

LAND FOR SALE



East Walled Lake Drive, E. of Pontiac Trail

Walled Lake, 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

TABLE OF CONTENTS

LAND FOR SALE

East Walled Lake Dr., E. of Pontiac Trail Walled Lake, MI

SUMMARY	page 1
AERIAL	page 2
SURVEY	page 3
EASEMENT RESTRICTIONS DOC	page 4
AREA MAPS	page 5
DEMOGRAPHICS	pages 6-7
TRAFFIC COUNTS	page 8
ZONING ORDINANCE	page 9



PROPERTY SUMMARY

1

Location: East Walled Lake Drive, E. of Pontiac Trail
Walled Lake, MI 48390

Parcel ID: 17-34-428-011

Total Land Size: 1.12 Acres

Sale Price: \$359,000

Utilities: All available

Zoning: RM- 1 Multi Family Residential

School District: Walled Lake

Property Taxes: +/- \$1,585 Annually

Demographics within

a 5 mile radius: Population: 141,060 Persons
Households: 58,500 Homes
Avg. HH Income: \$116,625 Annually
Traffic Count: 7,572 VPD on East Walled Lake Dr.

Comments: 1.12 Acres vacant land located between East Walled Lake Drive and E. Northport, just west of Hillcroft Drive, in downtown Walled Lake. Great residential (single or multiple family) parcel with recorded easement to Walled Lake for Hill Croft subdivision (see attached aerial and Restrictions attached as page 4).

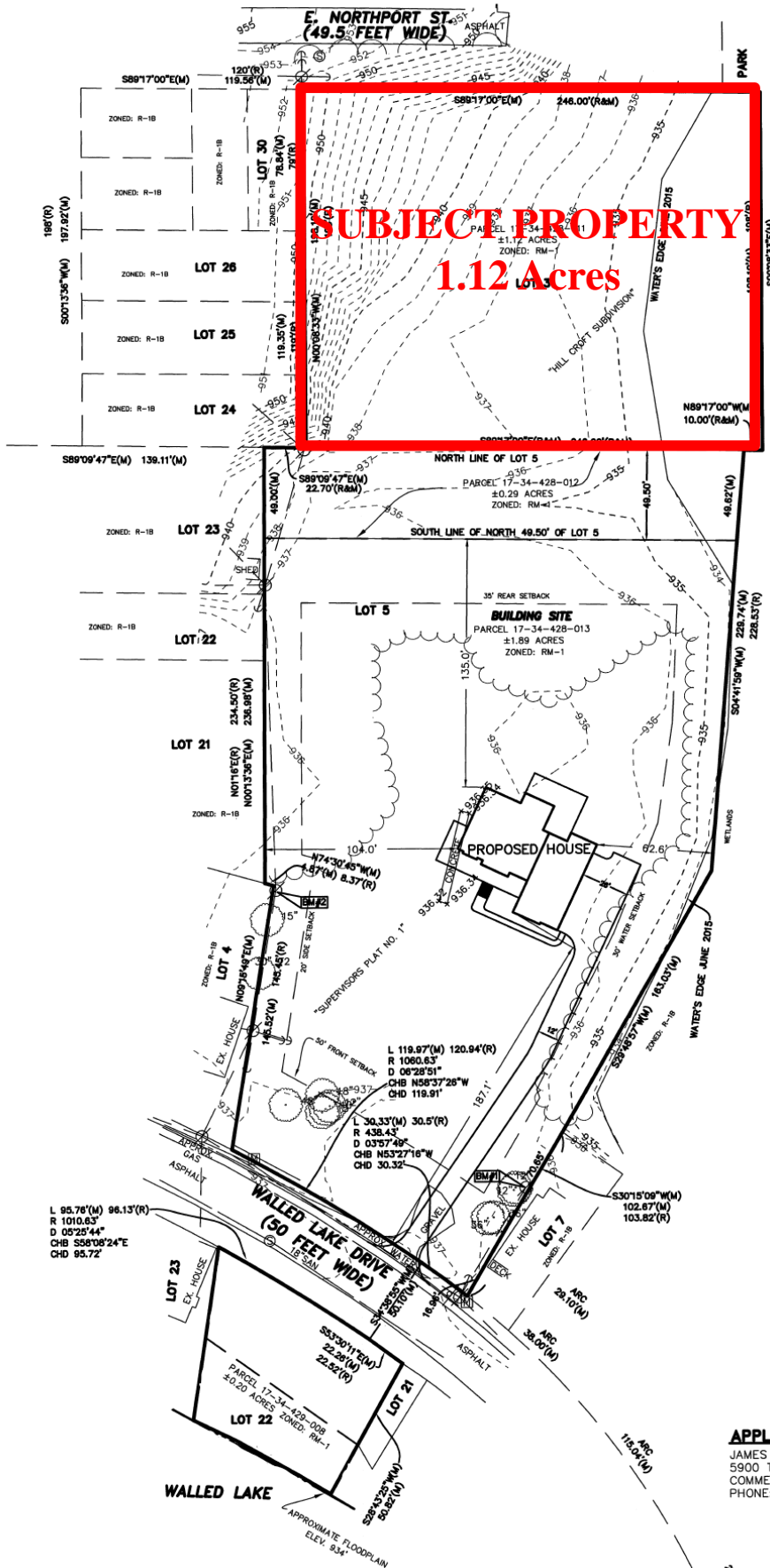
For Information Contact:

Randy Thomas
248-359-9000 ext. 9



OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES





EASEMENT RESTRICTIONS DOCUMENT

4

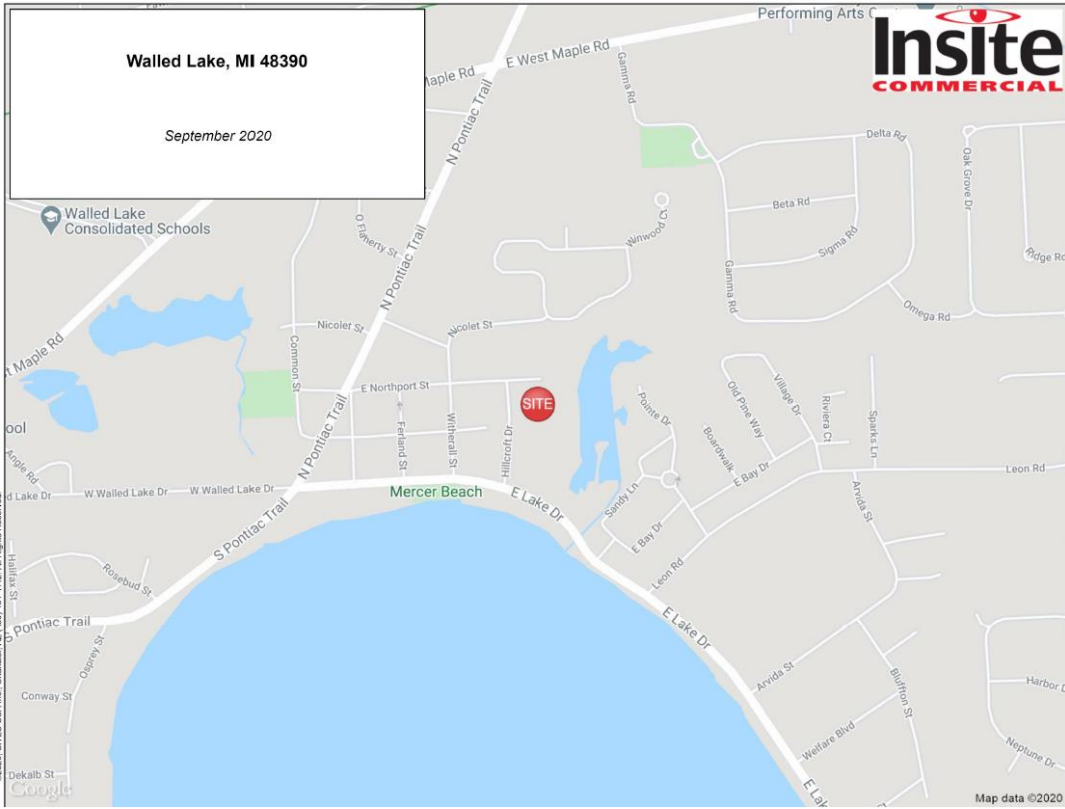
"Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c)."

28-21

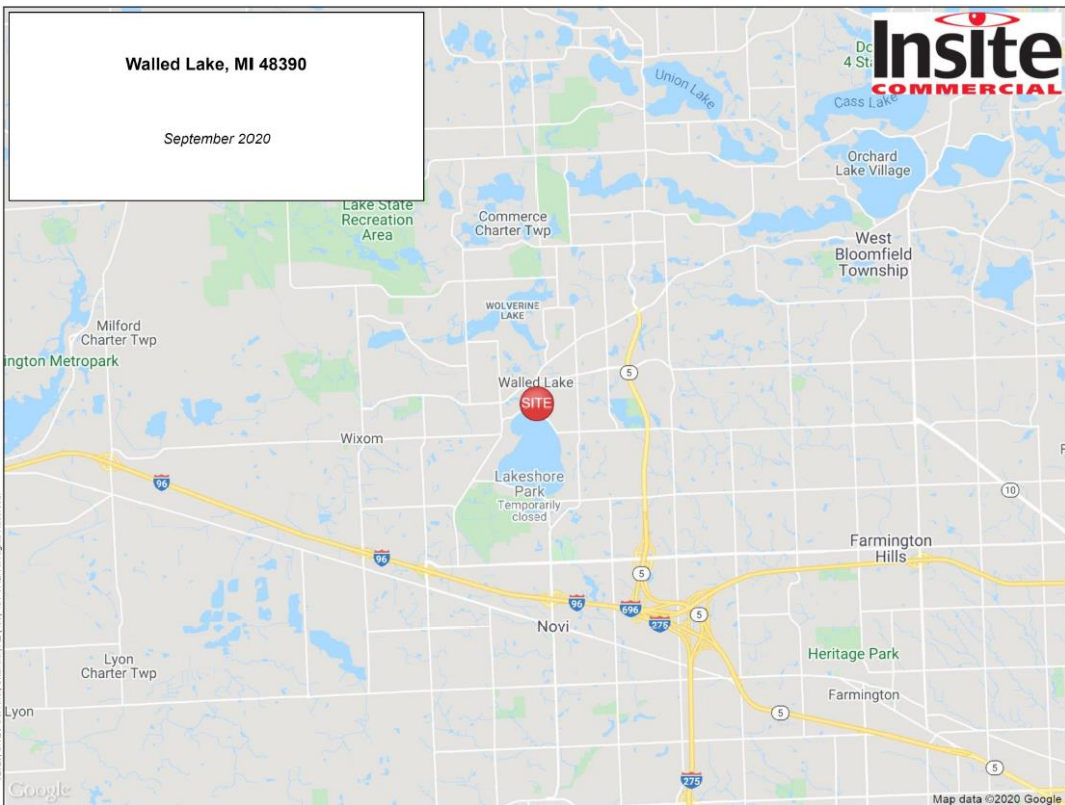
Charles C. Wedow
as to
Hill-croft Subdivision.

Restrictions.
Liber 16, Page 528, M.R.
Not Dated.
Acknowledged January 10, 1928
Recorded January 10, 1928.
Register No. 60091.

1. All Lot Owners shall have a right of way to the lake, over the 20 ft. equally, and all owners shall have equal access to the dock which is for the express benefit of all lot owners.
2. All cottages built on this subdivision must be built in a workmanlike manner, must have at least 3 rooms, must be built of all new lumber and material, must have a neat appearance, must be painted, and if a fire for heating is desired a chimney made of good new brick laid up in a good workmanlike manner must be built so as not to menace other neighboring cottages.
3. Each cottage as it is being built must be wired for electric lights so that oil lights or those other than electric lights can not be used.
4. A fire extinguisher must be kept in readiness in each cottage so that in case of fire it may be easily obtained.
5. Every lot owner is hereby asked to pay \$10.00 at time of closing contract toward purchasing price of fire truck and enter in and have an interest in fire apparatus at all times so that his or her cottage may be protected at all times whether at home or abroad.
6. Consumers of water from wells of Hill-Croft Sub. must share equally in keeping water works in repairs. All must consent to a levy against property if not paid on demand.
7. A good neat garage may be built and occupied by owners while cottages is being built. This condition cannot exist for more than one season.
8. All lot owners must participate in keeping the trees and shrubbery in streets and boulevards.
9. It is expressly agreed that the executor of Deed or Contract is released from further responsibility for taxes or insurance and upkeep of property the Deed covers except as said executed of deed sees necessary to protect himself.
10. No line fences shall be built by anyone for the purpose of division except ornamental wire or shrubbery.
11. No domestic animals can be kept or harbored on Hill-Croft Subdivision except by consent of all concerned in the Subdivision except dog or cat.
12. All lots and cottages owners must build and use a septic tank thus a sanitary toilet, no outside toilet is tolerated after cottage is built.
13. No permanent buildings allowed except cottage and garage and no other buildings allowed near or within 3 feet of line between lot line so as to create an undesirable obstacle for a neighboring owner.
14. Lot owners in Hill-Croft must at all times keep their lot or lots neat and tidy and nothing undesirable be kept around.
15. All lots sold for residence purpose only and it is agreed that no commercial business be allowed except by consent of Chas. C. Wedow or wife or future owner of balance of unsold lots.
16. Lot and cottage owners must not and cannot use hose on wells for the purpose of washing automobiles.
17. It is agreed that all garbage and disposals must be disposed of every day.
18. It is also agreed that if these restrictions are willfully disregarded that a penalty of not less than \$100 or more than \$500 may be imposed.
19. With these restrictions and agreements we set out hands and seals as our free acts and deeds.



Local Map



Regional Map

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5327/-83.4806

RF1

Walled Lake, MI 48390		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	8,920	61,833	141,060
	2025 Projected Population	8,908	62,075	141,571
	2010 Census Population	8,448	55,538	130,002
	2000 Census Population	7,270	47,844	119,184
	Projected Annual Growth 2020 to 2025	-	-	-
	Historical Annual Growth 2000 to 2020	1.1%	1.5%	0.9%
HOUSEHOLDS	2020 Estimated Households	4,404	28,151	58,500
	2025 Projected Households	4,443	28,592	59,376
	2010 Census Households	4,028	24,400	51,877
	2000 Census Households	3,371	20,975	46,458
	Projected Annual Growth 2020 to 2025	0.2%	0.3%	0.3%
	Historical Annual Growth 2000 to 2020	1.5%	1.7%	1.3%
AGE	2020 Est. Population Under 10 Years	9.8%	10.9%	11.0%
	2020 Est. Population 10 to 19 Years	9.4%	10.3%	12.0%
	2020 Est. Population 20 to 29 Years	14.2%	14.8%	12.5%
	2020 Est. Population 30 to 44 Years	21.6%	21.5%	19.7%
	2020 Est. Population 45 to 59 Years	18.7%	19.2%	21.2%
	2020 Est. Population 60 to 74 Years	17.4%	15.4%	16.3%
	2020 Est. Population 75 Years or Over	8.9%	7.8%	7.4%
	2020 Est. Median Age	40.7	39.6	41.0
MARITAL STATUS & GENDER	2020 Est. Male Population	47.3%	48.9%	49.2%
	2020 Est. Female Population	52.7%	51.1%	50.8%
	2020 Est. Never Married	30.9%	30.8%	28.3%
	2020 Est. Now Married	40.2%	46.7%	52.2%
	2020 Est. Separated or Divorced	20.9%	15.0%	13.0%
	2020 Est. Widowed	8.0%	7.5%	6.5%
INCOME	2020 Est. HH Income \$200,000 or More	5.6%	9.1%	12.6%
	2020 Est. HH Income \$150,000 to \$199,999	5.4%	8.4%	10.6%
	2020 Est. HH Income \$100,000 to \$149,999	15.3%	17.0%	19.3%
	2020 Est. HH Income \$75,000 to \$99,999	14.3%	12.4%	12.5%
	2020 Est. HH Income \$50,000 to \$74,999	20.0%	17.8%	15.3%
	2020 Est. HH Income \$35,000 to \$49,999	12.6%	13.7%	11.6%
	2020 Est. HH Income \$25,000 to \$34,999	7.2%	6.8%	6.2%
	2020 Est. HH Income \$15,000 to \$24,999	10.4%	8.1%	6.3%
	2020 Est. HH Income Under \$15,000	9.2%	6.8%	5.6%
	2020 Est. Average Household Income	\$81,343	\$96,103	\$116,625
	2020 Est. Median Household Income	\$65,853	\$76,928	\$90,427
	2020 Est. Per Capita Income	\$40,157	\$43,771	\$48,417
	2020 Est. Total Businesses	408	2,629	7,470
2020 Est. Total Employees	3,447	33,891	93,464	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5327/-83.4806

RF1

Walled Lake, MI 48390

	1 mi radius	3 mi radius	5 mi radius
RACE			
2020 Est. White	81.6%	75.7%	75.5%
2020 Est. Black	6.4%	10.0%	8.8%
2020 Est. Asian or Pacific Islander	7.9%	10.4%	12.4%
2020 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%
2020 Est. Other Races	3.8%	3.7%	3.1%
HISPANIC			
2020 Est. Hispanic Population	384	2,815	5,049
2020 Est. Hispanic Population	4.3%	4.6%	3.6%
2025 Proj. Hispanic Population	4.3%	4.5%	3.6%
2010 Hispanic Population	3.4%	3.6%	2.8%
EDUCATION (Adults 25 or Older)			
2020 Est. Adult Population (25 Years or Over)	6,705	44,734	100,479
2020 Est. Elementary (Grade Level 0 to 8)	1.2%	2.0%	2.1%
2020 Est. Some High School (Grade Level 9 to 11)	6.3%	4.1%	3.4%
2020 Est. High School Graduate	20.0%	18.0%	16.9%
2020 Est. Some College	21.6%	19.4%	18.5%
2020 Est. Associate Degree Only	8.6%	7.9%	7.6%
2020 Est. Bachelor Degree Only	26.2%	29.2%	29.7%
2020 Est. Graduate Degree	16.0%	19.5%	21.9%
HOUSING			
2020 Est. Total Housing Units	4,549	29,011	60,086
2020 Est. Owner-Occupied	61.7%	58.9%	69.3%
2020 Est. Renter-Occupied	35.1%	38.1%	28.1%
2020 Est. Vacant Housing	3.2%	3.0%	2.6%
HOMES BUILT BY YEAR			
2020 Homes Built 2010 or later	2.2%	5.4%	5.0%
2020 Homes Built 2000 to 2009	15.7%	17.1%	13.8%
2020 Homes Built 1990 to 1999	28.1%	23.2%	23.9%
2020 Homes Built 1980 to 1989	14.6%	16.8%	19.1%
2020 Homes Built 1970 to 1979	14.9%	14.0%	15.9%
2020 Homes Built 1960 to 1969	7.3%	8.1%	7.8%
2020 Homes Built 1950 to 1959	6.6%	6.7%	6.2%
2020 Homes Built Before 1949	7.4%	5.9%	5.5%
HOME VALUES			
2020 Home Value \$1,000,000 or More	0.4%	0.8%	0.8%
2020 Home Value \$500,000 to \$999,999	6.0%	7.7%	9.9%
2020 Home Value \$400,000 to \$499,999	5.8%	9.4%	10.9%
2020 Home Value \$300,000 to \$399,999	10.2%	18.0%	22.2%
2020 Home Value \$200,000 to \$299,999	30.7%	30.6%	27.4%
2020 Home Value \$150,000 to \$199,999	18.9%	15.8%	13.3%
2020 Home Value \$100,000 to \$149,999	16.6%	10.1%	7.8%
2020 Home Value \$50,000 to \$99,999	7.1%	3.4%	2.4%
2020 Home Value \$25,000 to \$49,999	0.9%	1.1%	1.2%
2020 Home Value Under \$25,000	2.9%	2.9%	3.6%
2020 Median Home Value	\$208,228	\$254,642	\$284,226
2020 Median Rent	\$957	\$1,007	\$1,114

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

TRAFFIC COUNTS

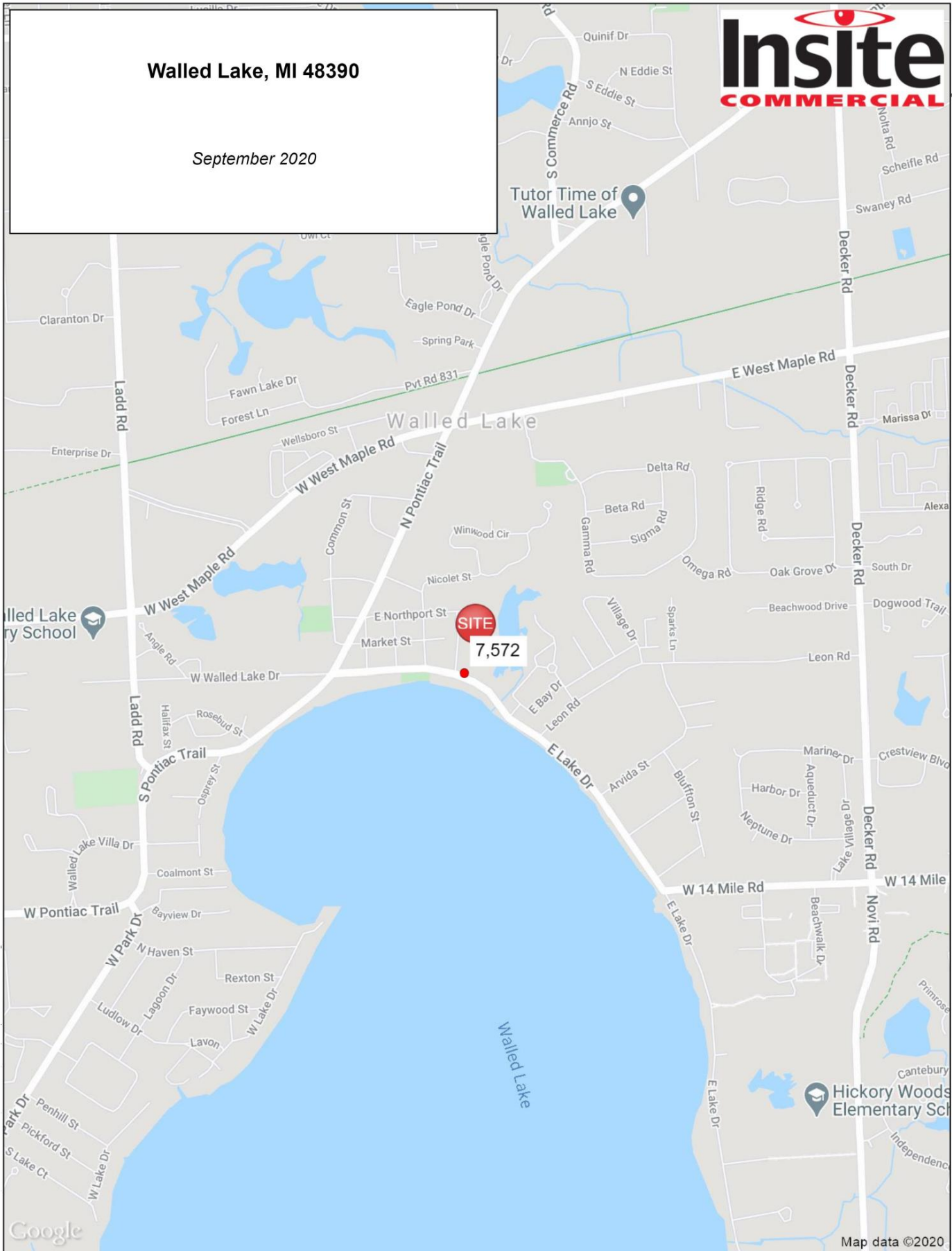
Walled Lake, MI 48390

September 2020



Tutor Time of Walled Lake

SITE
7,572



OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

May 2006

Multiple Family

ARTICLE 6.00

RM-1 and RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT

Section 6.01 -- STATEMENT OF PURPOSE

The RM-1 and RM-2 Multiple Family Residential Districts are designed to provide sites for multiple-family dwelling structures, and related uses, to serve the need for an apartment type unit in the community.

Section 6.02 -- PERMITTED PRINCIPAL USES

In the RM-1 and RM-2 Districts, no uses shall be permitted except the following:

- (a) Multiple-family dwellings of a low-rise type, including but not limited to: apartment houses, row houses, terraces, town houses and cluster houses.
- (b) Two-family dwellings.
- (c) State-licensed residential facilities which provide resident services for six (6) or fewer persons under 24-hour supervision or care, including, but not necessarily limited to, Residential Foster Care Facilities, Family Day Care Homes and Adult Foster Care Family Homes, subject to the regulations in Section 206 of Michigan Public Act 110 of 2006, as amended.
- (d) Municipal buildings and uses.
- (e) Home occupations subject to the minimum requirements in Section 21.33.
- (f) Uses or structures accessory to the above when located on the same lot and not involving any business, profession, trade or occupation, subject to the regulations in Section 21.11.

Section 6.03 -- PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted by the Planning Commission subject to the conditions herein imposed for each use, including the review and approval of the site plan by the Planning Commission, and the imposition of special conditions which, in the opinion of the Commission, are necessary to insure that the land use activity authorized shall be compatible with adjacent uses of land, the natural environment and the capabilities of public services and facilities affected by the land use, and subject further to the provisions and public hearing requirements set forth in Section 21.29:

- (a) Single-family detached dwellings.
- (b) Clubs - private, noncommercial service clubs of a social or fraternal nature, or boat clubs, not operated for profit. (See specific minimum requirements set forth in Section 21.29.)
- (c) Municipal owned and operated libraries, parks, swimming pools or beaches, playgrounds, public boat docks and ramps, and other municipal recreation facilities. (See specific minimum requirements set forth in Section 21.29.)

May 2006

Multiple Family

- (d) Boat launches, docks, waterfront parks, beaches similar waterfront recreation uses, for private non-commercial use only. (See specific minimum requirements in Section 21.29.)
- (e) Private, noncommercial recreation areas; institutional or community recreation centers; a nonprofit swimming pool club. (See specific minimum requirements set forth in Section 21.29.)
- (f) Nursery schools, day nurseries and child care centers, day care centers, and pre-schools, when operated in a dwelling or a building with the external appearance of a dwelling, or when operated as an accessory use to a church or school. (See specific minimum requirements set forth in Section 21.29.)
- (g) Public or private golf courses, not including driving ranges or miniature golf courses. (See specific minimum requirements set forth in Section 21.29.)
- (h) Churches and related religious buildings and facilities customarily incidental thereto but not including tents and other temporary structures. (See specific minimum requirements set forth in Section 21.29.)
- (i) Public, parochial and other private elementary, intermediate and/or high schools offering courses in general education. (See specific minimum requirements set forth in Section 21.29.)
- (j) Public or private colleges, universities and other such institutions of higher learning, offering courses in general, technical or religious education, not operated for profit. (See specific minimum requirements set forth in Section 21.29.)
- (k) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations and switchboards but excluding outside storage yards.
- (l) {Reserved for future use.}
- (m) Business uses in RM-2 Districts only, when developed as retail or service uses clearly accessory to the main use, within the walls of the main structure and totally obscured from any exterior view. No identifying sign for any such business or service use shall be visible from any exterior view. Such businesses or services shall not exceed twenty-five (25) percent of the floor area at grade level, or fifty (50) percent of a sub-grade level, and shall be prohibited on all floors above the first- floor or grade level.
- (n) Nursing and convalescent homes; orphanages. (See specific minimum requirements set forth in Section 21.29.)
- (o) General hospitals, except animal hospitals. (See specific minimum requirements set forth in Section 21.29.)
- (p) Housing for the elderly. (See specific minimum requirements set forth in Section 21.29.)
- (q) Group day care homes, subject of the requirements in Section 21.29.
- (r) {Reserved for future use.}
- (s) Uses or structures accessory to the above when located on the same lot and not involving any business, profession, trade or occupation, subject to the regulations in Section 21.11.

May 2006

Multiple Family

Section 6.04 -- AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Article 17.00, Schedule of Regulations.

Section 6.05 -- SITE PLAN REVIEW

Site plan review requirements are as provided in Section 21.28.

