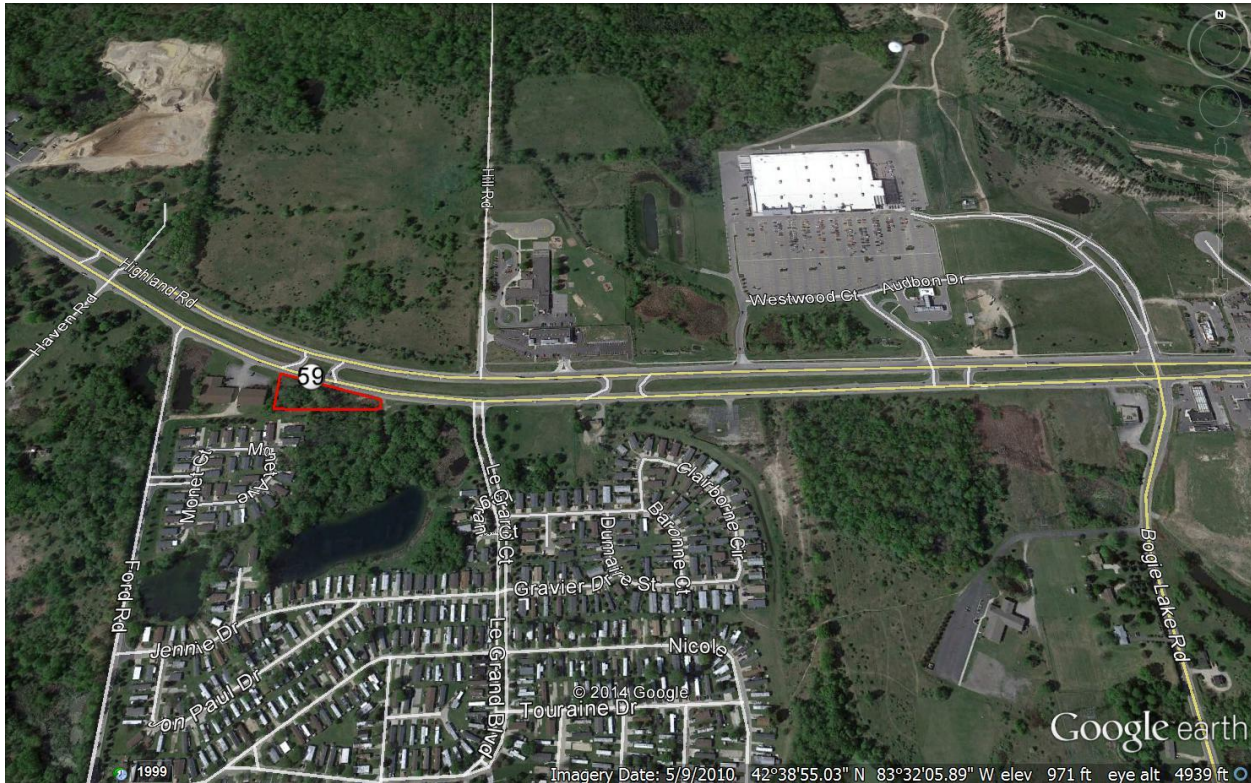


FOR SALE

LAND



M-59, W. of Bogie Lake White Lake, Michigan

**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

LAND FOR SALE

M-59, W. of Bogie Lake White Lake, MI

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PROPERTY SUMMARY

Location: S. Side of M-59, W. of Bogie Lake Road
White Lake, MI

Parcel ID#: 12-20-151-008

Total Land Size: +/- 1.158 Acres

Sale Price: \$300,000

Billboard: Billboard lease provides \$1,666 a month and there are 19 years left on the lease

Utilities: No water, proposed gravity sewer system possible in 5-6 years

Annual Property Taxes: +/- \$4,763.00

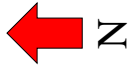
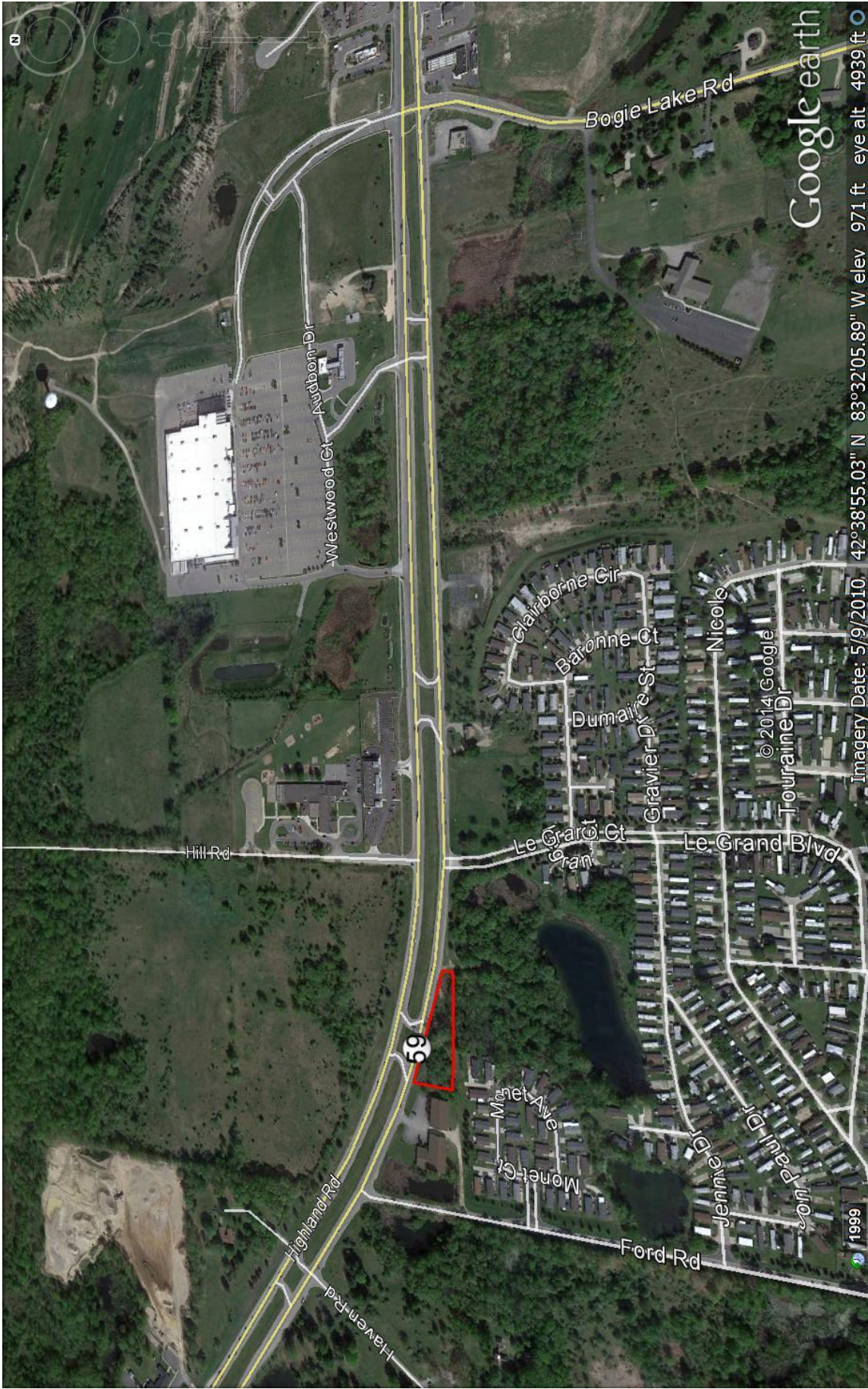
Zoning: Commercial

Demographics within a 5 mile radius 2013:
Population: 61,053 People
Average Household Income: \$90,883 Annually
Households: 24,524 Homes
Traffic Counts: 19,658 Vehicles Per Day on M-59

Comments: Just over one acre with great visibility on M-59, just west of Bogie Lake. Zoned commercial.

For Information Contact:
Randy Thomas
248-359-9000

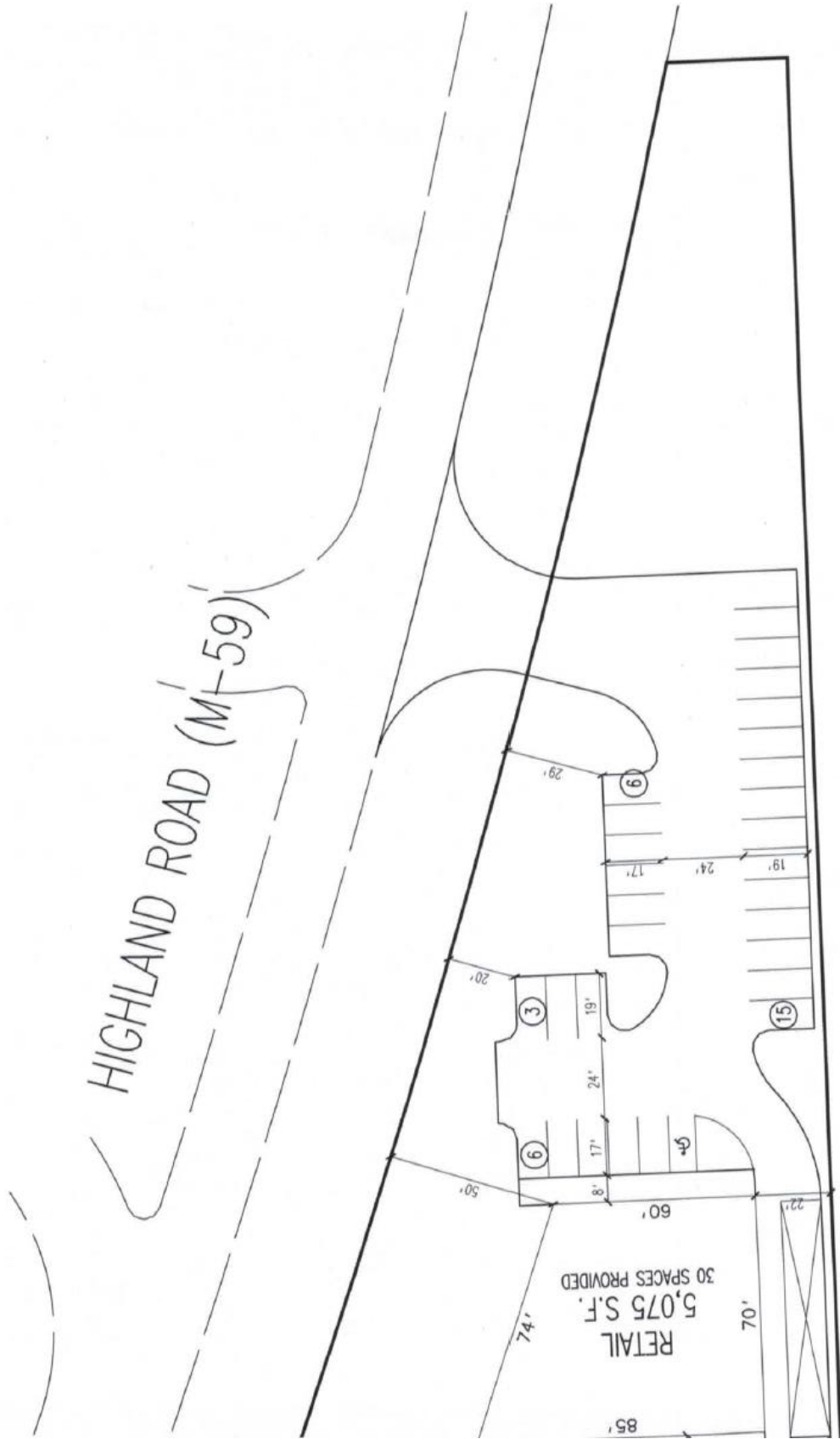




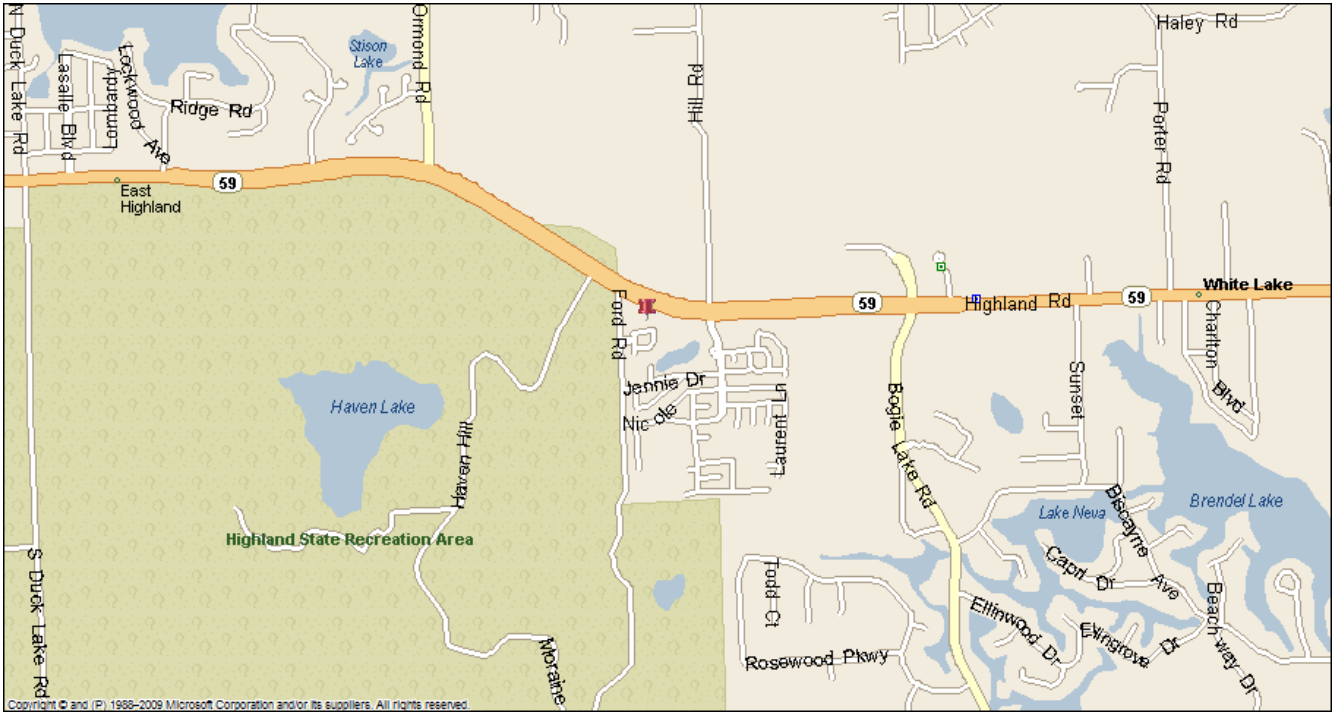
SITE PLAN I



SITE PLAN II



SITE AREA - 1.1 ACRES +/-



Local Map



Regional Map



Executive Summary

M-59 W. of Bogie Lake
Rings: 1, 3, 5 mile radii

Prepared by Randall Thomas
Latitude: 42.648591
Longitude: -83.540908

	1 mile	3 miles	5 miles
Population			
2000 Population	2,454	18,107	56,494
2010 Population	2,364	18,779	60,930
2013 Population	2,187	18,698	61,053
2018 Population	2,049	18,937	62,142
2000-2010 Annual Rate	-0.37%	0.37%	0.76%
2010-2013 Annual Rate	-2.37%	-0.13%	0.06%
2013-2018 Annual Rate	-1.30%	0.25%	0.35%
2013 Male Population	49.9%	50.4%	49.6%
2013 Female Population	50.0%	49.6%	50.4%
2013 Median Age	33.1	41.3	42.2

In the identified area, the current year population is 61,053. In 2010, the Census count in the area was 60,930. The rate of change since 2010 was 0.06% annually. The five-year projection for the population in the area is 62,142 representing a change of 0.35% annually from 2013 to 2018. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 42.2, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	92.5%	95.8%	95.3%
2013 Black Alone	1.1%	0.9%	1.2%
2013 American Indian/Alaska Native Alone	1.1%	0.4%	0.4%
2013 Asian Alone	0.4%	0.7%	1.0%
2013 Pacific Islander Alone	0.1%	0.0%	0.0%
2013 Other Race	2.3%	0.7%	0.5%
2013 Two or More Races	2.5%	1.5%	1.6%
2013 Hispanic Origin (Any Race)	7.5%	3.0%	2.7%

Persons of Hispanic origin represent 2.7% of the population in the identified area compared to 17.4% 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 14.0 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	862	6,341	19,974
2010 Households	827	6,795	22,507
2013 Total Households	768	6,816	22,705
2018 Total Households	722	6,927	23,186
2000-2010 Annual Rate	-0.42%	0.69%	1.20%
2010-2013 Annual Rate	-2.23%	0.10%	0.27%
2013-2018 Annual Rate	-1.25%	0.32%	0.42%
2013 Average Household Size	2.83	2.74	2.68

The household count in this area has changed from 22,507 in 2010 to 22,705 in the current year, a change of 0.27% annually. The five-year projection of households is 23,186, a change of 0.42% annually from the current year total. Average household size is currently 2.68, compared to 2.70 in the year 2010. The number of families in the current year is 17,192 in the specified area.





Executive Summary

M-59 W. of Bogie Lake
Rings: 1, 3, 5 mile radii

Prepared by Randall Thomas
Latitude: 42.648591
Longitude: -83.540908

	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$50,299	\$76,380	\$71,647
2018 Median Household Income	\$63,425	\$87,176	\$84,007
2013-2018 Annual Rate	4.75%	2.68%	3.23%
Average Household Income			
2013 Average Household Income	\$70,885	\$94,279	\$90,883
2018 Average Household Income	\$84,454	\$108,172	\$104,986
2013-2018 Annual Rate	3.57%	2.79%	2.93%
Per Capita Income			
2013 Per Capita Income	\$24,921	\$34,193	\$33,831
2018 Per Capita Income	\$29,765	\$39,365	\$39,207
2013-2018 Annual Rate	3.62%	2.86%	2.99%

Households by Income

Current median household income is \$71,647 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$84,007 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$90,883 in this area, compared to \$71,842 for all U.S households. Average household income is projected to be \$104,986 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$33,831 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$39,207 in five years, compared to \$32,073 for all U.S. households

Housing			
2000 Total Housing Units	971	6,732	21,045
2000 Owner Occupied Housing Units	815	5,859	18,395
2000 Owner Occupied Housing Units	47	482	1,579
2000 Vacant Housing Units	109	391	1,071
2010 Total Housing Units	966	7,369	24,268
2010 Owner Occupied Housing Units	754	6,147	19,962
2010 Renter Occupied Housing Units	73	648	2,545
2010 Vacant Housing Units	139	574	1,761
2013 Total Housing Units	957	7,399	24,524
2013 Owner Occupied Housing Units	698	6,141	20,042
2013 Renter Occupied Housing Units	71	675	2,663
2013 Vacant Housing Units	189	583	1,819
2018 Total Housing Units	929	7,457	24,646
2018 Owner Occupied Housing Units	657	6,263	20,554
2018 Renter Occupied Housing Units	64	664	2,632
2018 Vacant Housing Units	207	530	1,460

Currently, 81.7% of the 24,524 housing units in the area are owner occupied; 10.9%, renter occupied; and 7.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 24,268 housing units in the area - 82.3% owner occupied, 10.5% renter occupied, and 7.3% vacant. The annual rate of change in housing units since 2010 is 0.47%. Median home value in the area is \$182,845, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 3.53% annually to \$217,517.



TRAFFIC COUNTS



Traffic Count Map

M-59 W. of Bogie Lake
Ring: 1, 3, 5 Miles

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Latitude: 42.648591
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