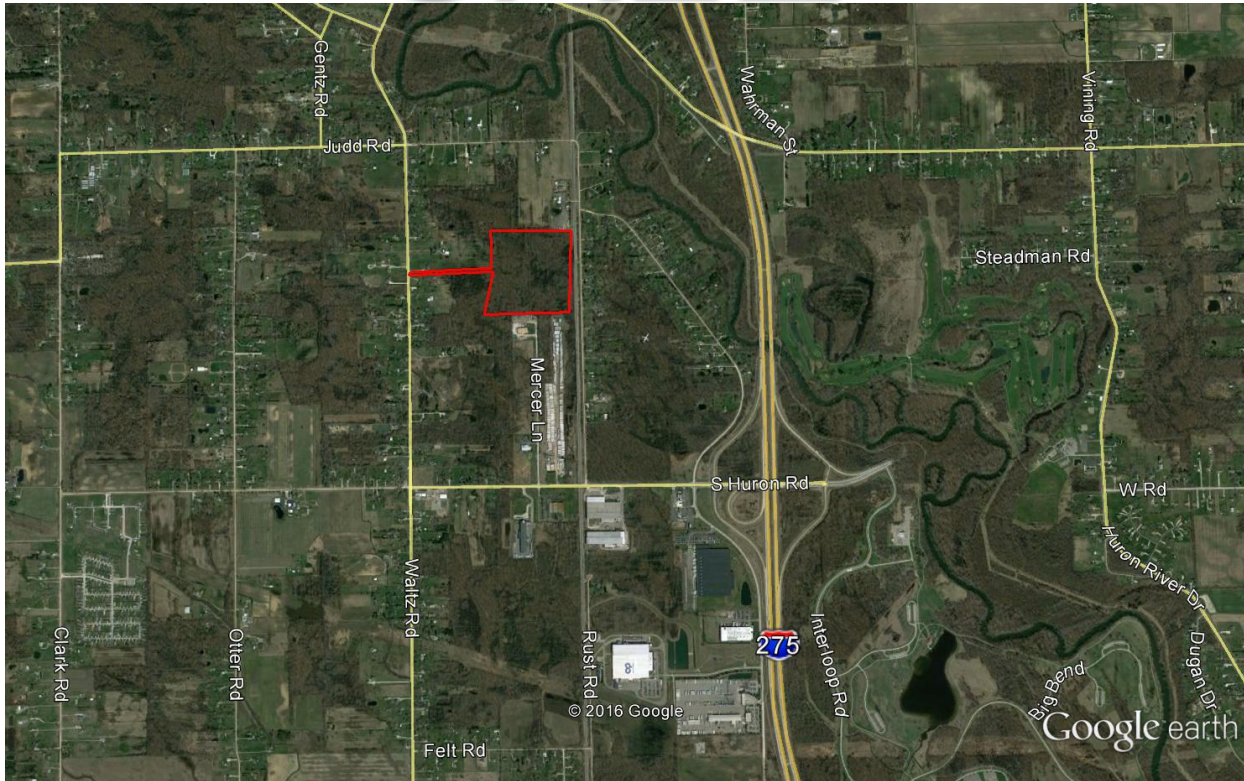


LAND FOR SALE



Waltz Rd., S. of Judd Rd.

New Boston, MI

**Insite**
COMMERCIAL

1111 W. Oakley Park Road
Suite 220
Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office

www.insitecommercial.com

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LAND FOR SALE

**Waltz Rd., S. of Judd Rd.
New Boston, MI**

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PROPERTY SUMMARY

Location: Waltz Rd., S. of Judd Rd., New Boston, MI 48164

Parcel ID: 75-066-99-0005-000

Total Land Size: 35.9 Acres

Sale Price: \$275,000.00

Utilities: Water available at Waltz Road

Zoning: I2 – Heavy Industrial

Property Taxes: \$3,030.81

Demographics within

a 5 mile radius: Population: 24,454 Persons
Households: 9,174 Homes
Avg. HH Income: \$75,063 Annually
Traffic Count: 4,675 VPD on Waltz Rd. and 37,500 VPD on I-275

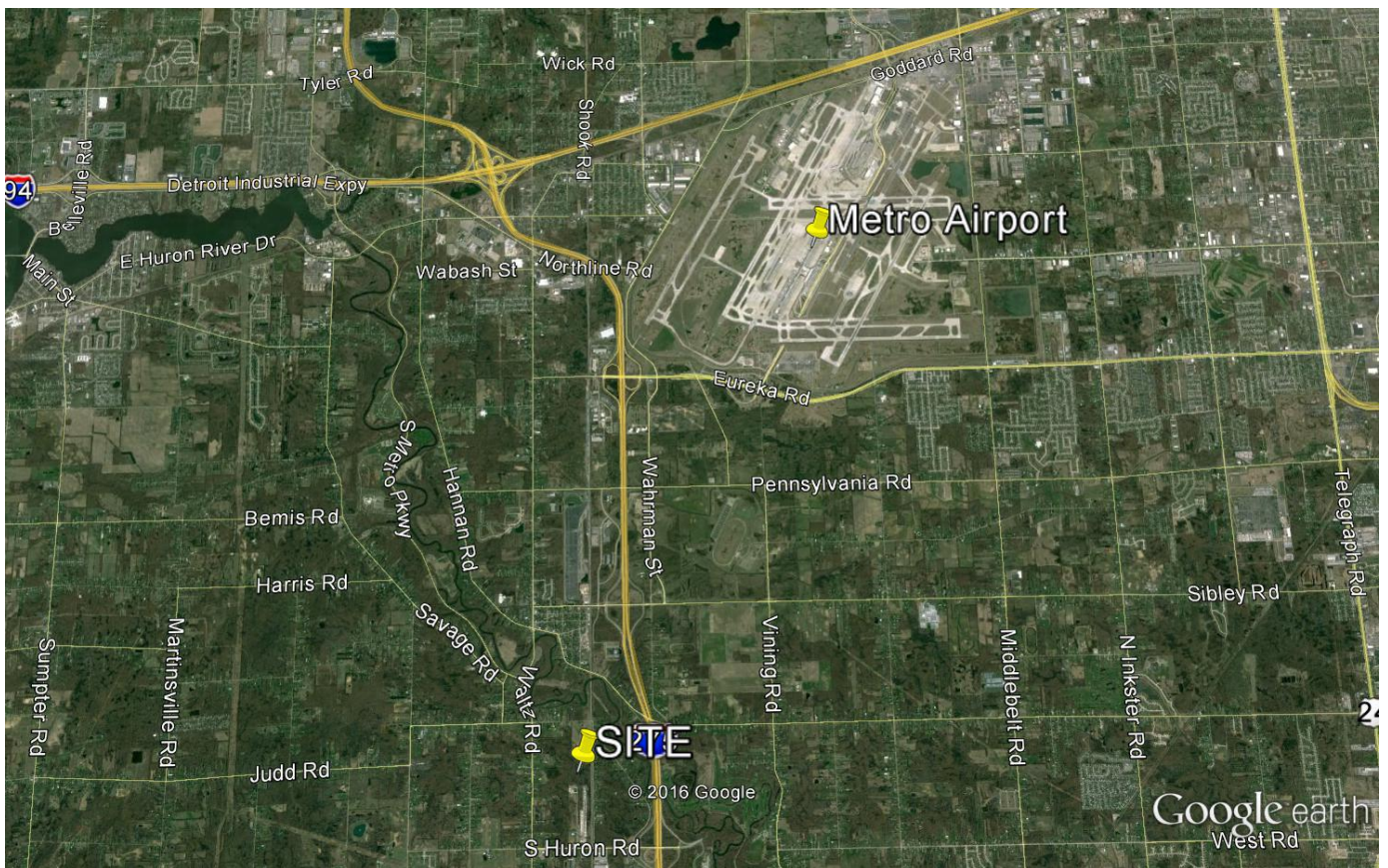
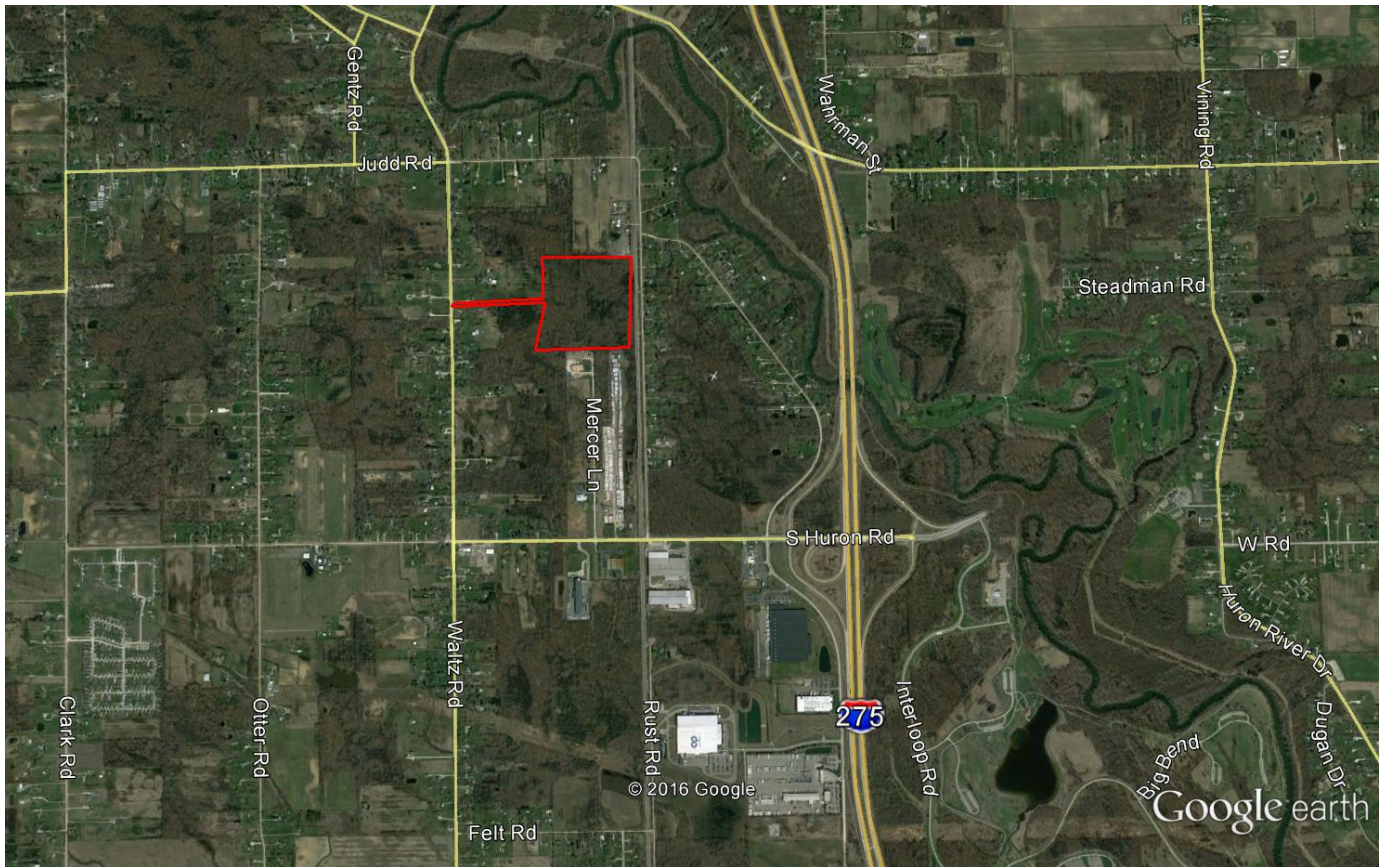
Comments: There are 35.9 acres of I-2 Heavy Industrial vacant land for sale in New Boston (Huron Township), MI. Conveniently located minutes from the I-275 and S. Huron Road interchange and only 5 miles from Detroit Metropolitan Airport (DTW). The land is adjacent to CSX Rail line. A rail spur is possible. Ideal for many distribution and outdoor storage uses.

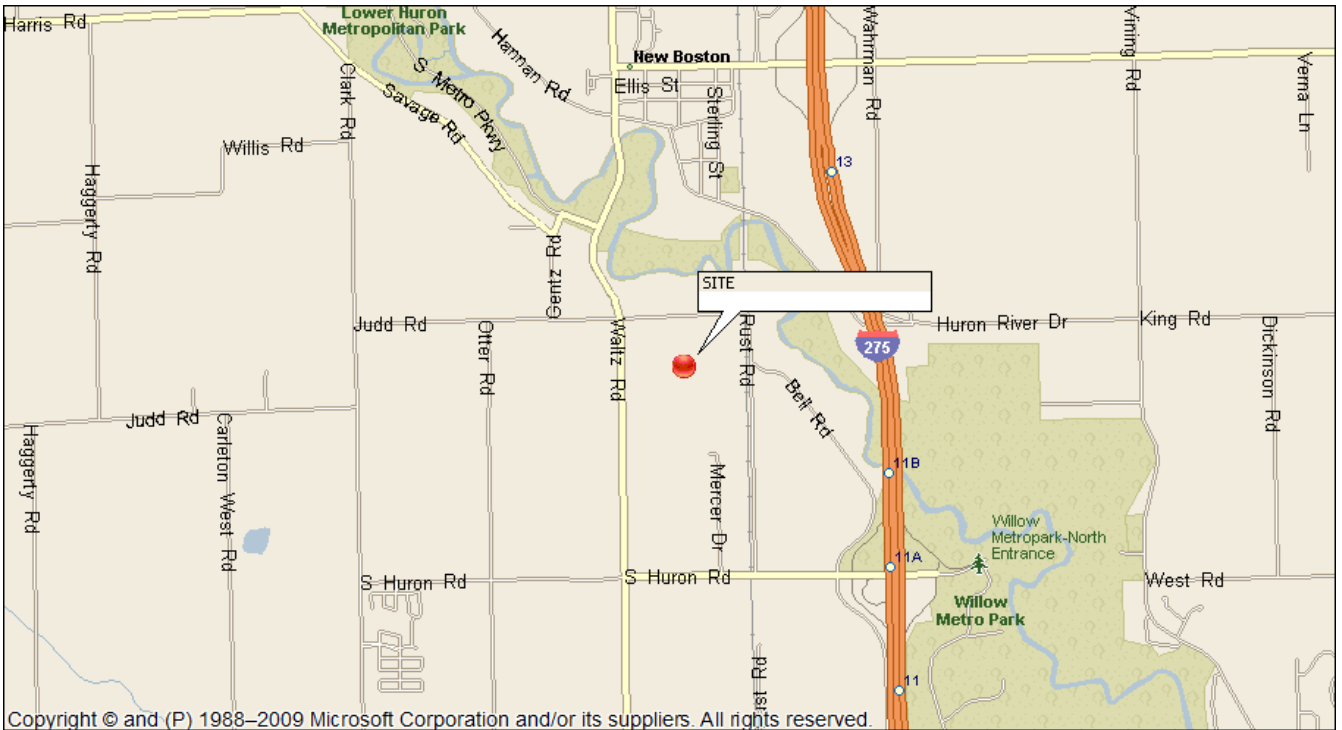
For Information Contact:

Larry Balone

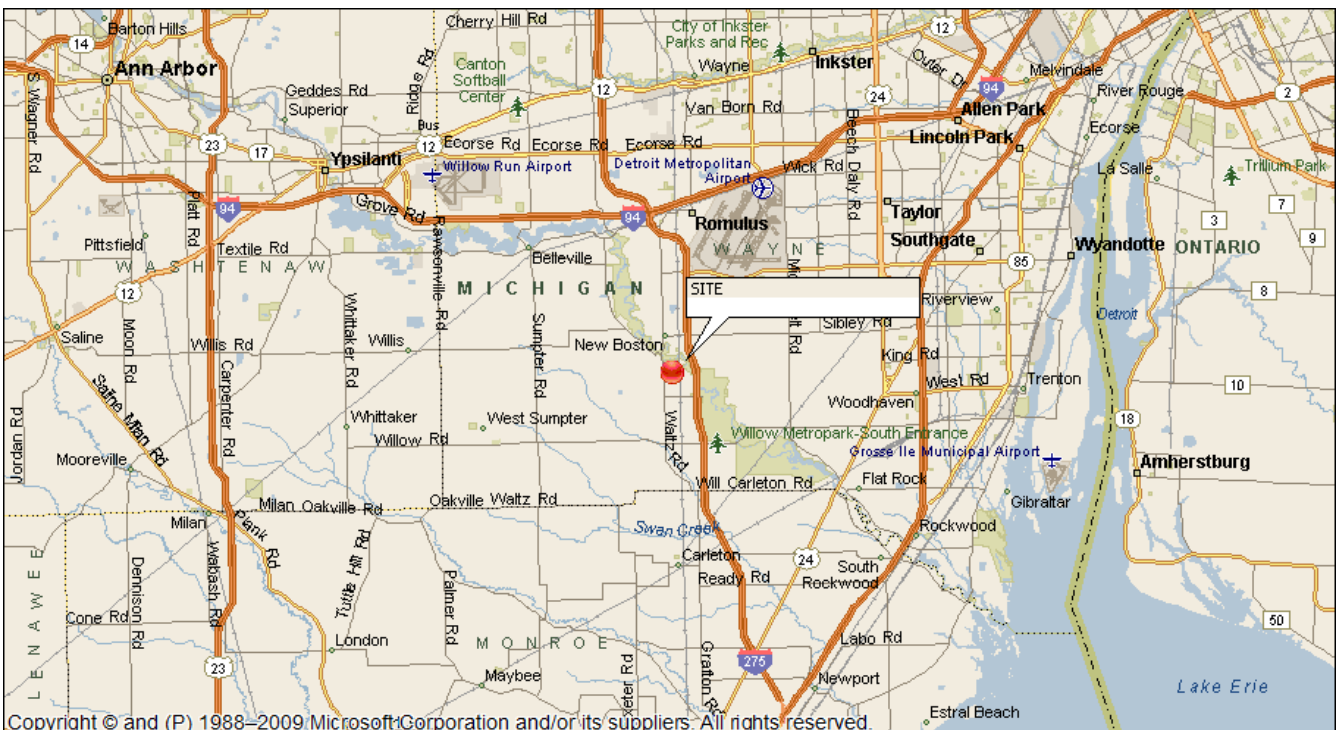
248-359-9000







Local Map



Regional Map



Executive Summary

Waltz Rd, New Boston, Michigan, 48164
Rings: 1, 3, 5 mile radii

Prepared by Esr
Latitude: 42.12580
Longitude: -83.40189

	1 mile	3 miles	5 miles
Population			
2000 Population	1,517	7,005	23,418
2010 Population	1,609	7,576	24,722
2016 Population	1,532	7,436	24,454
2021 Population	1,474	7,275	24,049
2000-2010 Annual Rate	0.59%	0.79%	0.54%
2010-2016 Annual Rate	-0.78%	-0.30%	-0.17%
2016-2021 Annual Rate	-0.77%	-0.44%	-0.33%
2016 Male Population	51.6%	50.9%	50.5%
2016 Female Population	48.4%	49.1%	49.5%
2016 Median Age	41.2	42.0	42.2

In the identified area, the current year population is 24,454. In 2010, the Census count in the area was 24,722. The rate of change since 2010 was -0.17% annually. The five-year projection for the population in the area is 24,049 representing a change of -0.33% annually from 2016 to 2021. Currently, the population is 50.5% male and 49.5% female.

Median Age

The median age in this area is 41.2, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	95.0%	91.9%	90.8%
2016 Black Alone	2.0%	4.1%	4.4%
2016 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2016 Asian Alone	0.3%	0.5%	0.8%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.1%	0.3%	0.5%
2016 Two or More Races	2.2%	2.6%	2.8%
2016 Hispanic Origin (Any Race)	2.7%	3.0%	3.5%

Persons of Hispanic origin represent 3.5% 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 22.8 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	492	2,353	8,224
2010 Households	539	2,652	9,154
2016 Total Households	520	2,642	9,174
2021 Total Households	504	2,601	9,074
2000-2010 Annual Rate	0.92%	1.20%	1.08%
2010-2016 Annual Rate	-0.57%	-0.06%	0.03%
2016-2021 Annual Rate	-0.62%	-0.31%	-0.22%
2016 Average Household Size	2.93	2.80	2.65

The household count in this area has changed from 9,154 in 2010 to 9,174 in the current year, a change of 0.03% annually. The five-year projection of households is 9,074, a change of -0.22% annually from the current year total. Average household size is currently 2.65, compared to 2.69 in the year 2010. The number of families in the current year is 6,875 in the specified area.





Executive Summary

Waltz Rd, New Boston, Michigan, 48164
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.12581
Longitude: -83.40181

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$78,848	\$73,297	\$62,944
2021 Median Household Income	\$85,651	\$81,067	\$72,376
2016-2021 Annual Rate	1.67%	2.04%	2.83%
Average Household Income			
2016 Average Household Income	\$92,055	\$84,536	\$75,063
2021 Average Household Income	\$100,389	\$92,595	\$82,757
2016-2021 Annual Rate	1.75%	1.84%	1.97%
Per Capita Income			
2016 Per Capita Income	\$32,091	\$30,551	\$28,185
2021 Per Capita Income	\$35,247	\$33,667	\$31,239
2016-2021 Annual Rate	1.89%	1.96%	2.08%

Households by Income

Current median household income is \$62,944 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$72,376 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$75,063 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$82,757 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$28,185 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$31,239 in five years, compared to \$32,025 for all U.S. households

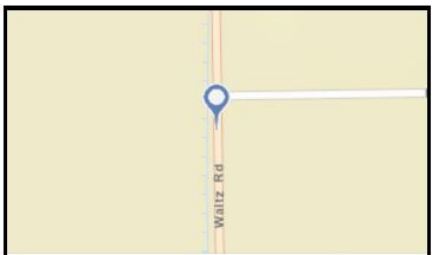
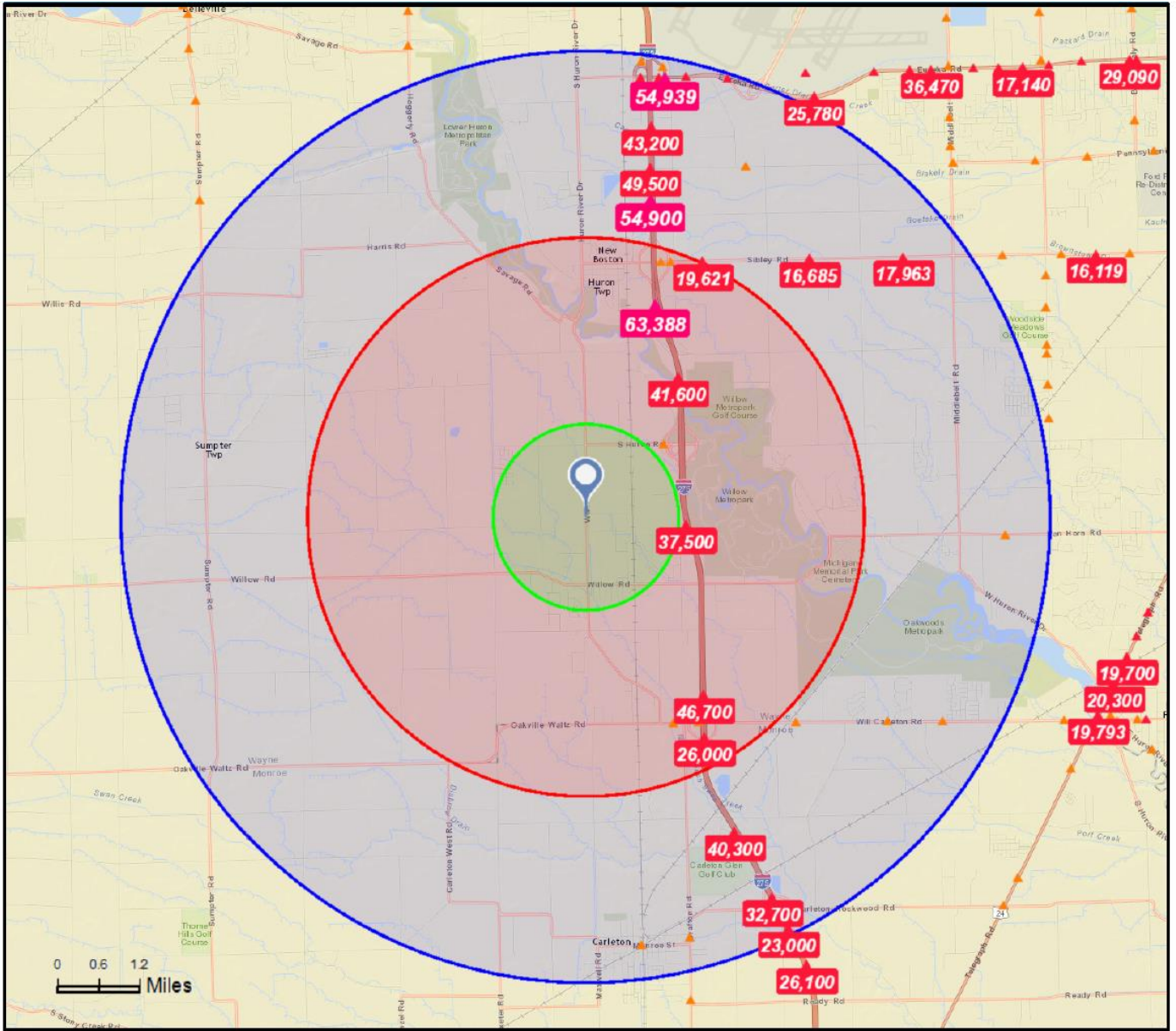
Housing

2000 Total Housing Units	506	2,374	8,518
2000 Owner Occupied Housing Units	465	2,168	7,571
2000 Renter Occupied Housing Units	27	184	653
2000 Vacant Housing Units	14	22	294
2010 Total Housing Units	566	2,775	9,852
2010 Owner Occupied Housing Units	498	2,404	8,251
2010 Renter Occupied Housing Units	41	248	903
2010 Vacant Housing Units	27	123	698
2016 Total Housing Units	558	2,777	9,937
2016 Owner Occupied Housing Units	477	2,370	8,183
2016 Renter Occupied Housing Units	43	272	991
2016 Vacant Housing Units	38	135	763
2021 Total Housing Units	558	2,788	10,000
2021 Owner Occupied Housing Units	462	2,330	8,084
2021 Renter Occupied Housing Units	42	271	990
2021 Vacant Housing Units	54	187	926

Currently, 82.3% of the 9,937 housing units in the area are owner occupied; 10.0%, renter occupied; and 7.7% 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 9,852 housing units in the area - 83.7% owner occupied, 9.2% renter occupied, and 7.1% vacant. The annual rate of change in housing units since 2010 is 0.38%. Median home value in the area is \$185,794, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.58% annually to \$221,498.



TRAFFIC COUNTS



- Average Daily Traffic Volume**
- ▲ 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

