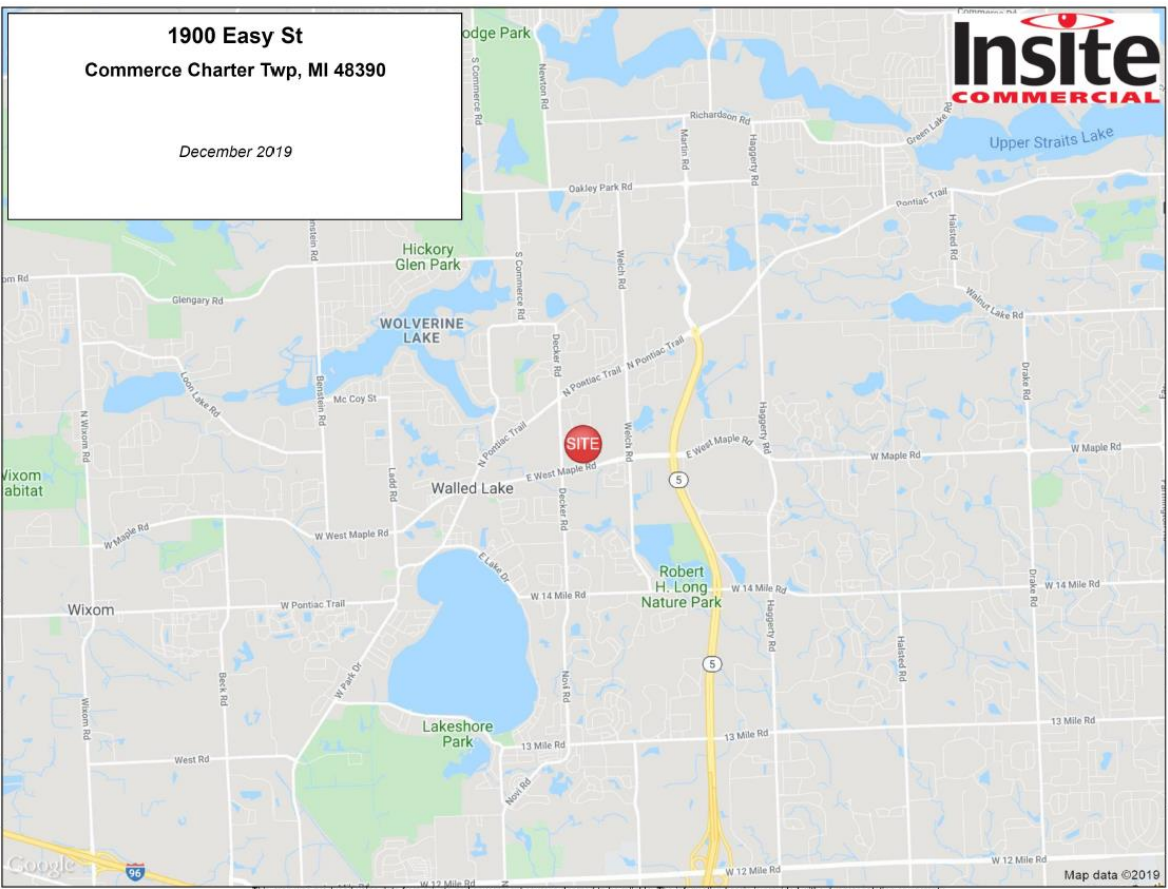
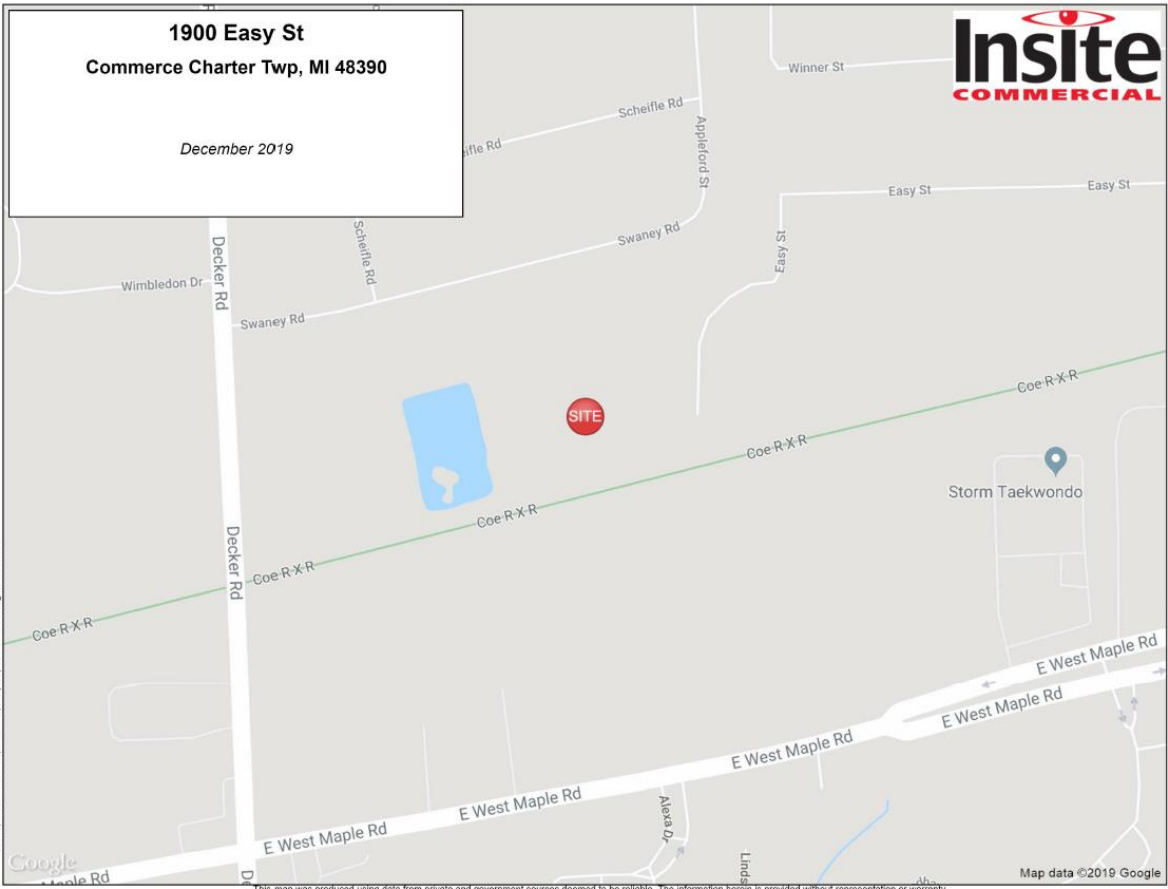
SCALE HOR 1" = 100 FT.
 VER 1" = -- FT.

LEGAL DESCRIPTION PARCEL NO. 17-26-453-008 (BY OTHERS):

LAND IN THE SOUTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 8 EAST, CITY OF WALLED LAKE AND COMMERCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT A POINT BEING DISTANT N00°15'00"W 154.82 FEET AND N78°11'30"E 750 FEET FROM THE SOUTH 1/4 CORNER; THENCE N00°15'00"W 384.39 FEET; THENCE N78°13'00"E 349.97 FEET; THENCE S00°15'00"E 384.23 FEET; THENCE S78°11'30"W 350 FEET TO THE **POINT OF BEGINNING**. CONTAINING 3.03 ACRES AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.





FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5424/-83.4648

RF1

Easy St.

Walled Lake, MI

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2019 Estimated Population	7,446	61,724	144,505
	2024 Projected Population	7,509	62,124	145,385
	2010 Census Population	7,113	56,773	135,477
	2000 Census Population	5,960	49,289	125,483
	Projected Annual Growth 2019 to 2024	0.2%	0.1%	0.1%
	Historical Annual Growth 2000 to 2019	1.3%	1.3%	0.8%
HOUSEHOLDS	2019 Estimated Households	3,593	27,024	59,950
	2024 Projected Households	3,672	27,605	61,224
	2010 Census Households	3,314	23,924	54,043
	2000 Census Households	2,620	20,585	48,695
	Projected Annual Growth 2019 to 2024	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2019	2.0%	1.6%	1.2%
AGE	2019 Est. Population Under 10 Years	9.3%	10.7%	10.8%
	2019 Est. Population 10 to 19 Years	9.4%	11.0%	12.0%
	2019 Est. Population 20 to 29 Years	12.0%	13.4%	12.3%
	2019 Est. Population 30 to 44 Years	20.1%	20.1%	19.2%
	2019 Est. Population 45 to 59 Years	20.0%	20.2%	21.4%
	2019 Est. Population 60 to 74 Years	19.2%	16.3%	16.9%
	2019 Est. Population 75 Years or Over	10.0%	8.2%	7.4%
	2019 Est. Median Age	43.6	40.9	41.4
MARITAL STATUS & GENDER	2019 Est. Male Population	47.6%	48.7%	49.1%
	2019 Est. Female Population	52.4%	51.3%	50.9%
	2019 Est. Never Married	26.5%	27.7%	26.6%
	2019 Est. Now Married	50.7%	51.3%	54.9%
	2019 Est. Separated or Divorced	16.0%	13.8%	12.4%
	2019 Est. Widowed	6.9%	7.2%	6.0%
INCOME	2019 Est. HH Income \$200,000 or More	5.6%	10.4%	12.8%
	2019 Est. HH Income \$150,000 to \$199,999	7.2%	10.2%	12.1%
	2019 Est. HH Income \$100,000 to \$149,999	18.7%	17.9%	18.4%
	2019 Est. HH Income \$75,000 to \$99,999	17.9%	14.7%	14.1%
	2019 Est. HH Income \$50,000 to \$74,999	20.3%	17.7%	15.6%
	2019 Est. HH Income \$35,000 to \$49,999	10.4%	10.8%	10.1%
	2019 Est. HH Income \$25,000 to \$34,999	6.7%	6.1%	5.9%
	2019 Est. HH Income \$15,000 to \$24,999	6.1%	5.7%	5.6%
	2019 Est. HH Income Under \$15,000	7.2%	6.5%	5.4%
	2019 Est. Average Household Income	\$86,694	\$103,321	\$120,047
	2019 Est. Median Household Income	\$75,328	\$84,332	\$93,206
	2019 Est. Per Capita Income	\$41,829	\$45,273	\$49,852
	2019 Est. Total Businesses	403	2,181	7,178
2019 Est. Total Employees	4,124	24,078	91,661	

FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5424/-83.4648

RF1

Easy St.

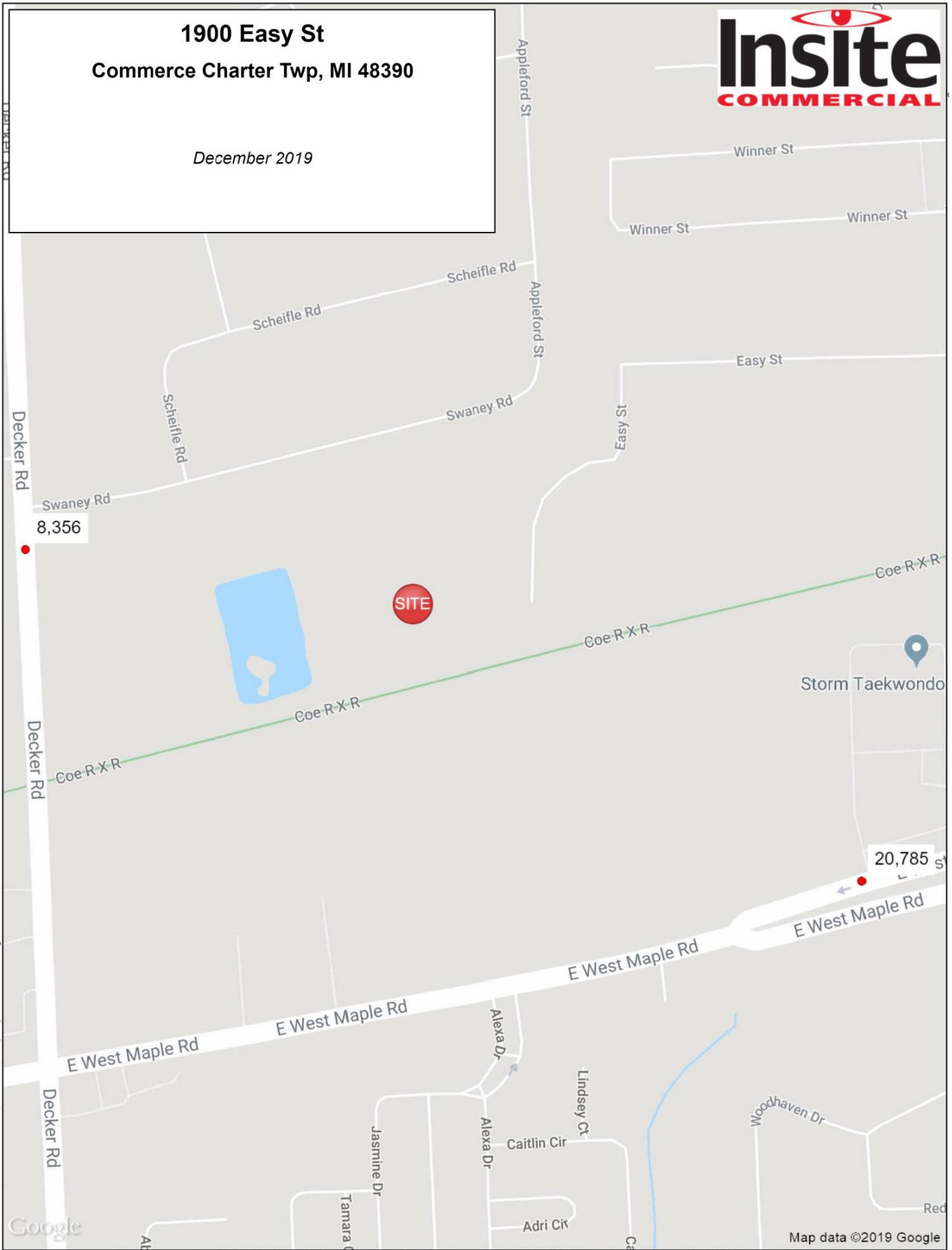
Walled Lake, MI

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2019 Est. White	84.1%	77.8%	76.4%
	2019 Est. Black	5.4%	9.1%	9.5%
	2019 Est. Asian or Pacific Islander	7.2%	9.7%	10.9%
	2019 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
	2019 Est. Other Races	3.2%	3.2%	3.0%
HISPANIC	2019 Est. Hispanic Population	279	2,278	4,973
	2019 Est. Hispanic Population	3.7%	3.7%	3.4%
	2024 Proj. Hispanic Population	3.9%	3.8%	3.5%
	2010 Hispanic Population	2.7%	2.8%	2.6%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	5,698	44,691	103,259
	2019 Est. Elementary (Grade Level 0 to 8)	0.9%	2.2%	2.0%
	2019 Est. Some High School (Grade Level 9 to 11)	5.2%	3.8%	3.4%
	2019 Est. High School Graduate	19.6%	17.5%	16.8%
	2019 Est. Some College	20.9%	19.5%	18.6%
	2019 Est. Associate Degree Only	8.2%	7.4%	7.5%
	2019 Est. Bachelor Degree Only	27.5%	29.1%	29.5%
	2019 Est. Graduate Degree	17.6%	20.4%	22.1%
HOUSING	2019 Est. Total Housing Units	3,688	27,789	61,639
	2019 Est. Owner-Occupied	73.9%	63.7%	70.2%
	2019 Est. Renter-Occupied	23.5%	33.6%	27.1%
	2019 Est. Vacant Housing	2.6%	2.8%	2.7%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	2.1%	4.3%	3.8%
	2019 Homes Built 2000 to 2009	19.7%	15.8%	12.5%
	2019 Homes Built 1990 to 1999	25.8%	23.3%	21.5%
	2019 Homes Built 1980 to 1989	14.4%	19.0%	18.8%
	2019 Homes Built 1970 to 1979	9.2%	13.1%	17.9%
	2019 Homes Built 1960 to 1969	6.9%	7.8%	8.6%
	2019 Homes Built 1950 to 1959	13.3%	7.8%	7.9%
	2019 Homes Built Before 1949	6.1%	6.1%	6.3%
HOME VALUES	2019 Home Value \$1,000,000 or More	0.4%	0.8%	0.8%
	2019 Home Value \$500,000 to \$999,999	5.5%	9.4%	9.8%
	2019 Home Value \$400,000 to \$499,999	4.8%	10.7%	10.8%
	2019 Home Value \$300,000 to \$399,999	9.8%	20.6%	22.7%
	2019 Home Value \$200,000 to \$299,999	36.4%	32.0%	31.5%
	2019 Home Value \$150,000 to \$199,999	24.9%	18.5%	16.5%
	2019 Home Value \$100,000 to \$149,999	13.8%	11.3%	8.9%
	2019 Home Value \$50,000 to \$99,999	9.0%	5.1%	4.0%
	2019 Home Value \$25,000 to \$49,999	2.1%	1.3%	1.1%
	2019 Home Value Under \$25,000	2.0%	2.9%	3.0%
	2019 Median Home Value	\$203,162	\$259,424	\$275,379
	2019 Median Rent	\$1,164	\$1,201	\$1,156

1900 Easy St
Commerce Charter Twp, MI 48390

December 2019



Jan. 2003

Limited Industrial

ARTICLE 14.00

I-1 LIMITED INDUSTRIAL DISTRICT

Section 14.01 -- STATEMENT OF PURPOSE

The I-1 Limited Industrial Districts are designed so as to primarily accommodate wholesale activities, warehousing, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-1 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared material. The processing of raw material for shipment in bulk form, to be used at another location, is not permitted in this District.

Section 14.02 -- PERMITTED PRINCIPAL USES

In the I-1 District, no uses shall be permitted except the following:

- (a) Any use charged with the principal function of basic research, design, and pilot or experimental project development when conducted within a completely enclosed building. The growing of any vegetation requisite to the conducting of basic research shall be excluded from the requirement of enclosure.
- (b) Any of the following uses:
 - 1. Wholesaling, warehousing, storage and distribution facilities.
 - 2. The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as, but not limited to: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, rubber, precious or semi-precious metals or stones, sheet metal (excluding large stampings such as automobile fenders and bodies), shell textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarns.
 - 3. Low-nuisance light manufacturing, fabricating, processing, cleaning, servicing, testing, repair, and assembly facilities not listed elsewhere as Permitted or Special Approval Uses, but excluding the following and similar type uses, which are prohibited in all districts in the City as Permitted or Special Approval Uses:
 - a. abatoirs or slaughterhouses
 - b. arsenals
 - c. batch asphaltic concrete, Portland Cement, or mortar mixing plants
 - d. distillation of tar
 - e. dumping or reduction of garbage, dead animals, offal, or refuse, including recycling centers
 - f. fat rendering
 - g. manufacture or treatment of:
 - 1) Acid

Jan. 2003

Limited Industrial

- 2) natural or synthetic rubber, caoutchouc, or gutta percha
 - 3) creosote
 - 4) fertilizer
 - 5) sauerkraut
 - 6) soap
 - 7) synthetic
 - 8) tallow, grease, or lard
- h. ore reduction
 - i. processing or refining of petroleum or coal oil
 - j. salt works
 - k. smelters
 - l. stock yards or slaughter of animals
 - m. tanning, curing, or storage of rawhides or skins
4. The manufacturer of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
 5. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
 6. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
 7. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
 8. Storage and transfer, and electric and gas service buildings and yards; public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations; water supply and sewage disposal plants; water and propane tank holders; railroad transfer and storage tracks; Railroad rights-of-way; freight terminals.
- (c) Central dry cleaning plants or laundries, provided that such plants shall not deal directly with consumers at retail.
 - (d) Major vehicular repair; vehicular body repair, steam cleaning, rustproofing, undercoating, painting, and upholstery; tire recapping; auto glass work; and similar uses.
 - (e) Non-accessory signs.
 - (f) Kennel, commercial.
 - (g) Uses which are determined to be similar to the above uses by the Planning Commission.
 - (h) Uses or structures accessory to the above, subject to the regulations in Section 21.11.

Section 14.03 -- PERMITTED USES AFTER SPECIAL APPROVAL (amended eff. Dec. 2002)

Jan. 2003

Limited Industrial

The following uses may be permitted by the Planning Commission subject to the conditions herein imposed for each use, including the review and approval of the site plan by the Planning Commission, and the imposition of special conditions which, in the opinion of the Commission, are necessary to insure that the land use activity authorized shall be compatible with adjacent uses of land, the natural environment and the capabilities of public services and facilities affected by the land use, and subject further to the provisions and public hearing requirements set forth in Section 21.29:

- (a) Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities (such as, but not limited to: lumber yards, building materials, outlets, upholsterer, cabinet maker, outdoor boat, or house trailer, automobile, or agricultural implement sales).
- (b) Lumber and planing mills when completely enclosed and when located in the interior of the district so that no property line shall form the exterior boundary of the "I-1" District.
- (c) Metal plating, buffering and polishing, subject to appropriate conditions to prevent nuisances.
- (d) Radio and television towers and their attendant facilities shall be permitted in I-1 District provided said use shall be located centrally on a parcel having a dimension of not less than one and one half (1 1/2) times the height of the tower measured from the base of said tower to all points on each property line.
- (e) Automobile Service Stations, quick oil change or lubrication centers, and similar uses.
- (f) Restaurants or other places serving food or beverages, except those having the character of a drive-in, and newsstand, tobacco shops and similar convenience goods stores which the Planning Commission determines are intended to serve the convenience needs of the person working in the I-1 District.
- (g) Storage facilities for building materials, sand, gravel, stone, lumber, open storage or construction contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall. In I-1 Districts, the extent and height of such wall shall be determined by the Planning Commission, provided that such wall shall not be less than six (6) feet in height.
- (h) Outside storage accessory to any use in the I-1 District provided that such shall be enclosed by an obscuring wall or other similar screening method, provided that such wall or screening shall not be less than six (6) feet in height.
- (i) Laboratories - experimental testing.
- (j) Indoor commercial recreation uses including indoor archery range, indoor tennis courts, indoor skating rink, indoor paintball arenas, or other similar uses. (See specific minimum requirements set forth in Section 21.29(I)(6).)
- (k) Uses which are determined to be similar to the above uses by the Planning Commission.
- (l) Uses or structures accessory to the above, subject to the regulations in Section 21.11.

Section 14.04 -- AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Article 17.00, Schedule of Regulations.

Section 14.05 -- SITE PLAN REVIEW

Jan. 2003

Limited Industrial

Site plan review requirements are as provided in Section 21.28.

Section 5. Amendment to Article 14.00

The City of Walled Lake Zoning Ordinance is hereby amended at Article 14.00, "Limited Industrial District", Section 14.02, "Permitted Principal Uses" by amending subsection (b) to add a new subparagraph 9, which shall read as follows:

9. Marijuana Facilities as follows:
 - A. Not more than three (3) Marijuana Grower Facilities;
 - B. Not more than three (3) Marijuana Processor Facilities;
 - C. Not more than three (3) Marijuana Transporter Facilities;
 - D. Not more than one (1) Marijuana Safety Compliance Facility;

