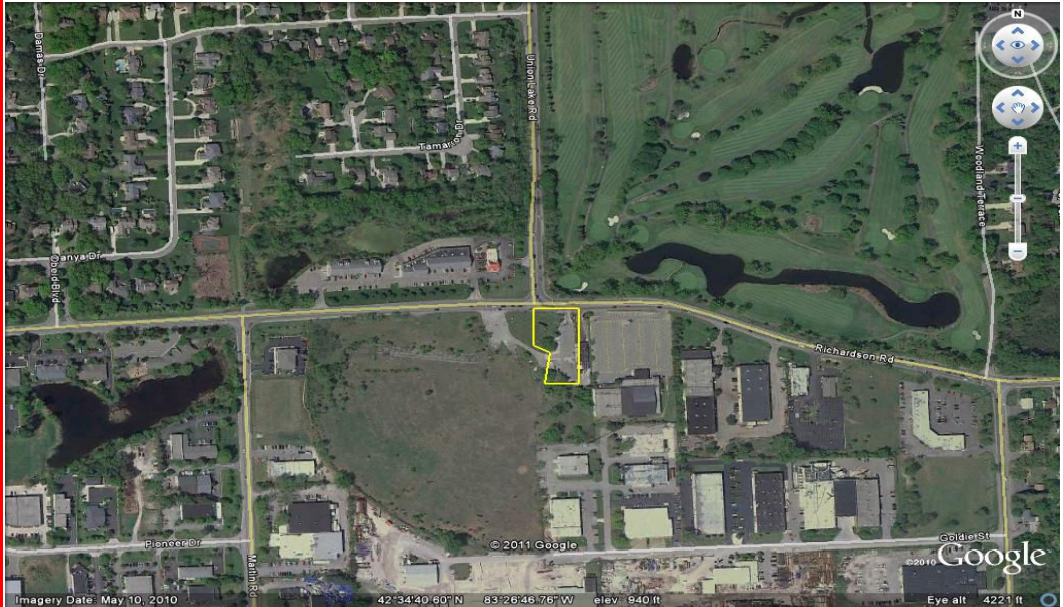


LAND FOR SALE



Union Lake and Richardson

Commerce Township, Michigan



1111 W. Oakley Park Road
Suite 220

Commerce, Michigan 48390

Detroit Office - (248) 359-9000

Grand Rapids Office - (616) 241-2200

www.insitecommercial.com

FOR SALE

LAND

Union Lk. & Richardson Commerce Twp., MI

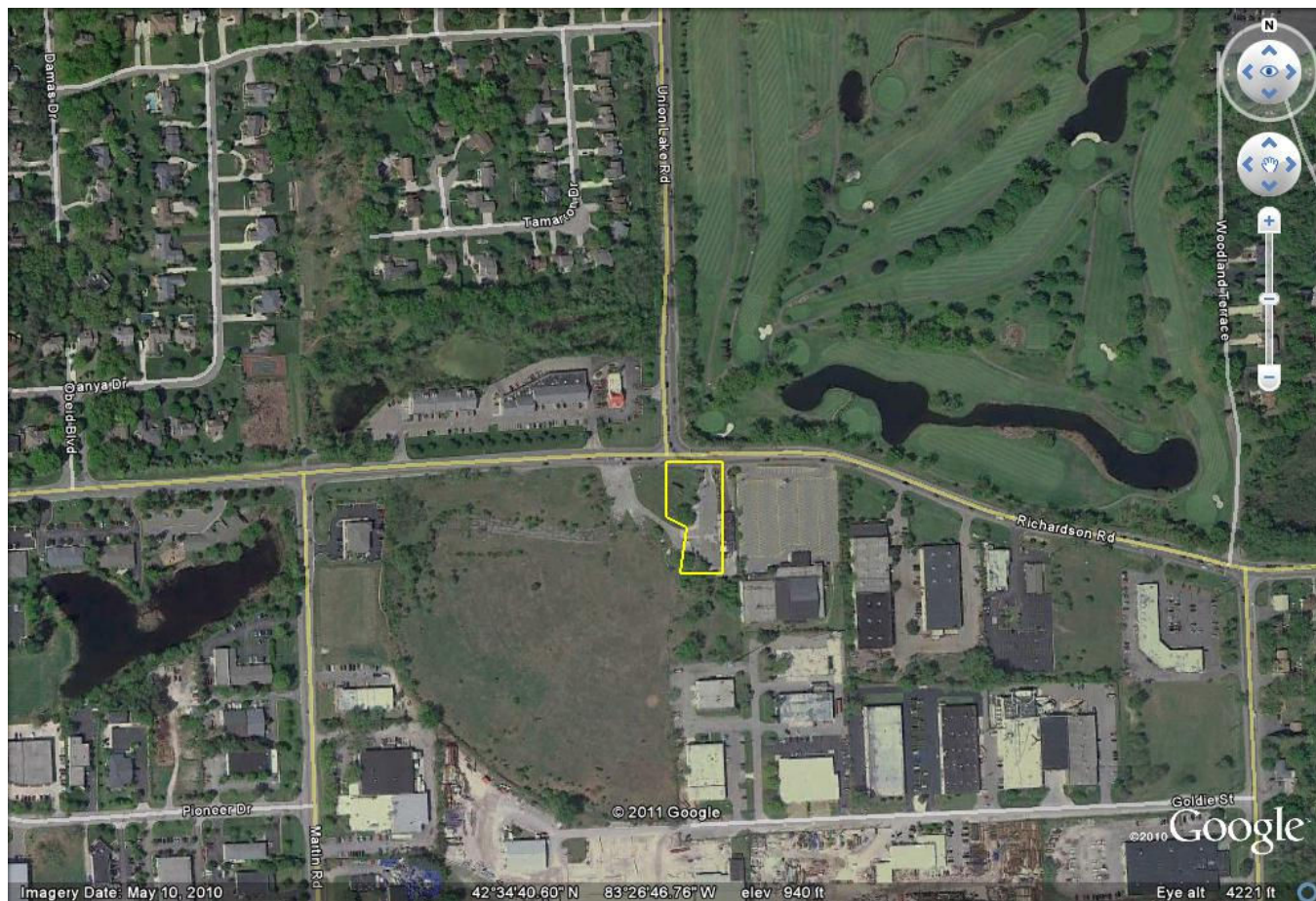
SUMMARY	page 1
AERIAL	page 2
AREA MAPS	pages 3-4
RESIDENTIAL DEVELOPMENTS	page 5
DEMOGRAPHICS	page 6-7
TRAFFIC COUNTS	page 8



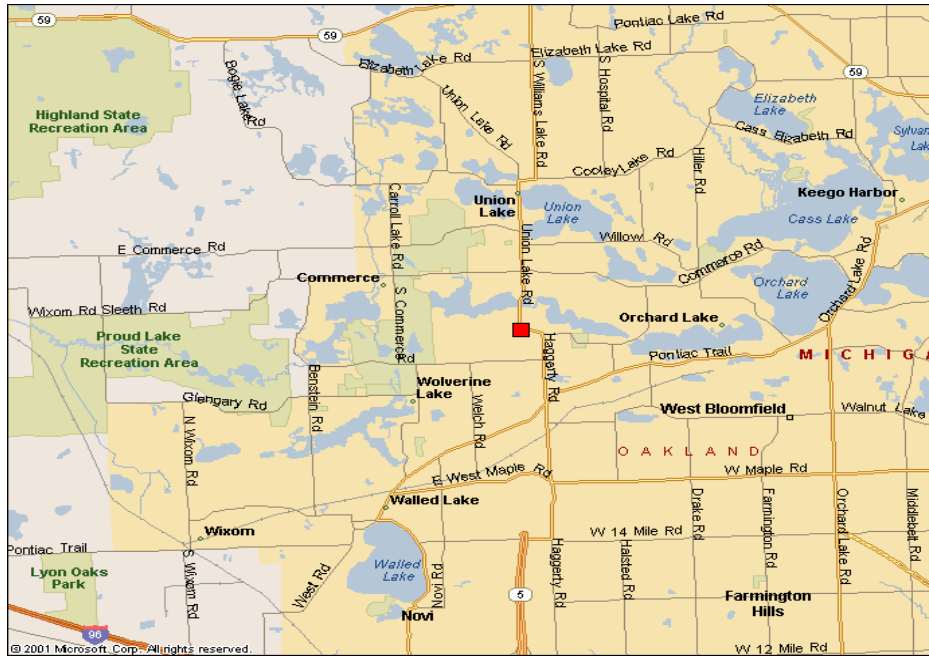
Location:	Union Lake and Richardson Commerce Township, MI 48390	
Total Land Size:	1.93 Acres	
Total Size Available:	1.93 Acres	
Sale/Lease Price:	\$650,000	
Total Taxes:	\$5,958 (2010)	
Zoning:	B3: General Business	
Demographics:	Population:	142,482 people
	Employment:	34,645 employees
	Households:	54,426 homes
	Avg. Household Income:	\$117,631 annually
	Traffic Count:	Haggerty @ Richardson: 22,543 vpd Union Lake @ Richardson: 36,505 vpd
Comments:	1.93 Acres vacant land zoned B3: General Business, at the immediate intersection of Union Lake and Richardson. High traffic count. Can be assembled with 15.68 acres of adjacent land.	

For Information Contact:
Randy Thomas
248-359-9000

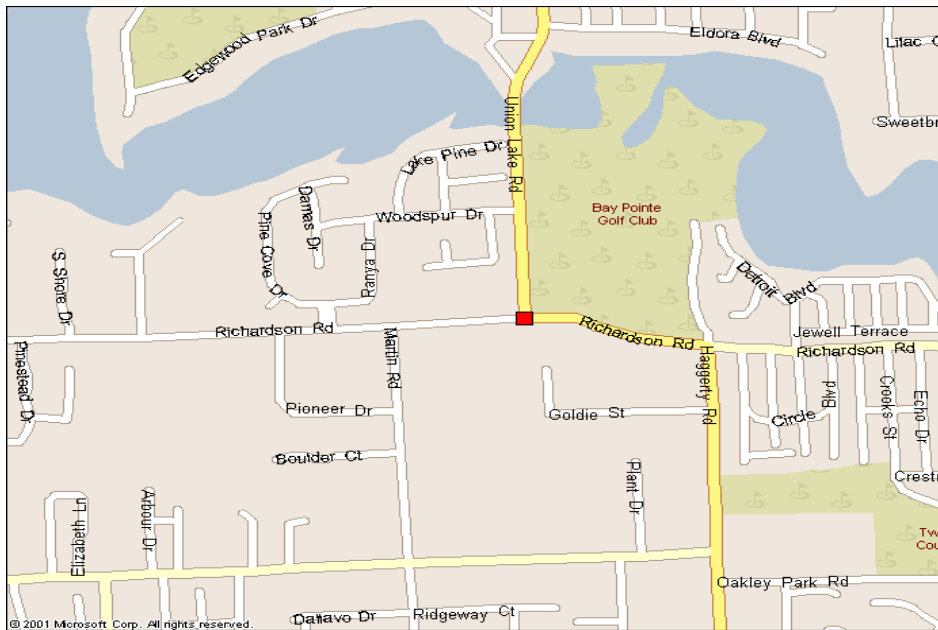




REGIONAL



LOCAL





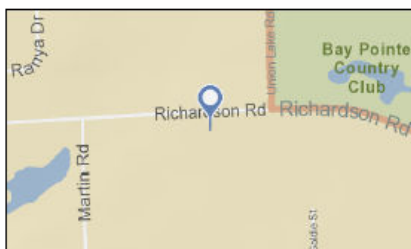
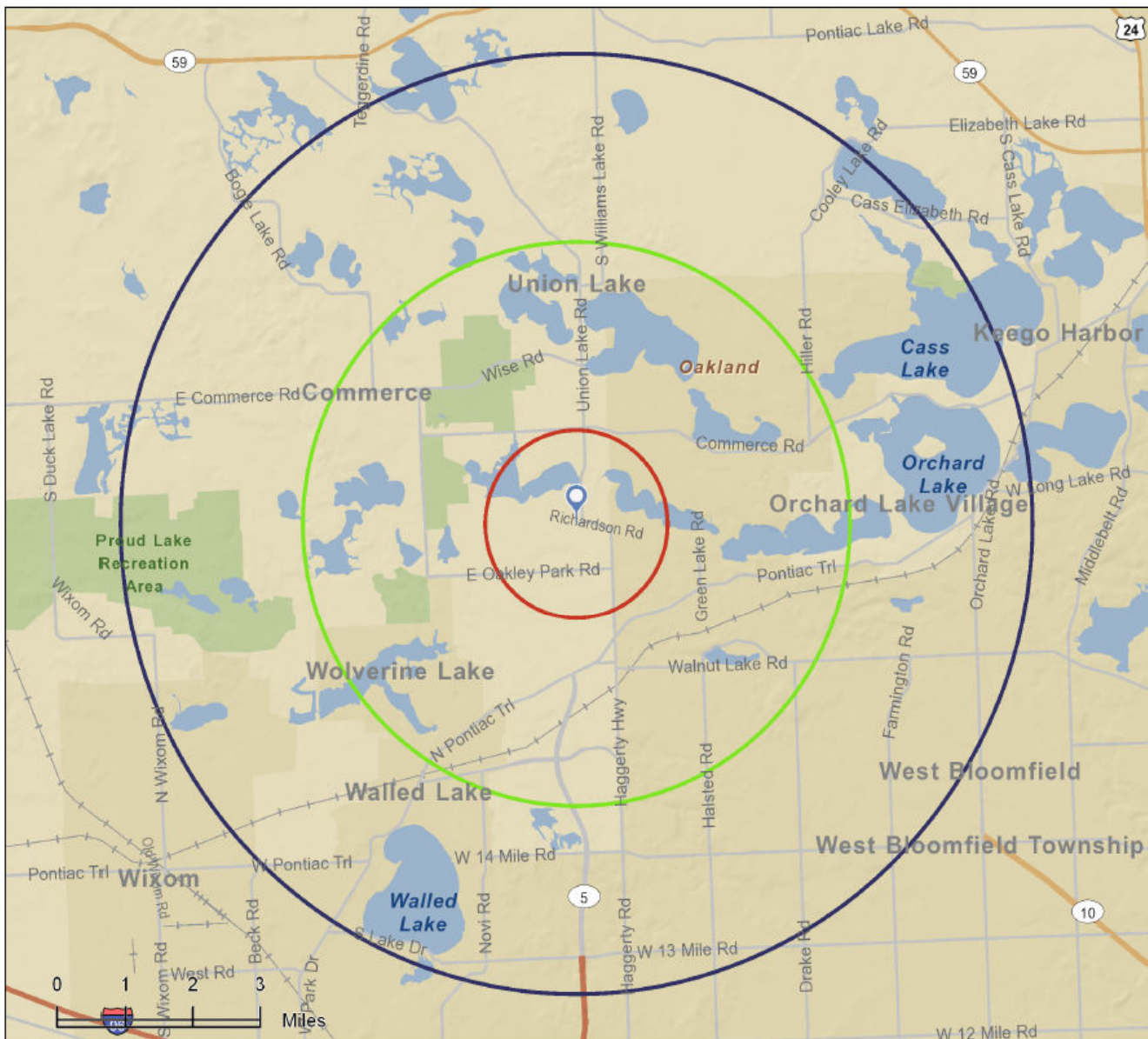
Site Map

Union Lake and Richardson, Commerce Twp
Ring: 1, 3, 5 Miles

Prepared by Randall Thomas

Latitude: 42.577617

Longitude: -83.447523



Residential Developments Commerce Township				
<u>Name</u>	<u>Location</u>	<u>Developer</u>	<u>Units</u>	<u>Type</u>
Benstein Commons	Benstein S of McCoy	Pines Nine, LLC	26	
Commerce Pines #4	S. Commerce & Oakley Park	E.R. Thomas Development	18	
Commerce Point	Glengary & Wixom Roads	Ralph Faranso	78	
Foxcroft	Benstein & Maple	Sierra Development	47	
Loons Landing	Benstein & McCoy	Golfview LLC	23	Condos
Marotts's subdivision	Commerce, W. of Bogie Lake	Frank Marotta	7	
Matthews Meadows	Welch, N. of Pontiac Trail	E.R. Thomas Development	24	
Quail Creek II	N. of Pontiac Trail, E. of Welch	E.R. Thomas Development	15	Condos
Quail Ridge	Duck Lake Road, N. of Commerce	Anthony Pattera	14	Condos
River Club East II	Wise E. of Bogie	E.R. Thomas Development	44	Condos
Scotland Yard	Ladd & McCoy	E.R. Thomas Development	44	Condos
Shores of Glenwood	Oakley Park, W. of Commerce	Ellenwood Development LLC	41	Condos
Willow Creek	Wise W. of Union Lake	Union Lake Golf Club	21	
Winterberry	Welch, N. of Pontiac Trail	E.R. Thomas Development	20	Condos
Woodland Pines	W. of Benstein, N. of Oakley Park	Jaster Custom Construction	8	Condos
Total			430	



Executive Summary

Prepared by Randall Thomas

Union Lake and Richardson, C...

Latitude: 42.577617

Longitude: -83.447523

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	4,070	47,000	142,482
Male Population	50.1%	49.6%	49.3%
Female Population	49.9%	50.4%	50.7%
Median Age	38.3	40.4	39.8
2010 Income			
Median HH Income	\$99,465	\$88,663	\$89,385
Per Capita Income	\$46,762	\$42,787	\$45,035
Average HH Income	\$134,525	\$115,220	\$117,631
2010 Households			
Total Households	1,442	17,329	54,426
Average Household Size	2.81	2.69	2.60
2010 Housing			
Owner Occupied Housing Units	83.8%	77.7%	73.9%
Renter Occupied Housing Units	6.7%	15.2%	18.8%
Vacant Housing Units	9.5%	7.1%	7.3%
Population			
1990 Population	3,338	36,334	103,772
2000 Population	3,991	45,198	131,712
2010 Population	4,070	47,000	142,482
2015 Population	4,049	47,116	144,707
1990-2000 Annual Rate	1.8%	2.21%	2.41%
2000-2010 Annual Rate	0.19%	0.38%	0.77%
2010-2015 Annual Rate	-0.1%	0.05%	0.31%

In the identified market area, the current year population is 142,482. In 2000, the Census count in the market area was 131,712. The rate of change since 2000 was 0.77 percent annually. The five-year projection for the population in the market area is 144,707, representing a change of 0.31 percent annually from 2010 to 2015. Currently, the population is 49.3 percent male and 50.7 percent female.

Households			
1990 Households	1,138	12,849	37,631
2000 Households	1,389	16,395	49,725
2010 Households	1,442	17,329	54,426
2015 Households	1,441	17,454	55,488
1990-2000 Annual Rate	2.01%	2.47%	2.83%
2000-2010 Annual Rate	0.37%	0.54%	0.89%
2010-2015 Annual Rate	-0.01%	0.14%	0.39%

The household count in this market area has changed from 49,725 in 2000 to 54,426 in the current year, a change of 0.89 percent annually. The five-year projection of households is 55,488, a change of 0.39 percent annually from the current year total. Average household size is currently 2.60, compared to 2.63 in the year 2000. The number of families in the current year is 38,851 in the market area.

Housing

Currently, 73.9 percent of the 58,715 housing units in the market area are owner occupied; 18.8 percent, renter occupied; and 7.3 percent are vacant. In 2000, there were 52,026 housing units - 77.4 percent owner occupied, 18.1 percent renter occupied and 4.5 percent vacant. The rate of change in housing units since 2000 is 1.19 percent. Median home value in the market area is \$163,092, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 0.63 percent annually to \$168,263. From 2000 to the current year, median home value changed by -2.47 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.





Executive Summary

Prepared by Randall Thomas

Union Lake and Richardson, C...

Latitude: 42.577617

Longitude: -83.447523

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$53,668	\$50,855	\$51,930
2000 Median HH Income	\$82,175	\$73,528	\$72,339
2010 Median HH Income	\$99,465	\$88,663	\$89,385
2015 Median HH Income	\$109,591	\$101,703	\$102,609
1990-2000 Annual Rate	4.35%	3.76%	3.37%
2000-2010 Annual Rate	1.88%	1.84%	2.09%
2010-2015 Annual Rate	1.96%	2.78%	2.8%
Per Capita Income			
1990 Per Capita Income	\$20,966	\$22,227	\$24,304
2000 Per Capita Income	\$38,882	\$34,986	\$36,514
2010 Per Capita Income	\$46,762	\$42,787	\$45,035
2015 Per Capita Income	\$54,020	\$48,446	\$50,935
1990-2000 Annual Rate	6.37%	4.64%	4.15%
2000-2010 Annual Rate	1.82%	1.98%	2.07%
2010-2015 Annual Rate	2.93%	2.52%	2.49%
Average Household Income			
1990 Average Household Income	\$61,647	\$61,165	\$66,173
2000 Average Household Income	\$112,995	\$94,956	\$96,130
2010 Average HH Income	\$134,525	\$115,220	\$117,631
2015 Average HH Income	\$154,605	\$129,805	\$132,532
1990-2000 Annual Rate	6.25%	4.5%	3.8%
2000-2010 Annual Rate	1.72%	1.91%	1.99%
2010-2015 Annual Rate	2.82%	2.41%	2.41%

Households by Income

Current median household income is \$89,385 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$102,609 in five years. In 2000, median household income was \$72,339, compared to \$51,930 in 1990.

Current average household income is \$117,631 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$132,532 in five years. In 2000, average household income was \$96,130, compared to \$66,173 in 1990.

Current per capita income is \$45,035 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$50,935 in five years. In 2000, the per capita income was \$36,514, compared to \$24,304 in 1990.

Population by Employment

Total Businesses	321	1,722	4,190
Total Employees	3,232	13,986	34,645

Currently, 88.2 percent of the civilian labor force in the identified market area is employed and 11.8 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 90.4 percent of the civilian labor force, and unemployment will be 9.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 70.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 77.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 10.8 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 12.1 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 89.8 percent of the market area population drove alone to work, and 3.1 percent worked at home. The average travel time to work in 2000 was 29.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 5.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 19.6 percent were high school graduates only (29.6 percent in the U.S.)
- 7.2 percent had completed an Associate degree (7.7 percent in the U.S.)
- 26.4 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 19.9 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.





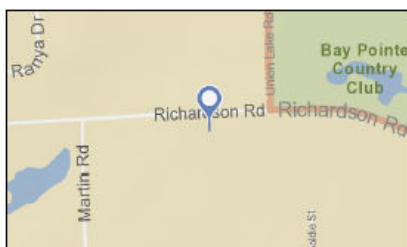
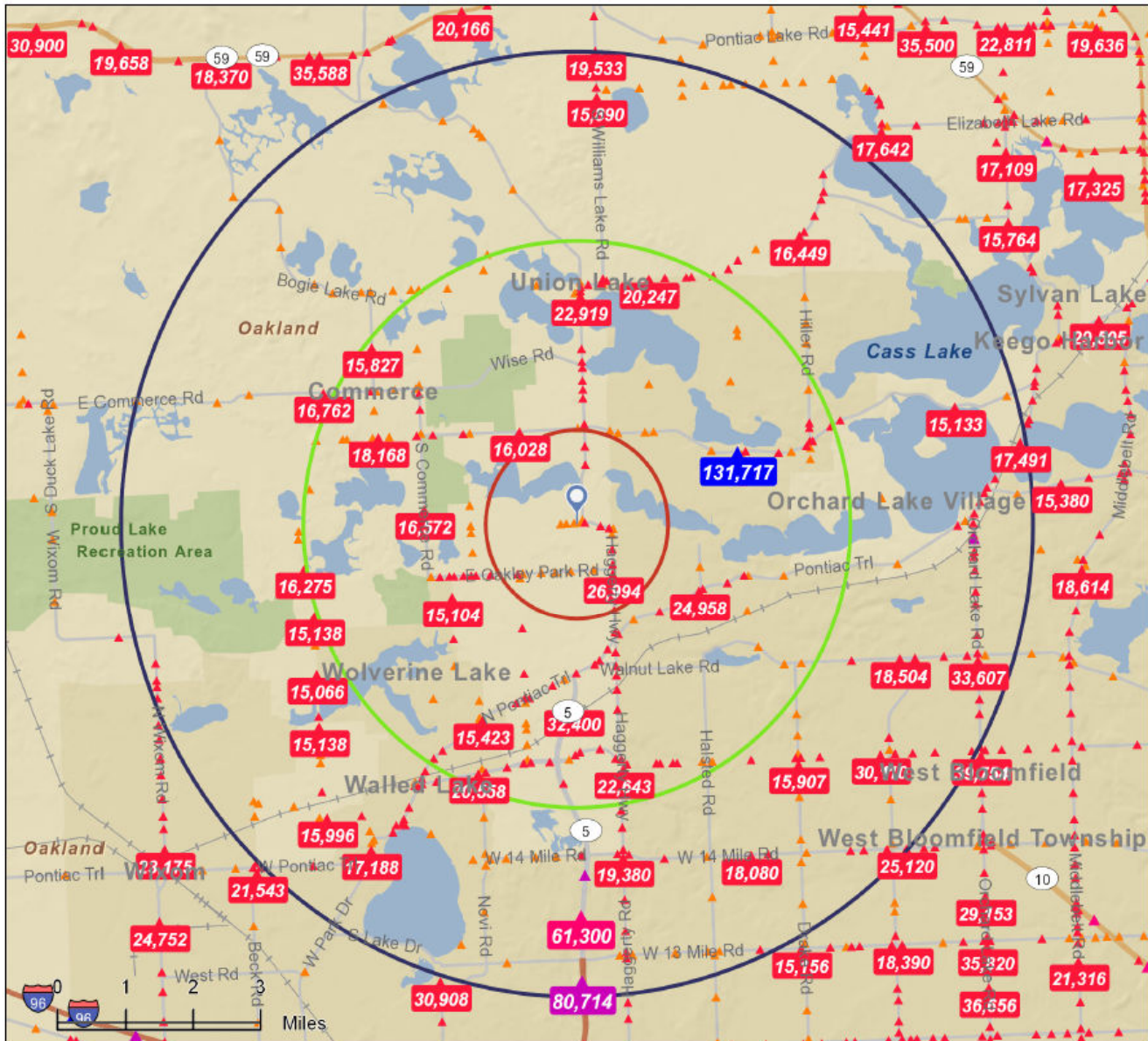
Traffic Count Map

Union Lake and Richardson, Commerce Twp
Ring: 1, 3, 5 Miles

Prepared by Randall Thomas

Latitude: 42.577617

Longitude: -83.447523



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day

