

# LAND FOR SALE



## **Pontiac Trail and Walnut Lake Commerce Township, MI**



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)

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# PROPERTY SUMMARY

**Location:** Pontiac Trail and Walnut Lake  
Commerce Township, MI 48390

**Parcel ID:** 17-24-476-019 – Vacant lot  
17-24-476-021 – 3260 N. Pontiac Trail  
17-24-476-023 – 3252 N. Pontiac Trail

**Total Land Size:** 0.945 Acres

**Sale Price:** \$1,280,000

**Utilities:** All available

**Zoning:** B-2 Community Business

**School District:** Walled Lake Schools

**Property Taxes:** Approx. \$4,750 annually

**Frontage:** 200' on Pontiac Trail

## Demographics within

**a 5 mile radius:** Population: 155,383 Persons  
Households: 62,013 Homes  
Avg. HH Income: \$107,492 Annually  
Traffic Count: 28,148 VPD on Pontiac Trail

**Comments:** Three lots located on the south side of N. Pontiac Trail, between Walnut Lake Road and Haggerty Road. Two of the lots have homes on them (they have tenants on a month to month basis), the third is vacant and located behind one of the homes. Property is zoned commercial and all utilities are available.

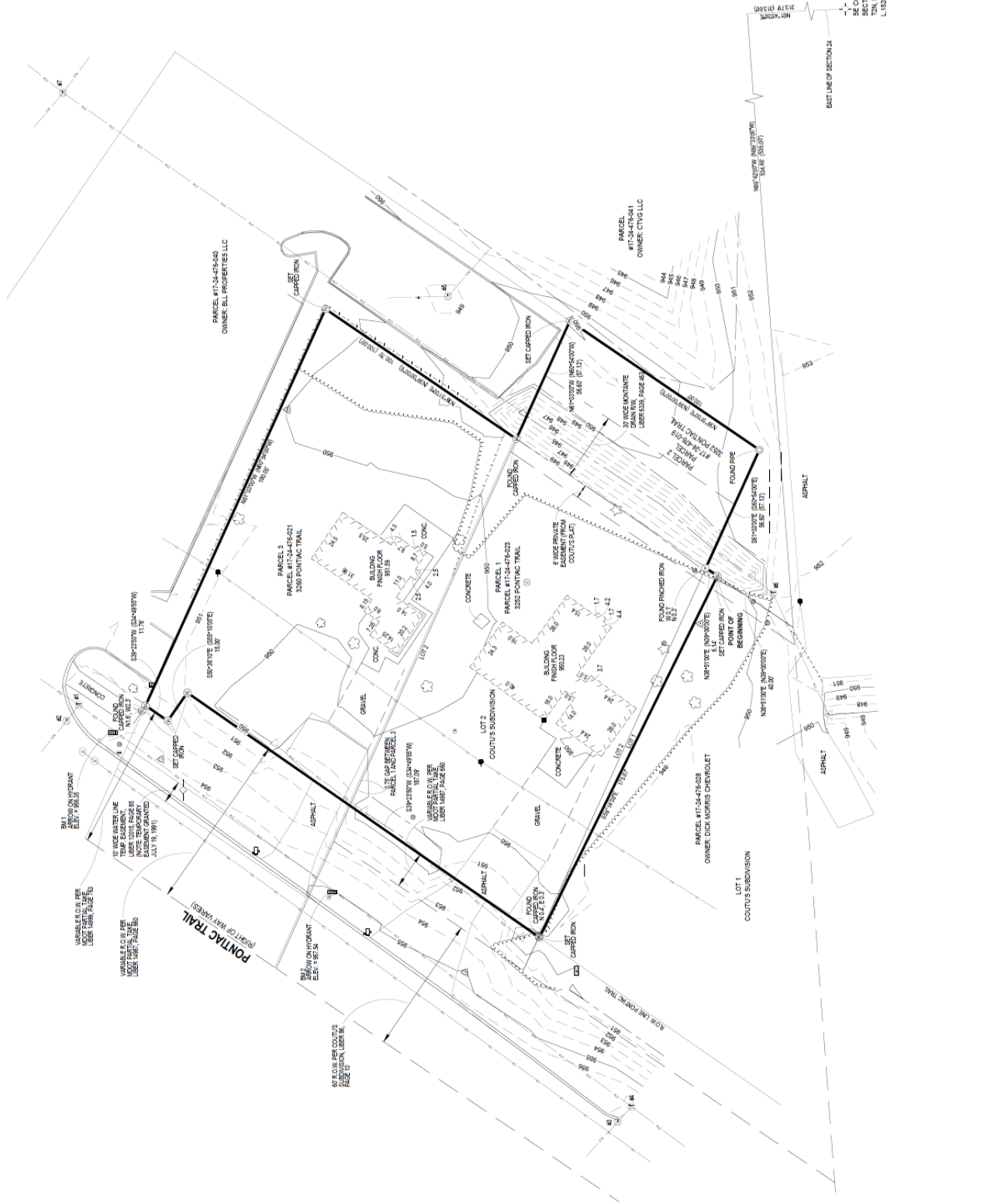
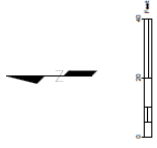
For Information Contact:  
**Randy Thomas**  
**248-359-9000**





### STRUCTURE INVENTORIES

- STORM SEWER MANHOLE #1
- RM = 953.89
- 12 CONCRETE S.W. INV = 948.54
- 12 CONCRETE N.E. INV = 948.59
- 12 CONCRETE E.W. INV = 948.69
- CATCH BASIN #2
- RM = 953.50
- 12 CONCRETE N.W. INV = 948.40
- 12 CONCRETE S.E. INV = 948.60
- CATCH BASIN #3
- RM = 956.50
- 12 CONCRETE N.W. INV = 948.10
- 12 CONCRETE S.E. INV = 948.50
- STORM SEWER MANHOLE #4
- RM = 957.30
- 12 CONCRETE N.W. INV = 948.54
- 12 CONCRETE S.W. INV = 948.34
- 12 CONCRETE E.W. INV = 948.34
- 12 CONCRETE N.E. INV = 948.54
- CATCH BASIN #5
- RM = 943.72
- 12 CONCRETE N.W. INV = 941.32
- 12 CONCRETE S.E. INV = 941.12
- STORM SEWER MANHOLE #6
- RM = 952.30
- 12 CONCRETE N.W. INV = 948.60
- 12 CONCRETE S.W. INV = 948.70
- 12 CONCRETE E.W. INV = 948.30
- STORM SEWER MANHOLE #7
- RM = 943.54
- 12 CONCRETE N.W. INV = 943.54
- 12 CONCRETE S.W. INV = 943.53
- 12 CONCRETE E.W. INV = 943.53
- 12 CONCRETE N.E. INV = 943.53



SE CORNER  
SECTION 24  
T2N R34E  
L1528N P. 504

EAST LINE OF SECTION 24

WESTERN AVENUE  
50' W (205.20')

ASPHALT

ASPHALT

ASPHALT

PARCEL #17-24-16-540  
OWNER: SLL PROPERTIES LLC

PARCEL #17-24-16-021  
3200 PONTIAC TRAIL

PARCEL #17-24-16-023  
3200 PONTIAC TRAIL

PARCEL #17-24-16-028  
OWNER: DICK MORRIS CHEVROLET

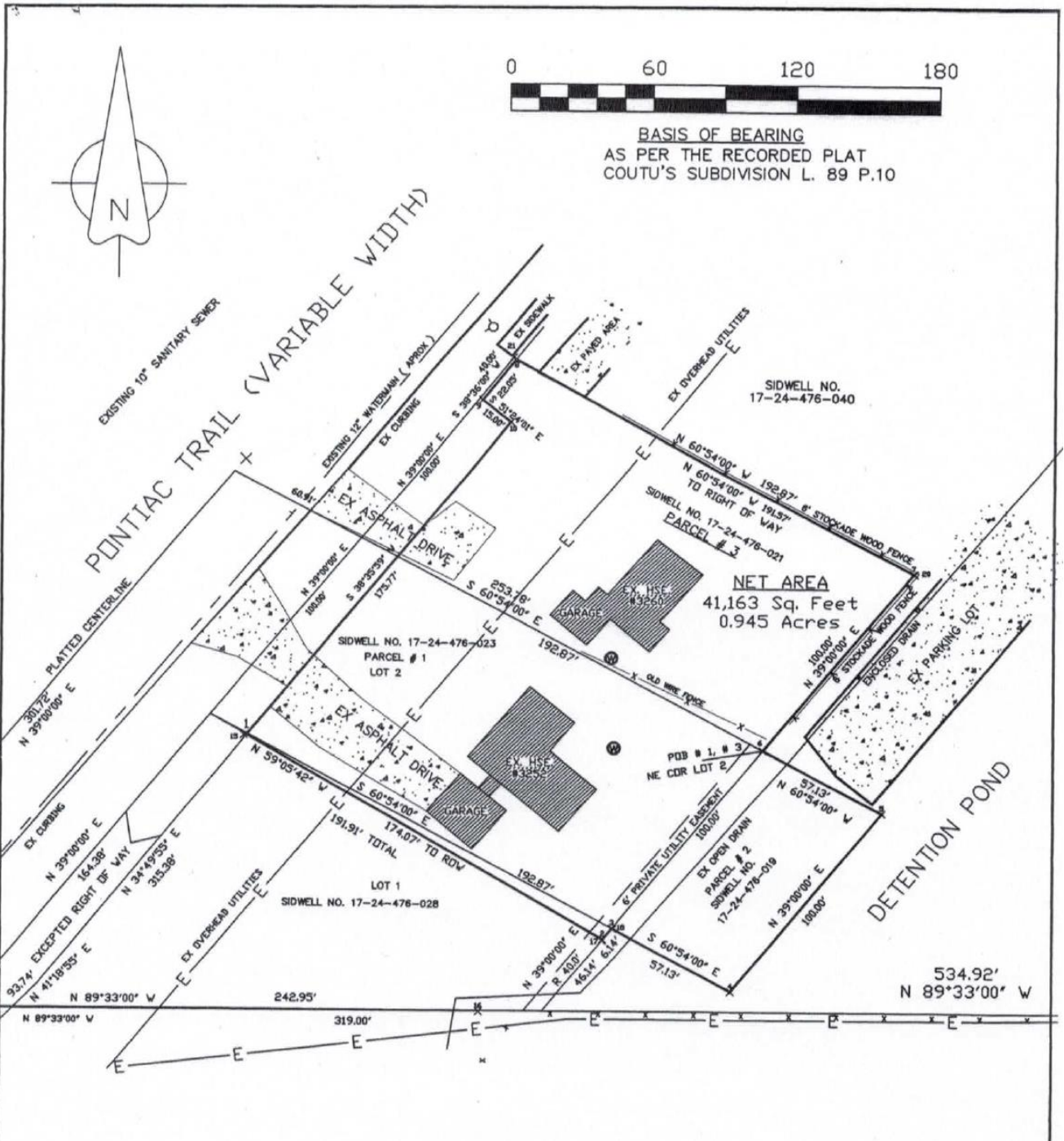
PARCEL #17-24-16-031  
OWNER: CITY OF LLC

SEVERAL E.O.M. PER  
MOUNTAIN STATE  
LIBERTY INSURANCE CO.  
POLICY #12345678  
EFFECTIVE DATE  
JULY 19, 1991

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List Points Report  
 File> J:\COMPANY 4-9-2014\2014 DWG\14-032000 PONTIAC TRAIL\ROTATED PT FILE 4-15-2014.crd  
 Tue Apr 15 13:40:34 2014

PointNo.	Northing(Y)	Easting(X)	Description
1	10437.27	9350.17	BDRY
2	10347.86	9499.52	BDRY
3	10352.63	9503.39	BDRY
4	10324.85	9553.30	BDRY
5	10402.56	9616.24	BDRY
6	10430.35	9566.32	BDRY
7	10508.06	9629.25	BDRY
8	10601.23	9461.86	BDRY
9	10583.99	9448.10	BDRY
10	10574.63	9459.82	BDRY
11	10000.00	10000.00	SE SEC CDR
12	12649.29	10078.62	EAST 1/4 POST
13	10053.03	7327.47	SOUTH 1/4 POST
14	10007.58	8903.23	DEFLECTION PT
15	10437.23	9348.99	FD CAPPED IRON
16	10316.54	9447.71	FD CAPPED IRON
17	10347.42	9499.37	FD CAPPED IRON
18	10352.38	9503.82	FD PINCH PIPE
19	10468.93	9703.18	FD CAPPED IRON
20	10507.86	9629.63	FD CAPPED IRON
21	10602.04	9460.71	FD CAPPED IRON

## LEGAL DESCRIPTION:

### Parcel 1 ( PARCEL ID # 17-24-476-023 )

PART OF THE EAST ½ OF THE SE ¼, OF SECTION 24, COMMERCE TWP., T2N, R8E, OAKLAND COUNTY, MICHIGAN, COUTU'S SUBDIVISION LOT 1 EXC SLY PART MEAS 164.38 FEET ON WEST LOT LINE & 40.00 FEET ON EAST LOT LYING NORTHEAST & ALL OF LOT 2, EXCEPT THAT PART OF SAID LOTS 1 AND 2 WHICH LIES NORTHWESTERLY OF LINE DESCRIBED AS: BEGINNING AT A POINT DISTANT SOUTH 86 DEGREES 37 MINUTES 41 SECONDS WEST, 895.66 FEET AND NORTH 03 DEGREES 22 MINUTES 19 SECONDS WEST, 170.84 FEET FROM THE SOUTHEAST SECTION CORNER OF SAID SECTION 24; THENCE ALONG A CURVE TO THE LEFT; THE RADIUS BEARS 1847.48 FEET, THE CHORD BEARS NORTH 43 DEGREES 14 MINUTES 52 SECONDS EAST, 124.59 FEET, A DISTANCE OF 124.62 FEET; THENCE NORTH 41 DEGREES 18 MINUTES 55 SECONDS EAST, 93.74 FEET; THENCE NORTH 34 DEGREES 49 MINUTES 55 SECONDS EAST, 315.38 FEET TO THE POINT OF ENDING  
COMMONLY KNOWS AS 3252 PONTIAC TRAIL

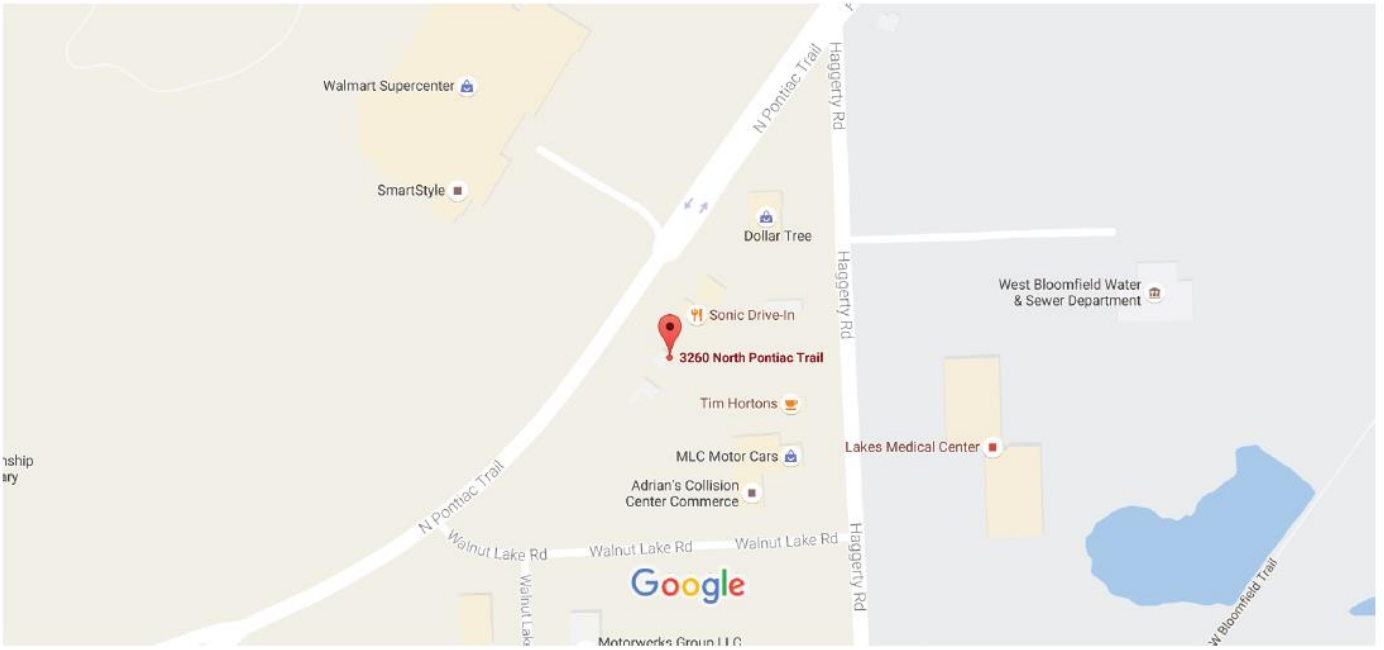
### PARCEL 2 ( PARCEL ID # 17-24-476-019 )

A PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 24, TOWN 2 NORTH, RANGE 8 EAST, COMMERCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN:  
BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF COUTU'S SUBDIVISION AS RECORDED IN LIBER 86, PAGE 10 OF PLATS, OAKLAND COUNTY RECORDS, THENCE SOUTH 60 DEGREES 54 MINUTES EAST, 57.13 FEET; THENCE SOUTH 39 DEGREES 00 MINUTES WEST, 100 FEET; THENCE NORTH 60 DEGREES 54 MINUTES WEST, 57.13 FEET; THENCE NORTH 39 DEGREES 00 MINUTES EAST, 100 FEET TO THE POINT OF BEGINNING.  
COMMONLY KNOWS AS 3252 PONTIAC TRAIL

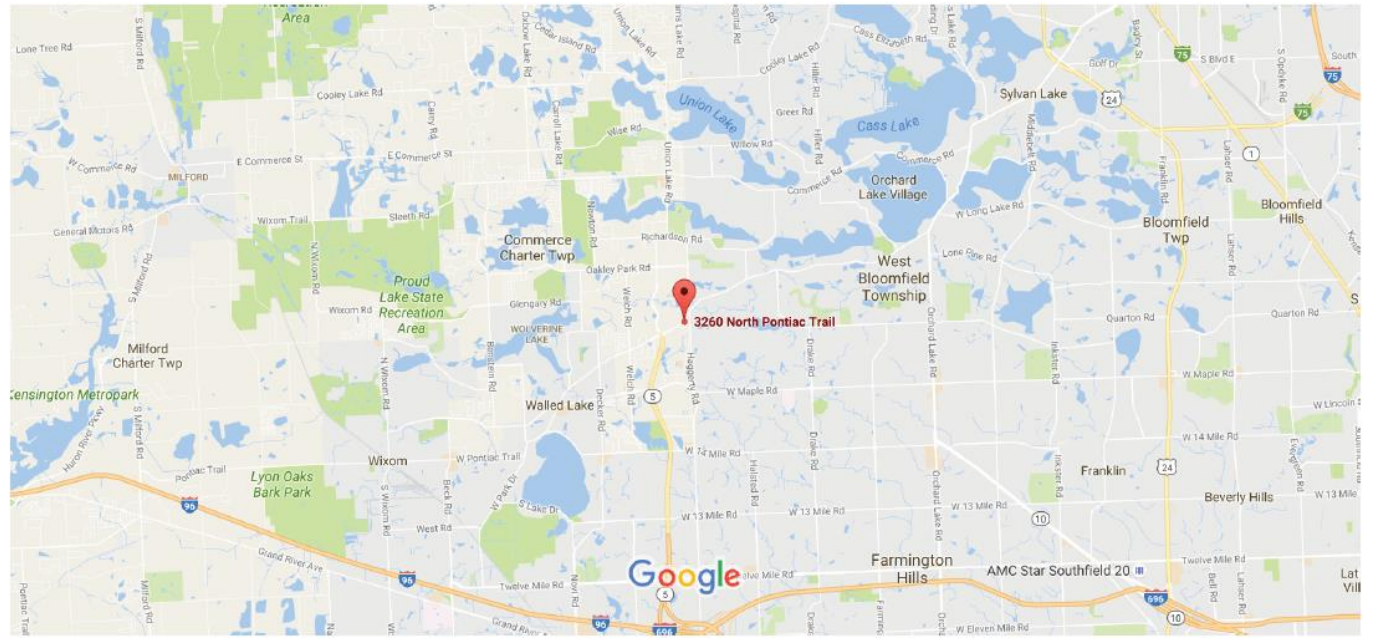
### PARCEL 3 ( PARCEL ID # 17-24-476-021 )

PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 24, TOWN 2 NORTH, RANGE 8 EAST, COMMERCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN;  
BEGINNING AT A POINT DISTANT NORTH 01 DEGREES 45 MINUTES 30 SECONDS EAST, 313 FEET AND NORTH 89 DEGREES 33 MINUTES 00 SECONDS WEST, 535 FEET AND NORTH 39 DEGREES 00 MINUTES 00 SECONDS EAST, 147 FEET FROM THE SOUTHEAST SECTION CORNER; THENCE NORTH 39 DEGREES 00 MINUTES 00 SECONDS EAST, 100 FEET; THENCE NORTH 60 DEGREES 54 MINUTES 00 SECONDS WEST, 253.78 FEET; THENCE SOUTH 39 DEGREES 00 MINUTES 00 SECONDS WEST, 100 FEET; THENCE SOUTH 60 DEGREES 54 MINUTES 00 SECONDS EAST 253.78 FEET TO BEGINNING; EXCEPT THAT PART WHICH LIES NORTHWESTERLY OF LINE DESCRIBED AS; BEGINNING AT POINT DISTANT SOUTH 86 DEGREES 37 MINUTES 41 SECONDS WEST, 895.66 FEET AND NORTH 03 DEGREES 22 MINUTES 19 SECONDS WEST, 170.84 FEET FROM THE SOUTHEAST SECTION CORNER; THENCE ALONG A CURVE TO THE LEFT RADIUS 1847.48 FEET CHORD BEARS NORTH 43 DEGREES 14 MINUTES 52 SECONDS EAST, 124.59 FEET DISTANCE OF 124.62 FEET; THENCE NORTH 41 DEGREES 18 MINUTES 55 SECONDS EAST, 93.74 FEET; THENCE NORTH 34 DEGREES 49 MINUTES 55 SECONDS EAST, 315.38 FEET; THENCE NORTH 55 DEGREES 10 MINUTES 05 SECONDS WEST, 15 FEET; THENCE NORTH 34 DEGREES 49 MINUTES 55 SECONDS EAST, 40 FEET TO THE POINT OF ENDING  
COMMONLY KNOWN AS 3260 PONTIAC TRAIL





### Local Map



### Regional Map



## Executive Summary

3260 N Pontiac Trl, Commerce Twp, Michigan, 48390  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.55733  
Longitude: -83.44197

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,936	53,195	140,798
2010 Population	4,607	56,136	150,833
2016 Population	4,977	58,192	155,383
2021 Population	5,325	60,281	160,564
2000-2010 Annual Rate	1.59%	0.54%	0.69%
2010-2016 Annual Rate	1.24%	0.58%	0.48%
2016-2021 Annual Rate	1.36%	0.71%	0.66%
2016 Male Population	48.5%	48.1%	48.4%
2016 Female Population	51.5%	51.9%	51.6%
2016 Median Age	42.1	44.2	42.8

In the identified area, the current year population is 155,383. In 2010, the Census count in the area was 150,833. The rate of change since 2010 was 0.48% annually. The five-year projection for the population in the area is 160,564 representing a change of 0.66% annually from 2016 to 2021. Currently, the population is 48.4% male and 51.6% female.

### Median Age

The median age in this area is 42.1, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	76.8%	79.5%	77.7%
2016 Black Alone	12.6%	9.3%	10.2%
2016 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2016 Asian Alone	7.3%	8.1%	8.9%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.4%	0.5%	0.7%
2016 Two or More Races	2.8%	2.4%	2.3%
2016 Hispanic Origin (Any Race)	1.8%	2.3%	2.8%

Persons of Hispanic origin represent 2.8% of the population in the identified area compared to 17.9% 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 41.2 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	1,395	20,312	53,955
2010 Households	1,595	22,141	59,780
2016 Total Households	1,722	23,135	62,013
2021 Total Households	1,845	24,055	64,318
2000-2010 Annual Rate	1.35%	0.87%	1.03%
2010-2016 Annual Rate	1.23%	0.71%	0.59%
2016-2021 Annual Rate	1.39%	0.78%	0.73%
2016 Average Household Size	2.88	2.50	2.49

The household count in this area has changed from 59,780 in 2010 to 62,013 in the current year, a change of 0.59% annually. The five-year projection of households is 64,318, a change of 0.73% annually from the current year total. Average household size is currently 2.49, compared to 2.51 in the year 2010. The number of families in the current year is 41,970 in the specified area.





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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$77,707	\$79,020	\$80,211
2021 Median Household Income	\$89,292	\$89,496	\$89,858
2016-2021 Annual Rate	2.82%	2.52%	2.30%
<b>Average Household Income</b>			
2016 Average Household Income	\$108,973	\$106,163	\$107,492
2021 Average Household Income	\$120,443	\$116,637	\$117,158
2016-2021 Annual Rate	2.02%	1.90%	1.74%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$38,712	\$42,729	\$43,055
2021 Per Capita Income	\$42,711	\$47,109	\$47,081
2016-2021 Annual Rate	1.99%	1.97%	1.80%

### Households by Income

Current median household income is \$80,211 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$89,858 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$107,492 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$117,158 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$43,055 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$47,081 in five years, compared to \$32,025 for all U.S. households

### Housing

2000 Total Housing Units	1,471	21,370	56,468
2000 Owner Occupied Housing Units	922	16,074	42,084
2000 Renter Occupied Housing Units	473	4,239	11,871
2000 Vacant Housing Units	76	1,057	2,513
2010 Total Housing Units	1,773	23,848	64,603
2010 Owner Occupied Housing Units	1,181	16,946	44,813
2010 Renter Occupied Housing Units	414	5,195	14,967
2010 Vacant Housing Units	178	1,707	4,823
2016 Total Housing Units	1,845	24,681	66,533
2016 Owner Occupied Housing Units	1,256	17,381	45,861
2016 Renter Occupied Housing Units	467	5,753	16,152
2016 Vacant Housing Units	123	1,546	4,520
2021 Total Housing Units	1,941	25,479	68,652
2021 Owner Occupied Housing Units	1,351	18,026	47,483
2021 Renter Occupied Housing Units	494	6,028	16,835
2021 Vacant Housing Units	96	1,424	4,334

Currently, 68.9% of the 66,533 housing units in the area are owner occupied; 24.3%, renter occupied; and 6.8% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 64,603 housing units in the area - 69.4% owner occupied, 23.2% renter occupied, and 7.5% vacant. The annual rate of change in housing units since 2010 is 1.32%. Median home value in the area is \$249,188, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.82% annually to \$259,560.





## Traffic Count Map - Close Up

3260 N Pontiac Trl, Commerce Twp, Michigan, 48390  
Rings: 1, 3, 5 mile radii

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