

# FOR SALE

LAND



**NWC Wick and Holland**

**Taylor, Michigan**



1111 W. Oakley Park Road  
Suite 220

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

[www.insitecommercial.com](http://www.insitecommercial.com)

# LAND FOR SALE

## **NWC Wick and Holland Taylor, Michigan**

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



# PROPERTY SUMMARY

Location: NWC Wick and Holland  
Taylor, MI

Total Land Size: +/-9.75 Acres

Property Tax ID #'s: 60-019-99-0028-000 (3.39 Acres)  
60-019-99-0029-000 (6.36 Acres)

Sale Price: \$450,000

Total Taxes: \$4,681 Annually

Utilities: Water and Sewer available

Zoning: R1-C: Single Family Residential

Demographics with a 5 Mile Radius- 2012:

Population:	196,376 Persons
Av. Household Income:	\$53,231
Households:	76,591 Homes
Traffic Counts:	7,563 VPD on Wick Road

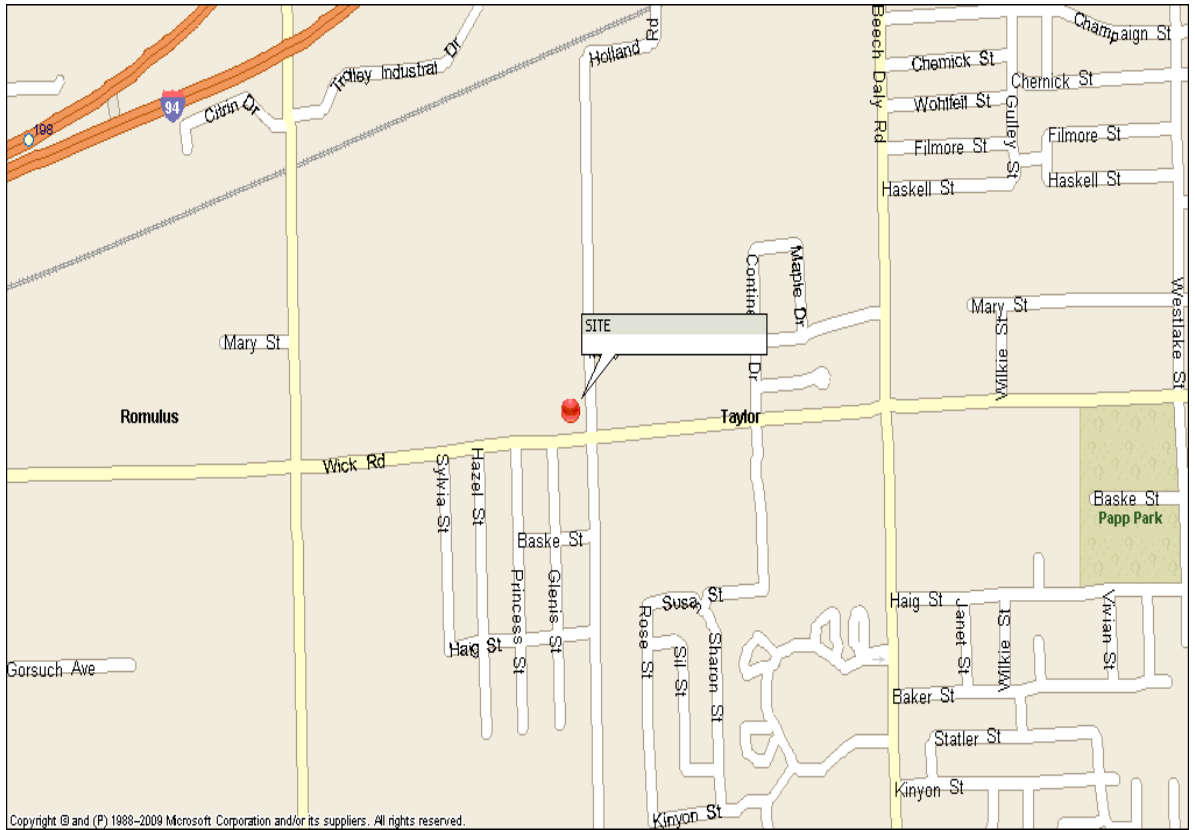
Comments: 9.75 Acres of vacant land on the NWC of Wick Road and Holland Road in Taylor, MI. The zoning is currently R1-C (residential), however zoning for commercial or industrial is possible.

For Information Contact:  
Randy Thomas  
**248-359-9000**





### Local Map



### Regional Map



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,412	61,366	208,815
2010 Population	5,482	58,293	198,696
2012 Population	5,367	57,458	196,376
2017 Population	5,115	55,290	189,533
2000-2010 Annual Rate	0.13%	-0.51%	-0.50%
2010-2012 Annual Rate	-0.94%	-0.64%	-0.52%
2012-2017 Annual Rate	-0.96%	-0.77%	-0.71%
2012 Male Population	49.0%	48.6%	48.0%
2012 Female Population	51.0%	51.4%	52.0%
2012 Median Age	41.5	38.2	37.6

In the identified area, the current year population is 196,376. In 2010, the Census count in the area was 198,696. The rate of change since 2010 was -0.52% annually. The five-year projection for the population in the area is 189,533 representing a change of -0.71% annually from 2012 to 2017. Currently, the population is 48.0% male and 52.0% female.

### Median Age

The median age in this area is 37.6, compared to U.S. median age of 37.3.

### Race and Ethnicity

2012 White Alone	85.1%	75.2%	71.2%
2012 Black Alone	10.3%	18.7%	22.3%
2012 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2012 Asian Alone	1.4%	1.5%	1.7%
2012 Pacific Islander Alone	0.0%	0.0%	0.0%
2012 Other Race	0.8%	1.2%	1.4%
2012 Two or More Races	1.8%	2.8%	2.9%
2012 Hispanic Origin (Any Race)	4.2%	5.2%	5.3%

Persons of Hispanic origin represent 5.3% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 49.9 in the identified area, compared to 61.4 for the U.S. as a whole.

### Households

2000 Households	2,119	23,071	80,289
2010 Households	2,223	22,447	77,888
2012 Total Households	2,166	22,018	76,591
2017 Total Households	2,089	21,434	74,787
2000-2010 Annual Rate	0.48%	-0.27%	-0.30%
2010-2012 Annual Rate	-1.15%	-0.85%	-0.74%
2012-2017 Annual Rate	-0.71%	-0.54%	-0.48%
2012 Average Household Size	2.48	2.57	2.54

The household count in this area has changed from 77,888 in 2010 to 76,591 in the current year, a change of -0.74% annually. The five-year projection of households is 74,787, a change of -0.48% annually from the current year total. Average household size is currently 2.54, compared to 2.52 in the year 2010. The number of families in the current year is 50,519 in the specified area.



	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2012 Median Household Income	\$47,646	\$40,503	\$42,005
2017 Median Household Income	\$54,702	\$46,606	\$49,546
2012-2017 Annual Rate	2.80%	2.85%	3.36%
<b>Average Household Income</b>			
2012 Average Household Income	\$60,193	\$51,324	\$53,231
2017 Average Household Income	\$66,867	\$56,176	\$58,208
2012-2017 Annual Rate	2.13%	1.82%	1.80%
<b>Per Capita Income</b>			
2012 Per Capita Income	\$24,468	\$20,099	\$21,098
2017 Per Capita Income	\$27,507	\$22,240	\$23,328
2012-2017 Annual Rate	2.37%	2.05%	2.03%

Current median household income is \$42,005 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$49,546 in five years, compared to \$56,895 for all U.S. households

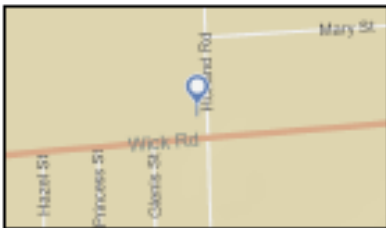
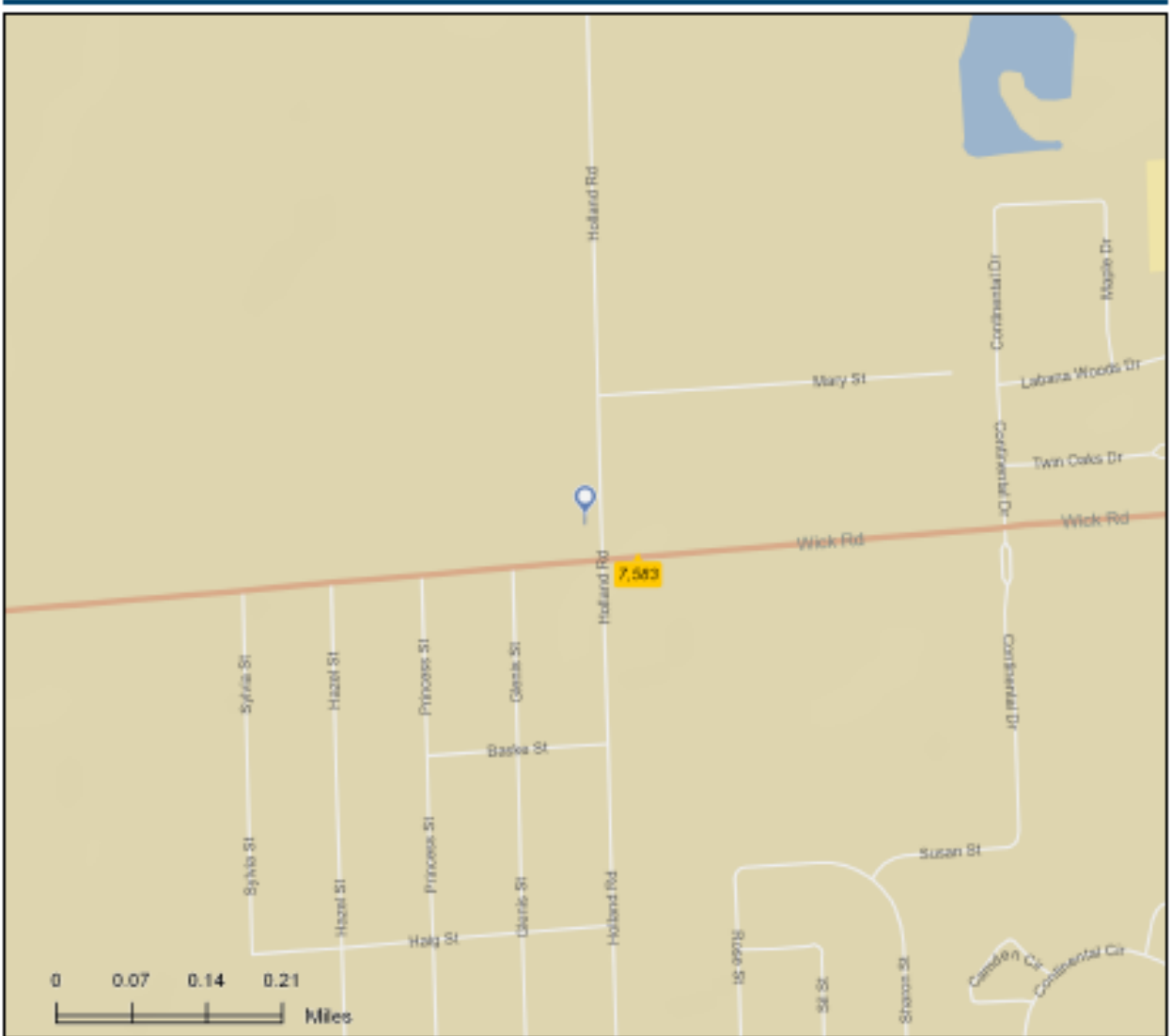
Current average household income is \$53,231 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$58,208 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$21,098 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$23,328 in five years, compared to \$29,882 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,170	24,084	84,131
2000 Owner Occupied Housing Units	1,686	17,489	59,587
2000 Owner Occupied Housing Units	433	5,582	20,702
2000 Vacant Housing Units	51	1,013	3,842
2010 Total Housing Units	2,377	24,831	85,731
2010 Owner Occupied Housing Units	1,552	15,983	54,587
2010 Renter Occupied Housing Units	671	6,464	23,301
2010 Vacant Housing Units	154	2,384	7,843
2012 Total Housing Units	2,373	24,851	85,785
2012 Owner Occupied Housing Units	1,484	15,315	52,552
2012 Renter Occupied Housing Units	682	6,703	24,039
2012 Vacant Housing Units	207	2,833	9,194
2017 Total Housing Units	2,310	24,438	84,544
2017 Owner Occupied Housing Units	1,435	14,885	51,335
2017 Renter Occupied Housing Units	654	6,549	23,452
2017 Vacant Housing Units	221	3,004	9,757

Currently, 61.3% of the 85,785 housing units in the area are owner occupied; 28.0% renter occupied; and 10.7% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 85,731 housing units in the area - 63.7% owner occupied, 27.2% renter occupied, and 9.1% vacant. The annual rate of change in housing units since 2010 is 0.03%. Median home value in the area is \$64,981, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 2.75% annually to \$74,409.





- Average Daily Traffic Volumes**
- ▲ 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

