

LAND FOR SALE



**Vreeland Rd W. Of Jefferson
Trenton, MI 48183**

**Insite**
COMMERCIAL

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Suite 220
Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office

www.insitecommercial.com

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Trenton, MI 48183**

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Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

Location: Vreeland Rd W. of Jefferson, Trenton, MI 48183

Parcel ID: 54-026-01-0027-303
54-026-01-0028-304

Total Land Size: 3.57 Acres Total (155,509 SF)

Sale Price: \$303,450 (\$85,000 / Acre)

Utilities: All available

Zoning: I2 – Industrial 2

School District: Trenton Public School District

Property Taxes: \$2,248.68 Annually

Demographics within a 5 mile radius:

Population:	95,307 People
Households:	38,138 Homes
Avg. HH Income:	\$99,514 USD
Traffic Count:	5,808 VPD

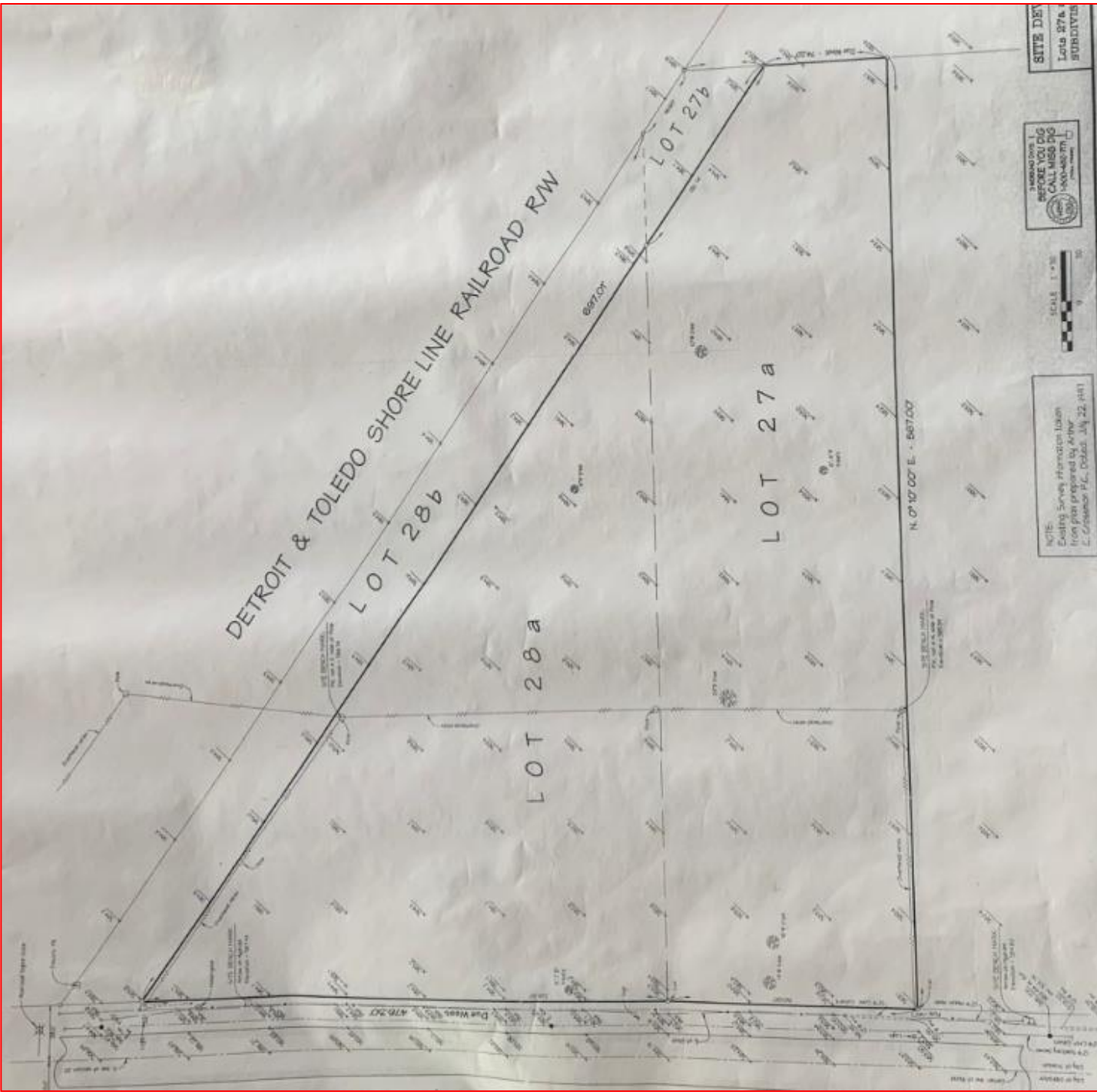
Comments: The City of Trenton has recently adopted a medical marijuana cultivation ordinance for state approved facilities. Also an excellent opportunity for self storage facility, manufacturing, landscaping storage, warehousing, trucking facility, or auto repair.

For Information Contact:

Johny Thomas
248-359-9000

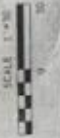






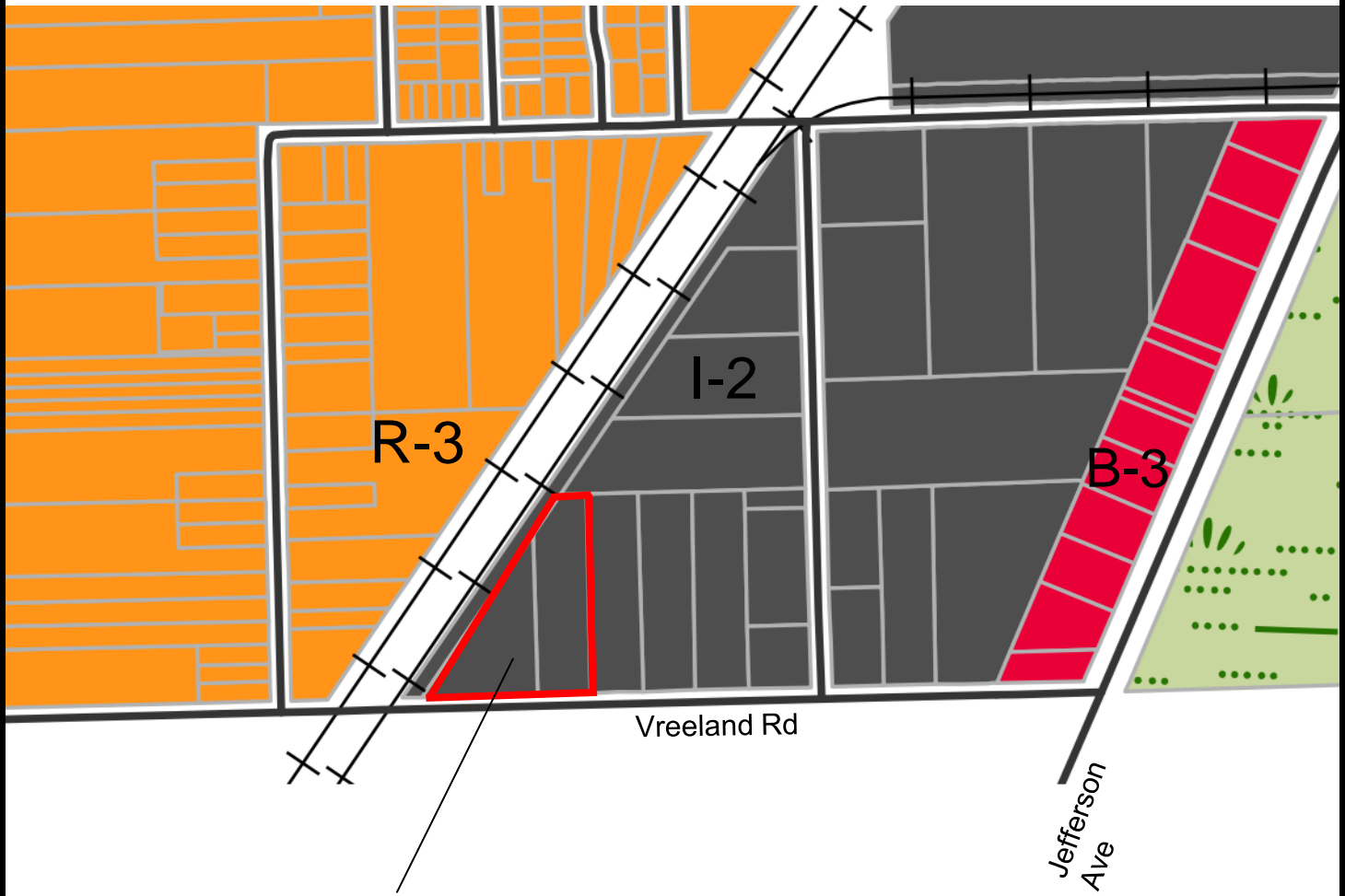
SITE D15
Lots 27a,
27b, 28a,
28b

BEFORE YOU DIG
CALL MISS DIG
1-800-4-A-DIG



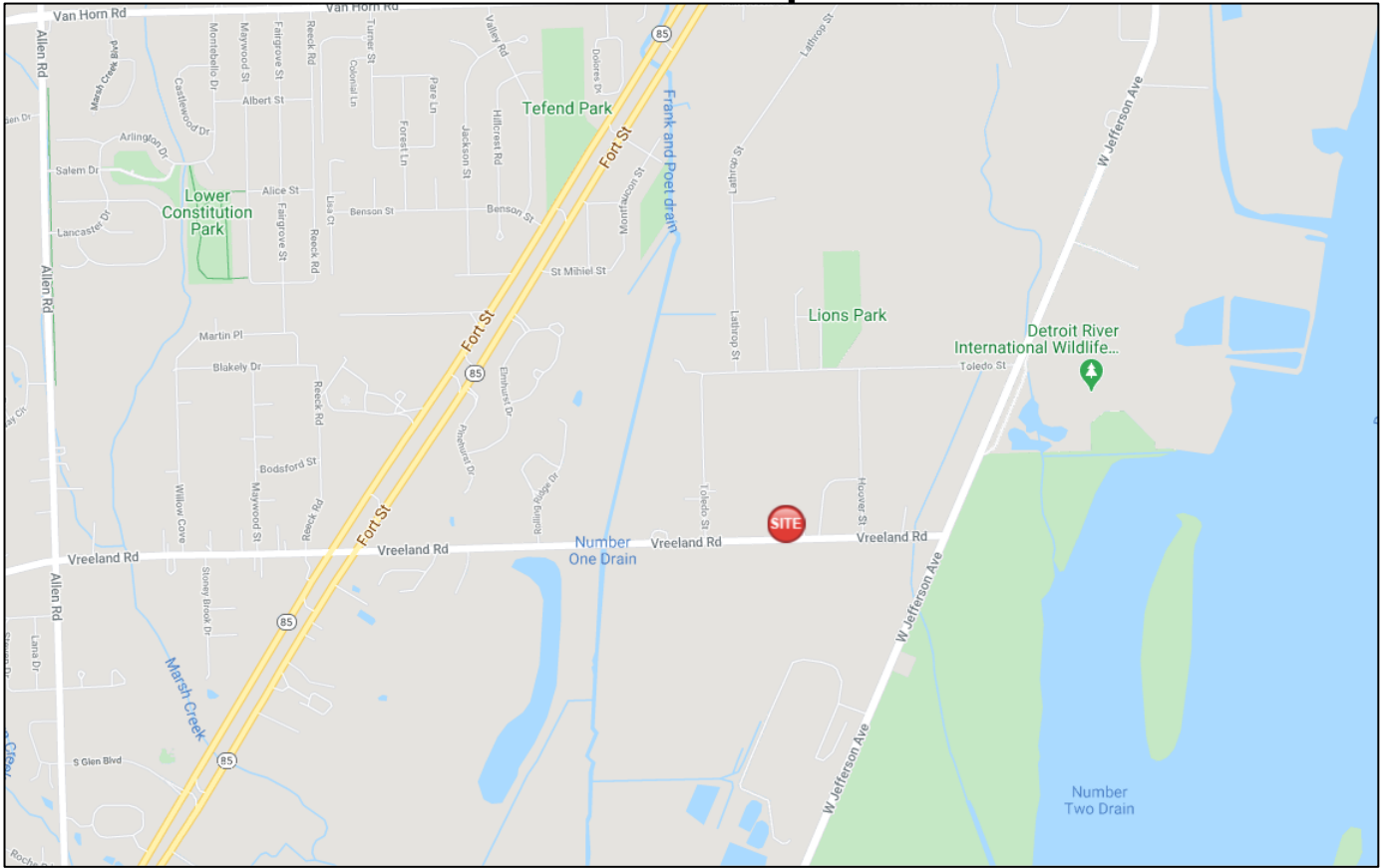
NOTE:
Existing Survey Information Taken
from plan prepared by A.P.W.
C. Granger P.L., Toledo, July 22, 1941

ZONING MAP

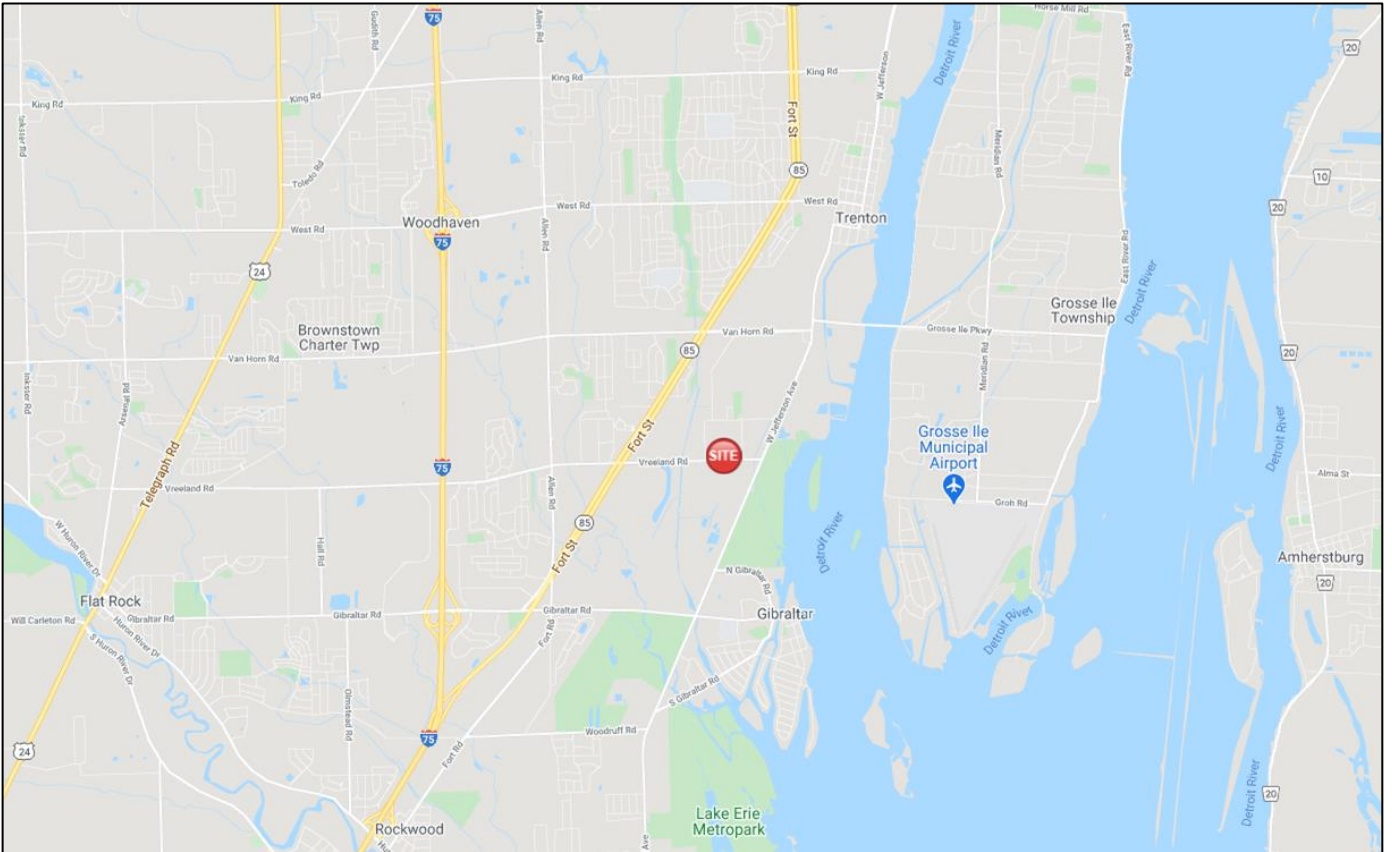


3.57 Acre Subject Site

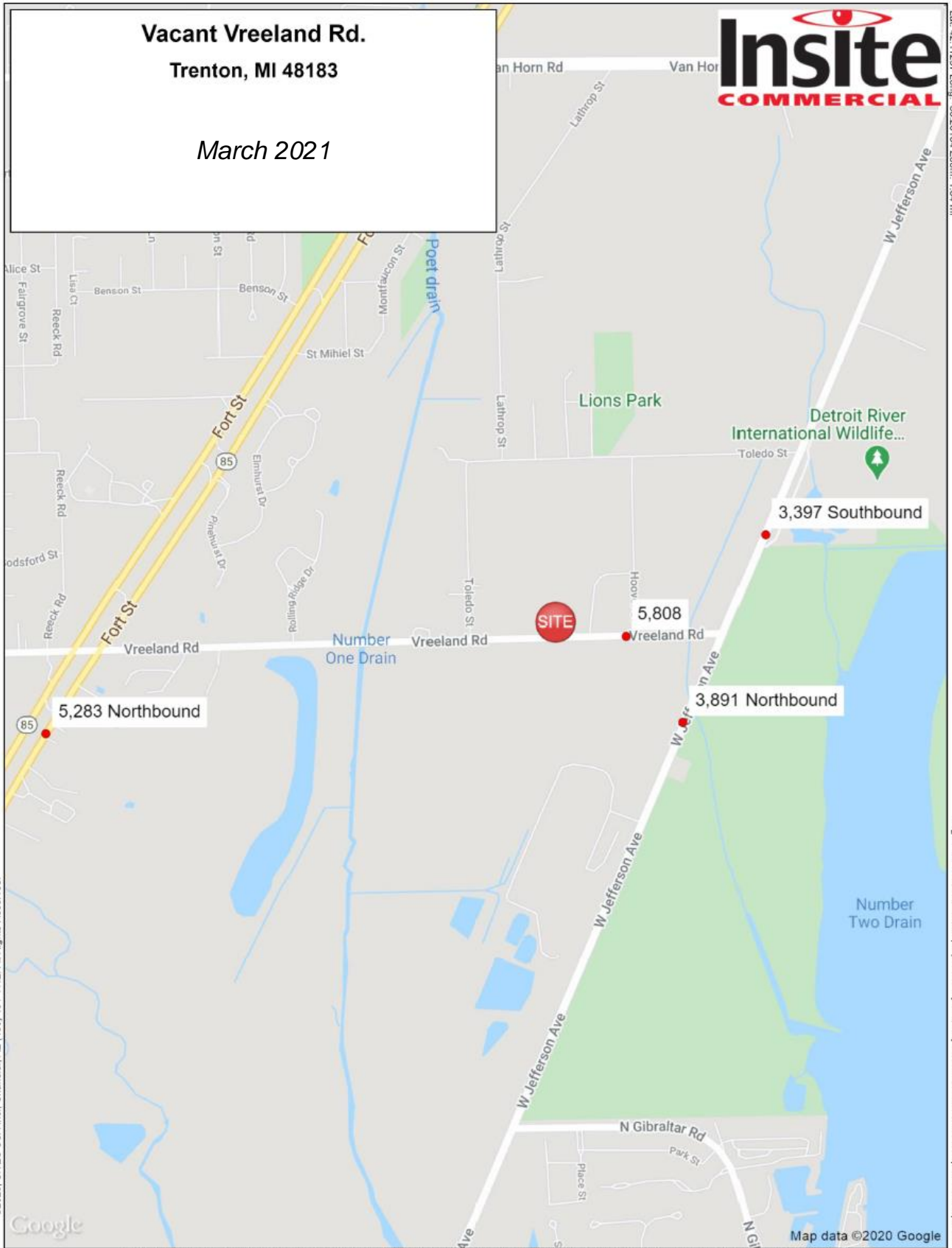
Local Map



Regional Map



TRAFFIC COUNTS



ARTICLE XVII. - I-2 MEDIUM INDUSTRIAL DISTRICTS

Sec. 110-351. - Intent.

The I-2 Medium Industrial Districts are designed primarily for manufacturing, assembling, and fabrication activities whose external physical effects may be felt to a limited extent in the surrounding zoning districts. The I-2 District is so structured as to permit the manufacturing, processing, and compounding of semi-finished products from previously prepared material.

(Ord. No. 705, § 1(1700), 2-20-2007)

Sec. 110-352. - Principal uses permitted.

In an I-2 Medium Industrial district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

- (1) Any principal use permitted in an I-1 District.
- (2) The assembly, manufacturing, stamping or fabricating of vehicles, vehicle bodies, parts and accessories, but not including tire manufacture.
- (3) The assembly, and/or manufacturing of heavy electrical parts, motors or batteries.
- (4) Machining, cold and hot forming, shearing, fabricating and welding shops, including reprocessing of scrap materials of self-produced materials for reuse on the premises.
- (5) Manufacturing of large home appliances, such as refrigerators, washers, etc.
- (6) The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to, cosmetics, pharmaceuticals, or toiletries.
- (7) Storage facilities for building materials, sand, gravel, stone, storage of contractor's equipment and supplies.
- (8) Electric transformer stations, substations, and gas regulator stations not enclosed in buildings.
- (9) Any other manufacturing uses which shall be determined to be of the same general character as the permitted uses outlined in section 110-352 of this article except any use restricted to the I-3 Heavy Industrial District.
- (10) Accessory buildings and uses customarily incident to any of the above permitted uses.

(Ord. No. 705, § 1(1701), 2-20-2007)

Sec. 110-353. - Principal uses permitted subject to special conditions.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to review by the planning commission at a duly advertised public hearing:

- (1) Any principal use permitted subject to special conditions in the I-1 District.

(Ord. No. 705, § 1(1702), 2-20-2007)

Sec. 110-354. - Required conditions.

The following conditions where applicable shall apply to all uses permitted in the district and all uses shall be subject to review by the planning commission at a duly advertised public hearing:

- (1) When outdoor storage area shall be provided in conjunction with the use it shall be located in the rear yard or in an interior side yard, except property on which the principal use will be outdoor storage the minimum front yard setback requirement of the district shall be provided. Any outdoor storage area that abuts a residential or a commercial zoning district shall be screened from view in accordance with the applicable requirements of Article XXVII in this chapter. The planning commission may determine the height and the extent of the screening device based on the height and extent of the items or materials to be stored, up to a height of ten feet for a masonry screen wall structure.
- (2) All business, servicing or processing, except for off-street parking, loading and unloading and outdoor storage permitted in the district, shall be conducted within completely enclosed buildings.
- (3) The parking of commercial used or licensed vehicles will be permitted in the rear yard only and any such vehicle shall be clearly incidental to the permitted use. The parking of any such vehicle shall be limited to operable vehicles which are moved off the site on a regular basis and shall not include those used for storage, sales and/or advertising.
- (4) Parking and/or storage of disabled or damaged vehicles is prohibited.
- (5) Except where otherwise regulated in this article, see Article XXIV, Schedule of Regulations, in this chapter limiting the height and bulk of building, and building setbacks.
- (6) Consult Article XXVI, Off-Street Parking, Loading and Layout Standards, in this chapter regarding compliance with the requirements of these sections as they may apply to various uses permitted in the district.

Sec. 110-551. Numerical off-street parking requirements.

Sec. 110-552. Numerical off-street vehicle stacking space requirements.

Sec. 110-553. Off-street parking space layout requirements.

Sec. 110-554. Off-street loading and unloading requirements.

- (7) Consult Article XXVII, Screening and Landscaping Requirements, in this chapter regarding compliance with the requirements of these sections as they may apply to various uses permitted in the district.

Sec. 110-571. Screening devices required.

Sec. 110-572. Screen wall structures.

Sec. 110-573. Landscaped earth berms.

Sec. 110-574. Landscaped planting screens.

Sec. 110-575. Building wall serving as a screen.

Sec. 110-576. Approvals and waivers.

Sec. 110-577. Landscape planting standards.

Sec. 110-578. Landscaping for aesthetic purposes.

Sec. 110-579. Aesthetic landscape areas.

Sec. 110-580. Planting screen review.

Sec. 110-581. Maintenance and replacement.

Sec. 110-582. Cost estimates and surety.

Sec. 110-583. Exterior utility equipment screens.

Sec. 110-584. Trash receptacle screens.

- (8) Consult Article XXVIII, Site Plan Review, in this chapter regarding compliance with the requirements of these sections as they may apply to various uses permitted in the district.

Sec. 110-601. Intent.

Sec. 110-602. Procedure and requirements.

- (9) Consult Article XXIX, General Provisions, in this chapter regarding compliance with the requirements of these sections as they may apply to various uses permitted in the district.

Sec. 110-621. Procedures for review and approvals of conditional uses.

Sec. 110-630. Accessory uses.

Sec. 110-631. Exterior site lighting.

Sec. 110-632. Signs (where applicable).

Sec. 110-634. Corner clearance.

Sec. 110-635. Frontage on a public street.

Sec. 110-636. Access to a major thoroughfare.

Sec. 110-639. Parking and storage of recreational vehicles in residential districts.

Sec. 110-640. Exterior building wall materials guidelines.

- (10) Consult Article XXXIII, General Exceptions, in this chapter regarding exceptions to certain

regulations as they may apply to certain uses permitted in this district.

Sec. 110-721. General exceptions.

(Ord. No. 705, § 1(1703), 2-20-2007)

Secs. 110-355—110-370. - Reserved.

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.1127/-83.1989

RF1

Vacant Vreeland Rd.

Trenton, MI 48183

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	2,487	41,538	95,307
	2025 Projected Population	2,366	39,310	90,424
	2010 Census Population	2,562	42,699	97,193
	2000 Census Population	2,517	40,890	90,715
	Projected Annual Growth 2020 to 2025	-1.0%	-1.1%	-1.0%
	Historical Annual Growth 2000 to 2020	-	-	0.3%
HOUSEHOLDS	2020 Estimated Households	1,022	16,901	38,138
	2025 Projected Households	974	16,102	36,375
	2010 Census Households	1,042	17,318	38,705
	2000 Census Households	1,004	16,160	35,145
	Projected Annual Growth 2020 to 2025	-0.9%	-0.9%	-0.9%
	Historical Annual Growth 2000 to 2020	-	0.2%	0.4%
AGE	2020 Est. Population Under 10 Years	11.5%	11.3%	11.7%
	2020 Est. Population 10 to 19 Years	11.0%	12.4%	12.5%
	2020 Est. Population 20 to 29 Years	12.3%	11.1%	11.8%
	2020 Est. Population 30 to 44 Years	18.0%	18.3%	18.3%
	2020 Est. Population 45 to 59 Years	19.6%	20.7%	20.3%
	2020 Est. Population 60 to 74 Years	18.5%	19.3%	18.5%
	2020 Est. Population 75 Years or Over	9.0%	6.9%	6.8%
	2020 Est. Median Age	41.5	41.8	40.8
MARITAL STATUS & GENDER	2020 Est. Male Population	48.3%	49.6%	49.2%
	2020 Est. Female Population	51.7%	50.4%	50.8%
	2020 Est. Never Married	29.5%	27.6%	28.0%
	2020 Est. Now Married	41.0%	50.6%	50.3%
	2020 Est. Separated or Divorced	21.8%	15.5%	15.0%
	2020 Est. Widowed	7.7%	6.3%	6.7%
INCOME	2020 Est. HH Income \$200,000 or More	4.8%	8.2%	7.3%
	2020 Est. HH Income \$150,000 to \$199,999	3.2%	7.6%	7.8%
	2020 Est. HH Income \$100,000 to \$149,999	16.6%	18.8%	19.3%
	2020 Est. HH Income \$75,000 to \$99,999	14.4%	14.6%	14.7%
	2020 Est. HH Income \$50,000 to \$74,999	19.0%	20.3%	18.8%
	2020 Est. HH Income \$35,000 to \$49,999	11.3%	10.0%	10.9%
	2020 Est. HH Income \$25,000 to \$34,999	12.3%	8.0%	8.1%
	2020 Est. HH Income \$15,000 to \$24,999	8.4%	6.6%	6.3%
	2020 Est. HH Income Under \$15,000	9.9%	5.8%	6.8%
	2020 Est. Average Household Income	\$78,399	\$100,876	\$99,514
	2020 Est. Median Household Income	\$59,979	\$77,391	\$75,900
	2020 Est. Per Capita Income	\$32,661	\$41,127	\$39,916
	2020 Est. Total Businesses	147	1,413	2,647
2020 Est. Total Employees	1,850	20,372	34,617	

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RF1

Vacant Vreeland Rd.

Trenton, MI 48183

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2020 Est. White	81.0%	85.2%	83.4%
	2020 Est. Black	13.4%	9.4%	9.7%
	2020 Est. Asian or Pacific Islander	2.0%	2.3%	3.3%
	2020 Est. American Indian or Alaska Native	0.5%	0.5%	0.4%
	2020 Est. Other Races	3.1%	2.6%	3.1%
HISPANIC	2020 Est. Hispanic Population	102	1,948	4,960
	2020 Est. Hispanic Population	4.1%	4.7%	5.2%
	2025 Proj. Hispanic Population	4.4%	5.0%	5.5%
	2010 Hispanic Population	3.2%	3.6%	4.2%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	1,792	29,614	67,019
	2020 Est. Elementary (Grade Level 0 to 8)	2.3%	1.5%	2.1%
	2020 Est. Some High School (Grade Level 9 to 11)	5.2%	4.0%	4.7%
	2020 Est. High School Graduate	35.0%	29.1%	30.3%
	2020 Est. Some College	25.5%	25.4%	25.1%
	2020 Est. Associate Degree Only	12.4%	11.6%	10.9%
	2020 Est. Bachelor Degree Only	12.0%	17.0%	16.1%
	2020 Est. Graduate Degree	7.6%	11.3%	10.7%
HOUSING	2020 Est. Total Housing Units	1,136	18,785	42,281
	2020 Est. Owner-Occupied	56.7%	71.3%	67.5%
	2020 Est. Renter-Occupied	33.3%	18.7%	22.7%
	2020 Est. Vacant Housing	10.0%	10.0%	9.8%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	1.3%	1.1%	1.6%
	2020 Homes Built 2000 to 2009	8.0%	9.4%	10.6%
	2020 Homes Built 1990 to 1999	5.5%	7.0%	10.5%
	2020 Homes Built 1980 to 1989	5.6%	6.3%	6.9%
	2020 Homes Built 1970 to 1979	27.0%	18.5%	17.2%
	2020 Homes Built 1960 to 1969	14.7%	13.5%	12.4%
	2020 Homes Built 1950 to 1959	14.1%	20.3%	17.7%
	2020 Homes Built Before 1949	13.9%	13.8%	13.3%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.1%	0.3%	0.2%
	2020 Home Value \$500,000 to \$999,999	1.7%	3.2%	2.8%
	2020 Home Value \$400,000 to \$499,999	2.1%	2.7%	2.4%
	2020 Home Value \$300,000 to \$399,999	2.9%	5.4%	6.5%
	2020 Home Value \$200,000 to \$299,999	12.2%	18.8%	21.4%
	2020 Home Value \$150,000 to \$199,999	30.8%	24.6%	23.8%
	2020 Home Value \$100,000 to \$149,999	27.7%	25.4%	22.6%
	2020 Home Value \$50,000 to \$99,999	18.5%	12.7%	12.2%
	2020 Home Value \$25,000 to \$49,999	2.6%	3.4%	3.6%
	2020 Home Value Under \$25,000	1.1%	3.5%	4.2%
	2020 Median Home Value	\$144,915	\$170,967	\$171,666
	2020 Median Rent	\$670	\$703	\$701

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1 mi radius 3 mi radius 5 mi radius

Trenton, MI 48183

		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	2,030	33,700	76,834
	2020 Est. Civilian Employed	49.3%	53.4%	53.5%
	2020 Est. Civilian Unemployed	7.2%	7.2%	7.1%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	43.5%	39.3%	39.3%
	2020 Labor Force Males	47.1%	48.8%	48.4%
	2020 Labor Force Females	52.9%	51.2%	51.6%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	1,001	17,997	41,084
	2020 Mgmt, Business, & Financial Operations	11.2%	14.1%	13.8%
	2020 Professional, Related	19.1%	22.3%	21.7%
	2020 Service	19.8%	17.3%	17.0%
	2020 Sales, Office	20.3%	21.3%	21.0%
	2020 Farming, Fishing, Forestry	-	-	-
	2020 Construction, Extraction, Maintenance	5.0%	7.2%	7.7%
	2020 Production, Transport, Material Moving	24.5%	17.7%	18.6%
	2020 White Collar Workers	50.7%	57.7%	56.6%
	2020 Blue Collar Workers	49.3%	42.3%	43.4%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	87.9%	88.3%	88.3%
	2020 Drive to Work in Carpool	6.7%	6.0%	6.4%
	2020 Travel to Work by Public Transportation	0.5%	0.6%	0.6%
	2020 Drive to Work on Motorcycle	-	-	-
	2020 Walk or Bicycle to Work	1.7%	1.2%	1.0%
	2020 Other Means	0.3%	0.7%	0.7%
	2020 Work at Home	3.0%	3.1%	2.9%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	28.6%	29.8%	27.9%
	2020 Travel to Work in 15 to 29 Minutes	35.3%	37.2%	38.4%
	2020 Travel to Work in 30 to 59 Minutes	32.9%	35.6%	35.8%
	2020 Travel to Work in 60 Minutes or More	5.0%	6.8%	6.7%
	2020 Average Travel Time to Work	23.0	23.6	23.7
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$61.11 M	\$1.2 B	\$2.68 B
	2020 Est. Apparel	\$2.13 M	\$42.15 M	\$94.27 M
	2020 Est. Contributions, Gifts	\$3.41 M	\$69.44 M	\$153.84 M
	2020 Est. Education, Reading	\$1.85 M	\$38.64 M	\$85.9 M
	2020 Est. Entertainment	\$3.41 M	\$68.33 M	\$152.37 M
	2020 Est. Food, Beverages, Tobacco	\$9.47 M	\$182.93 M	\$409.79 M
	2020 Est. Furnishings, Equipment	\$2.12 M	\$42.46 M	\$94.72 M
	2020 Est. Health Care, Insurance	\$5.7 M	\$110.65 M	\$247.01 M
	2020 Est. Household Operations, Shelter, Utilities	\$19.9 M	\$385.45 M	\$862.78 M
	2020 Est. Miscellaneous Expenses	\$1.15 M	\$22.8 M	\$50.87 M
	2020 Est. Personal Care	\$823.32 K	\$16.11 M	\$36.03 M
	2020 Est. Transportation	\$11.16 M	\$219.12 M	\$489.93 M

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