

# LAND FOR SALE



**SWC Merriman & Parkwood  
Westland, Michigan**



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# PROPERTY SUMMARY

1

**Location:** SWC Merriman & Parkwood  
Westland, MI 48186

**Parcel ID:** 068-03-0113-001

**Total Land Size:** 0.35 Acres

**Sale Price:** \$75,000

**Utilities:** All utilities at the road

**Zoning:** CB-1 Low Intensity Commercial Business

## Demographics within

<b>a 5 mile radius:</b>	Population:	261,651 Persons
	Households:	114,225 Homes
	Avg. HH Income:	\$66,727 USD
	Traffic Count:	30,140 VPD

**Comments:** 0.35 Acres on the Southwest corner of Merriman and Parkwood, right north of Palmer Rd. With 30,140 vehicles per day traveling on Merriman, makes for a great opportunity for any development. Corner allows for ingress/egress ease.

**For Information Contact:**

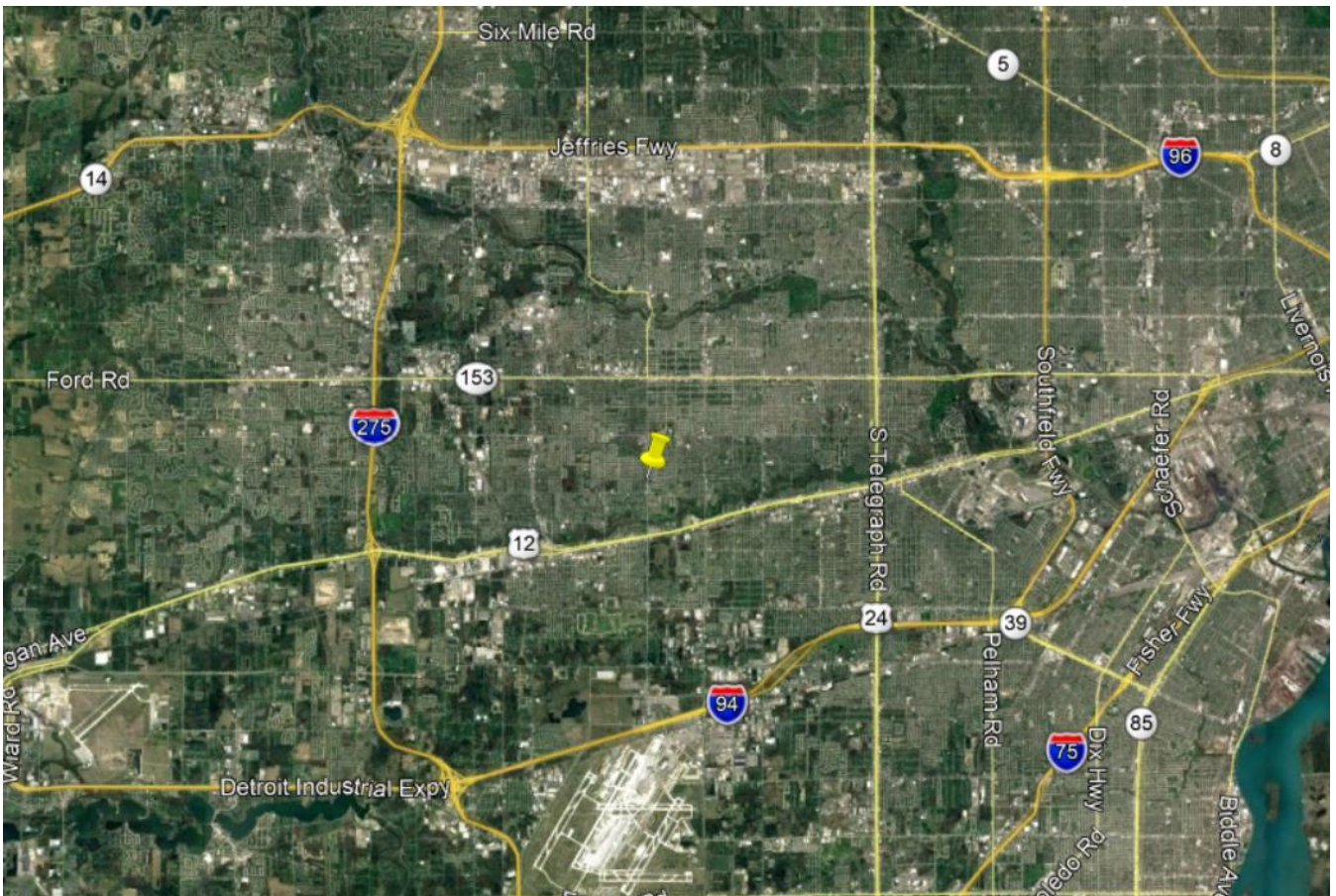
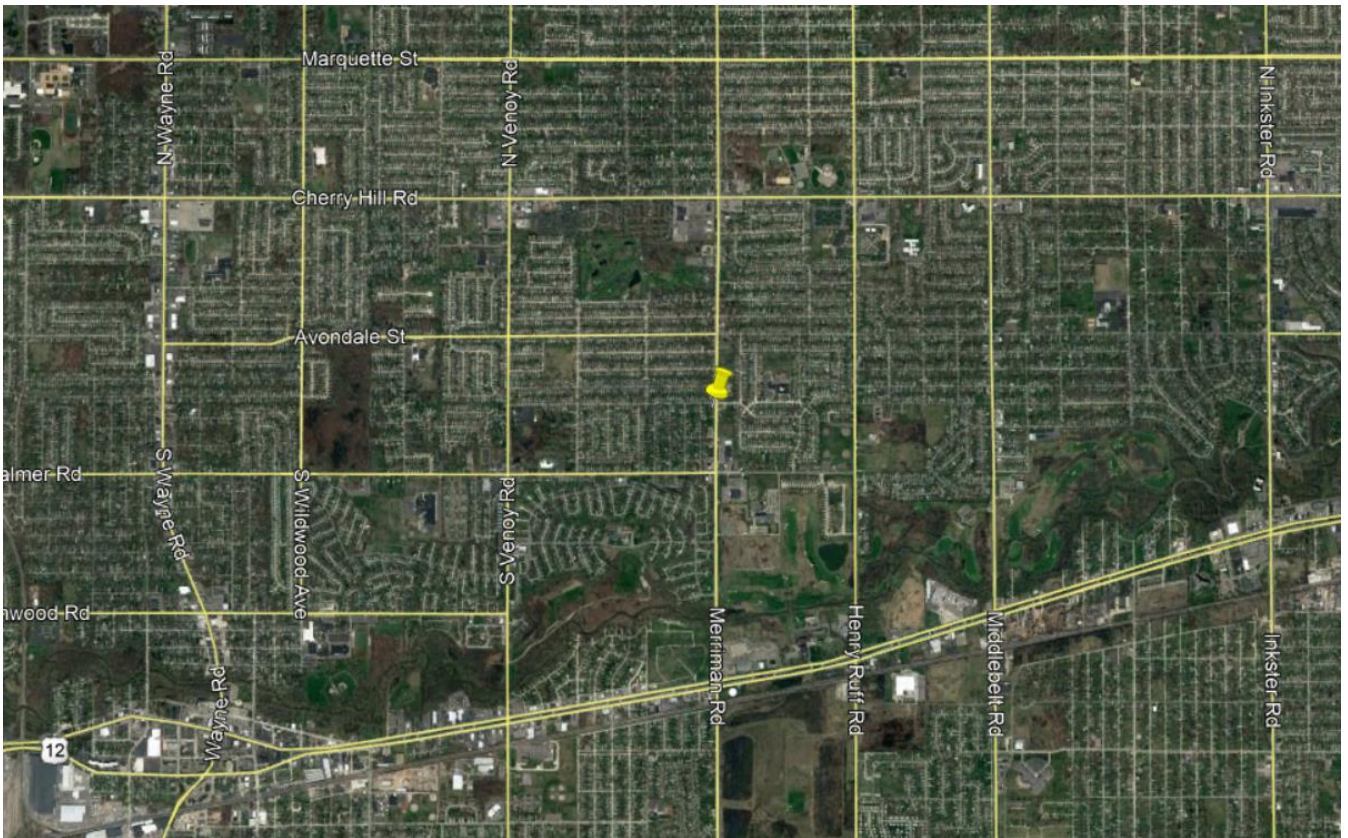
**Mo Abubars**

**248-359-9000**











## FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Mo Abubars

Lat/Lon: 42.3/-83.3495



RF1

### 1409 Merriman Rd

### Westland, MI 48186

1 mi radius

3 mi radius

5 mi radius

POPULATION	2019 Estimated Population	14,750	112,950	261,651
	2024 Projected Population	13,968	108,050	250,682
	2010 Census Population	15,456	117,874	273,153
	2000 Census Population	16,684	126,903	284,367
	Projected Annual Growth 2019 to 2024	-1.1%	-0.9%	-0.8%
	Historical Annual Growth 2000 to 2019	-0.6%	-0.6%	-0.4%
HOUSEHOLDS	2019 Estimated Households	6,115	48,334	114,225
	2024 Projected Households	5,772	46,164	109,334
	2010 Census Households	5,936	46,684	110,322
	2000 Census Households	6,300	48,917	113,572
	Projected Annual Growth 2019 to 2024	-1.1%	-0.9%	-0.9%
	Historical Annual Growth 2000 to 2019	-0.2%	-	-
AGE	2019 Est. Population Under 10 Years	13.6%	12.9%	12.5%
	2019 Est. Population 10 to 19 Years	12.7%	12.6%	12.4%
	2019 Est. Population 20 to 29 Years	14.3%	14.2%	14.2%
	2019 Est. Population 30 to 44 Years	19.7%	19.2%	19.3%
	2019 Est. Population 45 to 59 Years	18.9%	19.6%	19.7%
	2019 Est. Population 60 to 74 Years	14.9%	15.4%	15.3%
	2019 Est. Population 75 Years or Over	5.9%	6.1%	6.7%
	2019 Est. Median Age	35.9	36.9	37.4
MARITAL STATUS & GENDER	2019 Est. Male Population	48.7%	48.4%	48.2%
	2019 Est. Female Population	51.3%	51.6%	51.8%
	2019 Est. Never Married	38.3%	38.4%	35.7%
	2019 Est. Now Married	34.8%	36.4%	40.8%
	2019 Est. Separated or Divorced	20.1%	18.5%	16.9%
	2019 Est. Widowed	6.8%	6.7%	6.6%
INCOME	2019 Est. HH Income \$200,000 or More	0.7%	1.4%	2.3%
	2019 Est. HH Income \$150,000 to \$199,999	3.0%	3.6%	4.8%
	2019 Est. HH Income \$100,000 to \$149,999	11.2%	11.0%	13.2%
	2019 Est. HH Income \$75,000 to \$99,999	13.8%	13.6%	14.3%
	2019 Est. HH Income \$50,000 to \$74,999	18.7%	19.8%	20.5%
	2019 Est. HH Income \$35,000 to \$49,999	15.7%	15.0%	14.5%
	2019 Est. HH Income \$25,000 to \$34,999	10.1%	10.5%	9.9%
	2019 Est. HH Income \$15,000 to \$24,999	11.6%	11.2%	9.9%
	2019 Est. HH Income Under \$15,000	15.3%	13.8%	10.5%
	2019 Est. Average Household Income	\$55,752	\$59,561	\$66,727
	2019 Est. Median Household Income	\$47,649	\$50,589	\$57,602
	2019 Est. Per Capita Income	\$23,243	\$25,566	\$29,202
	2019 Est. Total Businesses	266	2,979	7,646
	2019 Est. Total Employees	2,552	32,997	80,794

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RF1

1409 Merriman Rd

Westland, MI 48186

1 mi radius

3 mi radius

5 mi radius

RACE	2019 Est. White	62.6%	65.0%	70.7%
	2019 Est. Black	29.9%	27.5%	21.3%
	2019 Est. Asian or Pacific Islander	2.1%	2.6%	3.5%
	2019 Est. American Indian or Alaska Native	0.4%	0.5%	0.4%
	2019 Est. Other Races	4.8%	4.5%	4.0%
HISPANIC	2019 Est. Hispanic Population	748	5,073	12,150
	2019 Est. Hispanic Population	5.1%	4.5%	4.6%
	2024 Proj. Hispanic Population	5.4%	4.9%	5.0%
	2010 Hispanic Population	4.1%	3.4%	3.6%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	9,895	76,964	180,097
	2019 Est. Elementary (Grade Level 0 to 8)	3.6%	3.3%	3.1%
	2019 Est. Some High School (Grade Level 9 to 11)	8.5%	9.4%	7.6%
	2019 Est. High School Graduate	36.4%	35.6%	32.0%
	2019 Est. Some College	27.7%	26.7%	25.3%
	2019 Est. Associate Degree Only	9.7%	9.7%	9.8%
	2019 Est. Bachelor Degree Only	8.9%	10.2%	14.2%
	2019 Est. Graduate Degree	5.2%	5.2%	8.0%
HOUSING	2019 Est. Total Housing Units	6,653	51,963	121,458
	2019 Est. Owner-Occupied	55.7%	61.1%	65.5%
	2019 Est. Renter-Occupied	36.3%	32.0%	28.5%
	2019 Est. Vacant Housing	8.1%	7.0%	6.0%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	0.5%	0.8%	0.8%
	2019 Homes Built 2000 to 2009	3.7%	4.1%	4.2%
	2019 Homes Built 1990 to 1999	3.0%	4.8%	6.6%
	2019 Homes Built 1980 to 1989	4.2%	4.2%	5.1%
	2019 Homes Built 1970 to 1979	7.6%	10.9%	12.0%
	2019 Homes Built 1960 to 1969	18.7%	18.5%	15.5%
	2019 Homes Built 1950 to 1959	36.8%	33.0%	33.3%
	2019 Homes Built Before 1949	17.4%	16.6%	16.6%
HOME VALUES	2019 Home Value \$1,000,000 or More	0.4%	0.3%	0.3%
	2019 Home Value \$500,000 to \$999,999	1.8%	1.7%	1.8%
	2019 Home Value \$400,000 to \$499,999	1.6%	1.7%	1.8%
	2019 Home Value \$300,000 to \$399,999	3.0%	3.2%	3.6%
	2019 Home Value \$200,000 to \$299,999	9.7%	10.0%	12.5%
	2019 Home Value \$150,000 to \$199,999	8.2%	11.2%	15.4%
	2019 Home Value \$100,000 to \$149,999	22.2%	22.5%	25.3%
	2019 Home Value \$50,000 to \$99,999	38.6%	34.3%	28.2%
	2019 Home Value \$25,000 to \$49,999	12.1%	11.4%	8.5%
	2019 Home Value Under \$25,000	4.8%	6.5%	5.3%
	2019 Median Home Value	\$94,975	\$99,242	\$117,081
	2019 Median Rent	\$711	\$687	\$700

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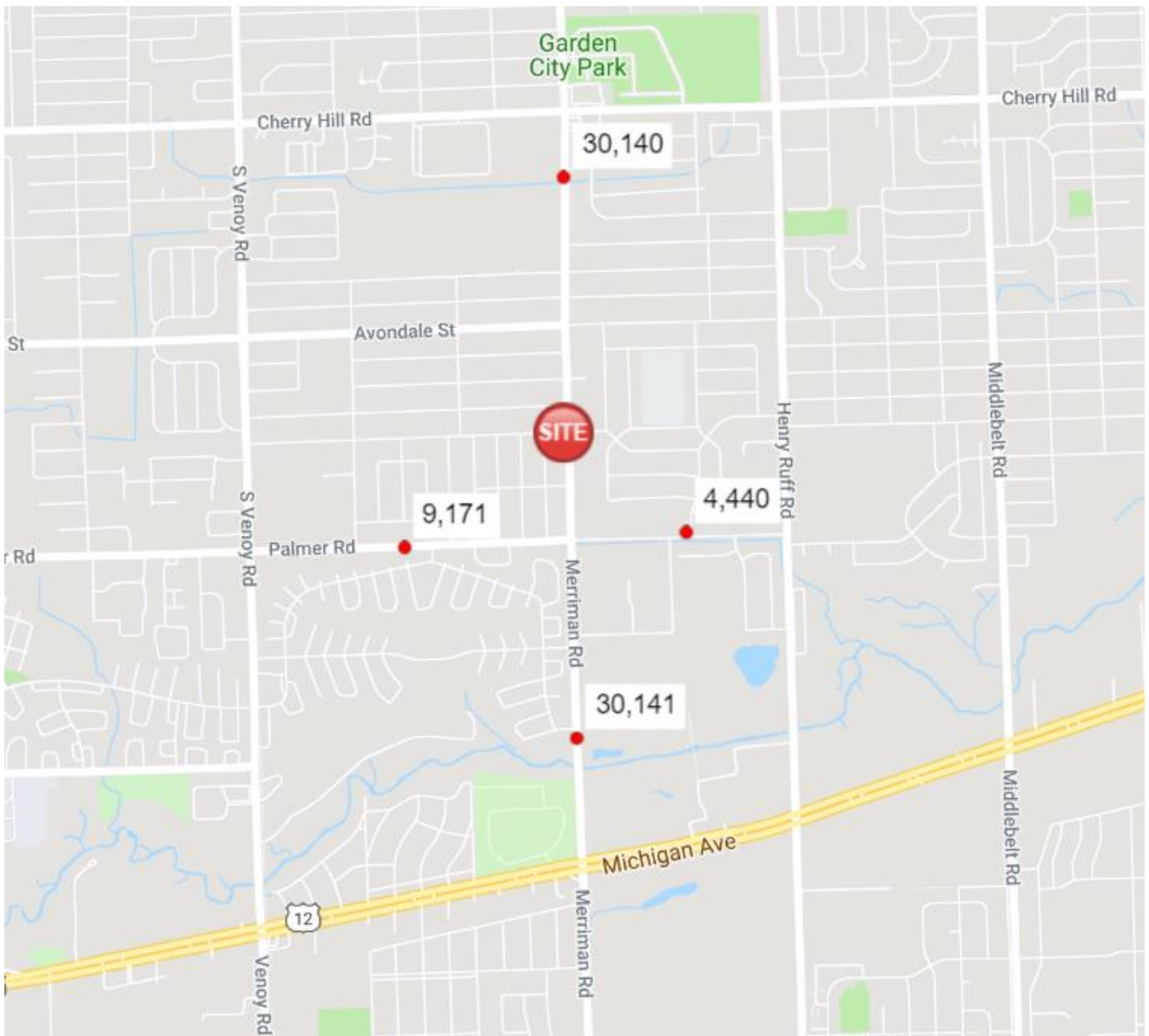
Westland, MI 48186

1 mi radius 3 mi radius 5 mi radius

LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	11,586	89,730	209,106
	2019 Est. Civilian Employed	59.8%	59.9%	61.7%
	2019 Est. Civilian Unemployed	2.5%	2.0%	1.8%
	2019 Est. in Armed Forces	-	-	-
	2019 Est. not in Labor Force	37.8%	38.0%	36.5%
	2019 Labor Force Males	47.8%	47.5%	47.4%
	2019 Labor Force Females	52.2%	52.5%	52.6%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	6,923	53,770	128,971
	2019 Mgmt, Business, & Financial Operations	12.6%	10.3%	12.0%
	2019 Professional, Related	18.5%	17.5%	20.5%
	2019 Service	19.2%	20.0%	18.6%
	2019 Sales, Office	24.0%	23.0%	23.1%
	2019 Farming, Fishing, Forestry	-	0.2%	0.2%
	2019 Construction, Extraction, Maintenance	7.2%	7.9%	7.3%
	2019 Production, Transport, Material Moving	18.3%	21.1%	18.3%
TRANSPORTATION TO WORK	2019 White Collar Workers	55.2%	50.8%	55.5%
	2019 Blue Collar Workers	44.8%	49.2%	44.5%
	2019 Drive to Work Alone	80.9%	82.1%	82.6%
	2019 Drive to Work in Carpool	9.9%	9.3%	9.0%
	2019 Travel to Work by Public Transportation	2.9%	2.5%	2.5%
	2019 Drive to Work on Motorcycle	-	-	-
	2019 Walk or Bicycle to Work	2.6%	2.3%	2.3%
TRAVEL TIME	2019 Other Means	0.9%	0.7%	0.7%
	2019 Work at Home	2.7%	3.0%	2.9%
	2019 Travel to Work in 14 Minutes or Less	20.3%	24.8%	26.0%
	2019 Travel to Work in 15 to 29 Minutes	45.7%	44.9%	46.0%
	2019 Travel to Work in 30 to 59 Minutes	34.7%	32.2%	33.7%
CONSUMER EXPENDITURE	2019 Travel to Work in 60 Minutes or More	4.9%	5.0%	4.9%
	2019 Average Travel Time to Work	23.5	22.3	22.4
	2019 Est. Total Household Expenditure	\$286.27 M	\$2.37 B	\$6.05 B
	2019 Est. Apparel	\$9.9 M	\$82.04 M	\$209.98 M
	2019 Est. Contributions, Gifts	\$15.31 M	\$127.9 M	\$332.01 M
	2019 Est. Education, Reading	\$8.25 M	\$69.17 M	\$179.63 M
	2019 Est. Entertainment	\$15.75 M	\$130.95 M	\$337.11 M
	2019 Est. Food, Beverages, Tobacco	\$44.8 M	\$369.58 M	\$938.05 M
	2019 Est. Furnishings, Equipment	\$9.82 M	\$81.61 M	\$210.07 M
	2019 Est. Health Care, Insurance	\$26.86 M	\$222.28 M	\$565.75 M
	2019 Est. Household Operations, Shelter, Utilities	\$94.1 M	\$776.89 M	\$1.97 B
	2019 Est. Miscellaneous Expenses	\$5.39 M	\$44.69 M	\$114.45 M
	2019 Est. Personal Care	\$3.84 M	\$31.8 M	\$81.23 M
	2019 Est. Transportation	\$52.25 M	\$432.35 M	\$1.11 B

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10/7/2019

Westland, MI Code of Ordinances

Sec. 110-9.4. - CB-1 low intensity commercial business district.

9.4.1 *Permitted principal uses.* The following land and /or structure uses shall be permitted by right in the CB-1 low intensity commercial business district:

- a. Any principal use permitted in the OB office business district.
- b. Convenience commercial uses:
  - Convenience food stores.
  - Dry goods and notions stores.
  - Flower shops.
  - Ticket agencies, entertainment.
  - Ticket agencies, transportation.
  - Tobacco shops.
  - Travel agencies.
  - Establishments other than drive-in or drive-through restaurants that sell prepared food, such as ice cream, baked goods and pizza, for take-out.
  - Food stores, including grocery stores, supermarkets and specialized food stores, such as bakeries and delicatessens.
  - Hardware stores.
- c. Personal service uses:
  - Barber and beauty shops.
  - Dry cleaning and laundry establishments.
  - Photographic studios.
  - Tailor and dressmaker shops.
  - Art merchandising studios.
  - Art supply stores.
  - Book and stationery stores.
  - Business machine sales.
  - Camera stores.
  - Carpet and rug stores.
  - Coin and philatelic stores.
  - Furniture stores.
  - Gift shops.
  - Hearing aid stores.
  - Interior decorators.
  - Jewelry stores, costume.
  - Jewelry stores, fine.
  - Key shops.
  - Leather and luggage stores.
  - Musical instrument sales.
  - Office supply stores.
  - Optician retail sales.
  - Picture framing.
  - Tanning salons.
- d. Comparison commercial uses:
  - Bicycle sales, rental, and repair shops.
  - Electrical showrooms and shops.
  - Garden supply stores.
  - Hobby shops.
  - Household, appliance stores.
  - Household, notions and dry goods.
  - Music, video and record sales and rental stores.
  - Novelty shops.

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Westland, MI Code of Ordinances

Paint, glass, and wallpaper stores.

Pet stores.

Plumbing showrooms and shops.

Sporting goods.

Toy stores.

e. General commercial uses and repair services as listed below:

Appliance repair establishments for household appliances.

Blueprinting and photostating establishments.

Catering establishments.

Exercise and physical fitness establishments, less than 10,000 square feet in area.

Exterminating shops.

Locksmith shops.

Newspaper distribution agencies.

Parking lots and garages.

Pawn shops.

Printing and publishing shops, less than 10,000 square feet in area.

Small engine repair for lawn mowers, snow blowers, and similar devices. Veterinary establishments.

Wood sales for fireplaces and stoves, provided that no splitting of wood occurs on the site.

f. Funeral homes and mortuaries.

9.4.2 *Special land uses.*

a. Any permitted principal use in the CB-2 district shall be permitted as a special land use in the CB-1 low intensity commercial business district subject to the standards and approval requirements as provided in article XIII and subject further to the requirement that such special land uses or combination of special land uses shall not occupy more than 25 percent of the structure in which it is located or the complex of structures in the same zoning lot on which it is located.

b. Restaurants and establishments serving alcoholic beverages for consumption on the premises shall be permitted as special land uses in the CB-1 district subject to the standards and approval requirements as provided in article XIII.

c. Institutional and related uses as listed below shall be permitted as special land uses in the CB-1 low intensity commercial business district subject to the standards and approval requirements as provided in article XIII. Such uses shall include:

Child-care centers and nursery schools.

Cultural facilities, as follows:

Public libraries and public art galleries.

Public museums and aquariums.

Educational facilities (nonboarding), as follows:

Elementary schools.

Junior and senior high schools.

Colleges and universities.

Essential services for which special land use approval is required in accordance with [section 110-6.3](#).

Extended health care facilities, as follows:

Hospitals.

Sanitariums.

Nursing and convalescent homes.

Public service uses and buildings, as follows:

Public administration buildings, local, county, state, and federal.

Fire stations.

Police stations.

Recreation and social facilities, as follows:

Golf courses, golf driving ranges, pitch and putt, or miniature golf courses.

Recreational buildings and community centers, noncommercial.

Swimming pools, noncommercial.

Tennis clubs and courts, noncommercial.

Religious institutions, as follows:



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Churches, chapels, temples, and synagogues.

Rectories, parsonages and parish houses.

- d. Automobile accessory stores, provided no installation of accessories or parts occur on the premises.
- e. Drug stores and pharmacies.
- f. Clothing stores.

9.4.3 *Accessory structures.* Accessory structures and uses typically incidental to a principal use permitted by right or a principal special land use shall be permitted as accessory uses subject to the following requirements:

- a. No accessory structure or use shall occupy more than 20 percent of the floor area of the principal uses.
- b. No accessory structure shall be located in any front or side area.
- c. No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure to which it is accessory.
- d. Auditoriums, meeting rooms, offices, and similar facilities shall be permitted as accessory uses to religious institutions, provided such facilities are used for activities normally associated with church business. Activities associated with church business generally do not have daily business hours; use existing church space and facilities on a temporary basis; use mostly volunteers as employees; donate revenues produced directly to the church; and, offer mostly donated goods or services.
- e. Temporary outdoor sales accessory to special land uses or to uses permitted by right as regulated by [section 110-4.13](#).

9.4.4 *Minimum lot size requirements.*

- a. Minimum lot area: 10,000 square feet.
- b. Minimum lot width: 80 feet.

9.4.5 *Minimum yard requirements.*

- a. Minimum setback requirements for principal and accessory structures: CB-1:  
Front: 15 feet.  
Side: 10 feet.  
Rear: 20 feet.
- b. Required front, side, and rear yards shall be unobstructed from the ground level to the sky, except by natural vegetation and as specifically permitted in subsection 110-4.6.5, article XI, and in paragraph "d" below.
- c. Side yard which abut streets shall conform to the same yard setbacks and other requirements as front yards.
- d. Areas for the temporary storage of garbage and trash shall not be located in any required or unrequired front yard area or in any required side yard area, provided that this section shall not be interpreted to prevent placing of litter containers for the use of pedestrians outdoors.
- e. Unsheltered parking shall be permitted in required side and rear yards, except that parking shall not be permitted in a required side or rear yard which abuts a street. Parking shall be permitted in unrequired side and rear yard areas.
- f. Parking structures and shelters shall not be permitted in any required front, side or rear yard. Parking structures and shelters shall be permitted in unrequired front, side, and rear yards, provided that parking shelters which are in front yards shall be completely enclosed on all sides visible from streets.

9.4.6 *Maximum building bulk requirements.*

- a. Maximum building height:  
Stories: 2  
Feet: 30
- b. Maximum lot coverage: 40 percent for all principal and accessory buildings.