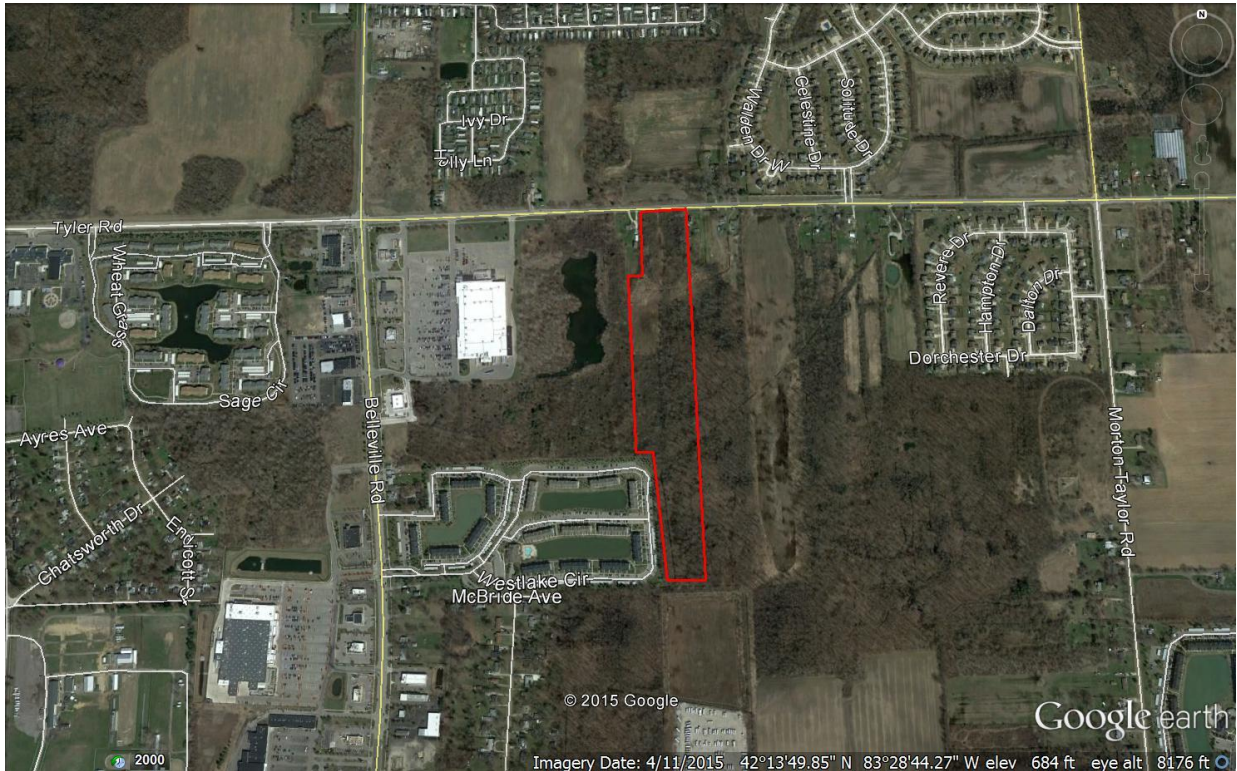


FOR SALE

LAND



Tyler Road, E. of Belleville Road
Van Buren Township, 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

Tyler Road, E. of Belleville Rd. Van Buren Township

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PROPERTY SUMMARY

Location: S. Side of Tyler Road, E. of Belleville Road
Van Buren Township, MI

Parcel ID's: 83-058-99-0002-000
83-058-99-0003-000

Total Land Size: 22.19 Acres

Sale Price: \$45,036 per acre or \$999,360 total

Annual Property Tax: \$4,110

Utilities: Water and sewer available

Zoning: R-1B – Single Family Residential

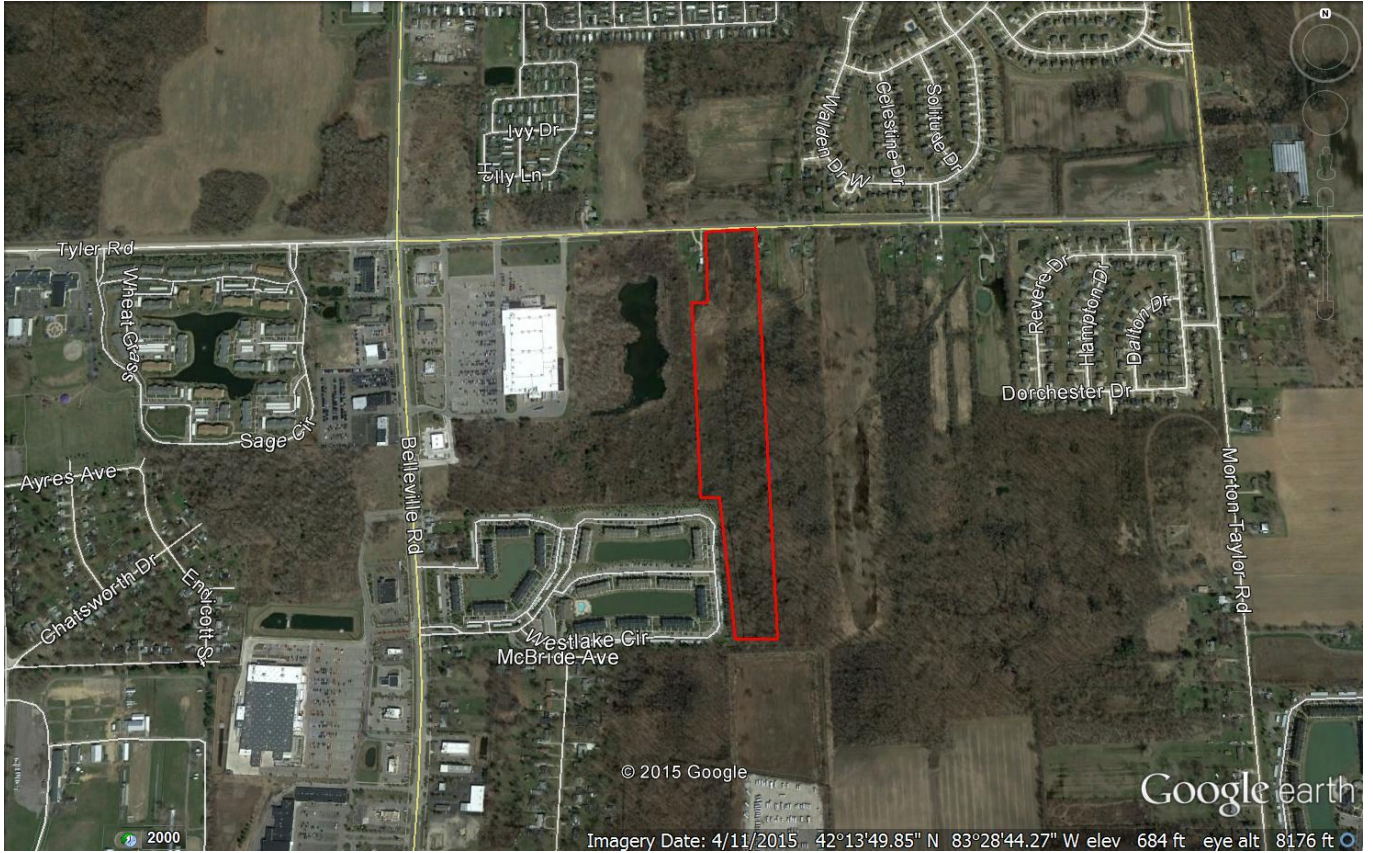
Demographics within

a 5 mile radius: Population: 89,961 Persons
HH Income: \$75,270 Annually
Households: 35,396 Homes
Traffic Count: 8,438 VPD on Tyler Rd.

Comments: 22.19 Acres (2 adjacent parcels) vacant land located on the south side of Tyler Road, just east of Belleville Road. Property is zoned single family residential.

For Information Contact:
Randy Thomas
248-359-9000





MORTGAGE REPORT

Certified to

JOHN CINI

Property Description:

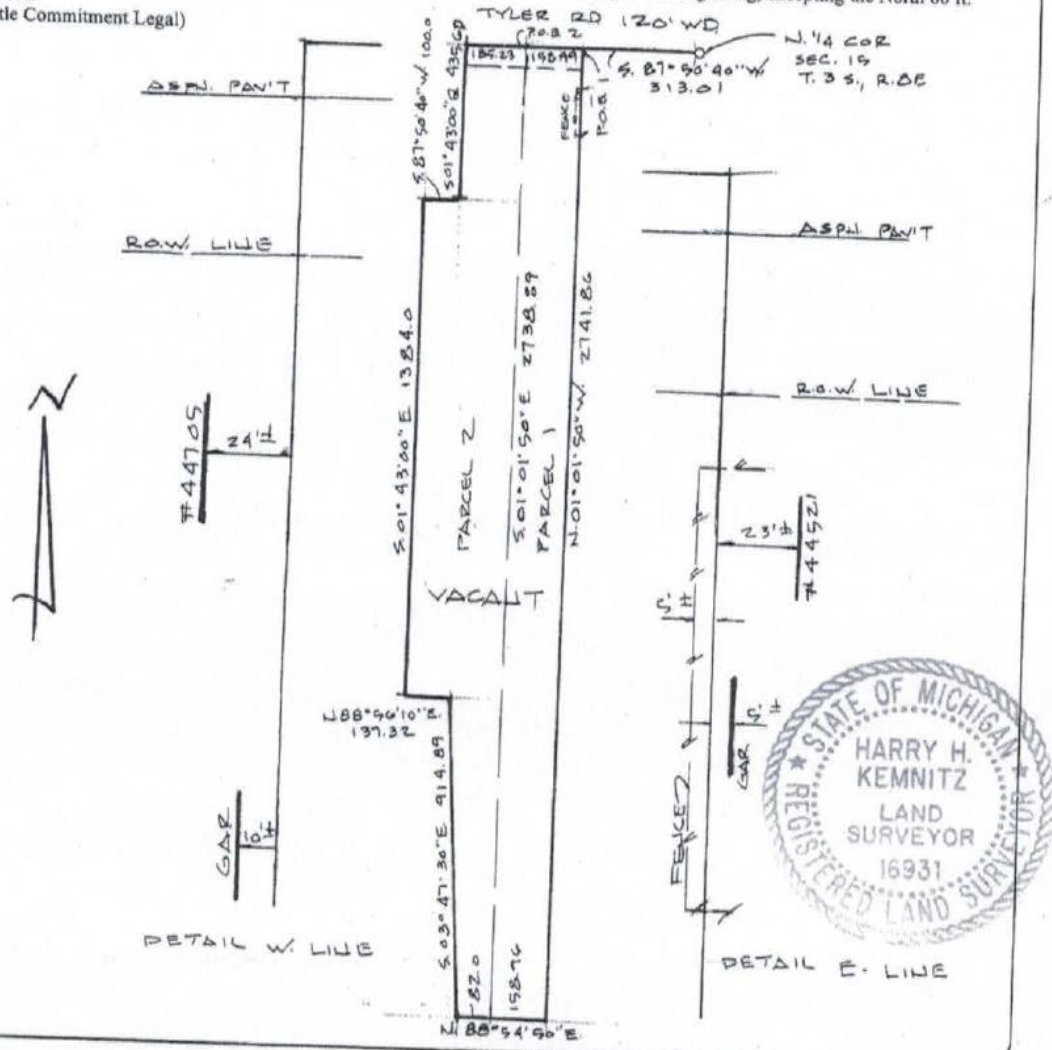
PARCEL 1

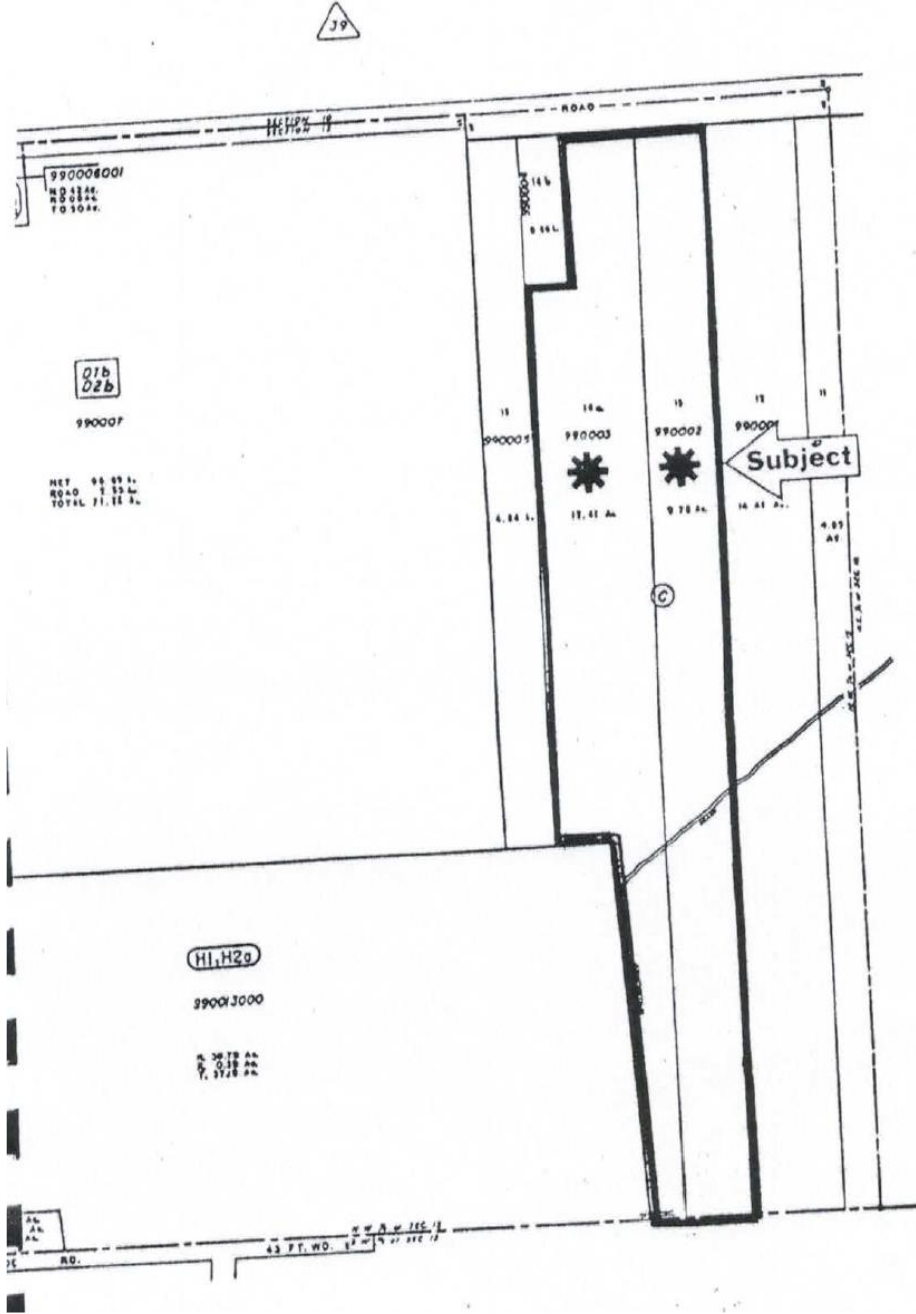
Part of the East 1/2 of the N.W. 1/4 of Sec. 15, T. 3 S., R. 8 E., Van Buren Twp., Wayne Co., Mich., described as follows: Beginning at a point on the North line of Sec. 15, said point being S. 87°50'40" W. 313.01 ft. from the North 1/4 corner of said Sec. 15, thence continuing along the North line of Sec. 15, S. 87°50'40" W. 158.99 ft. to a point; thence S. 01°01'50" E. parallel to the North and South 1/4 line 2738.89 ft. to a point on the East and West 1/4 line; thence N. 88°54'50" E. along the East and West 1/4 line 158.96 ft. to a point; thence N. 01°01'50" W. parallel to the North and South 1/4 line 2741.86 ft. to the point of beginning, excepting therefrom the North 60 ft.

PARCEL 2

Part of the N.W. 1/4 of Sec. 15, T. 3 S., R. 8 E., Van Buren Twp., Wayne Co., Mich. described as beginning S. 87°50'40" W. 472.00 ft. from North 1/4 corner of Sec. 15, thence S. 87°50'40" W. 185.23 ft.; thence S. 01°43'00" E. 435.60 ft.; thence S. 87°50'40" W. 100.00 ft.; thence S. 01°43'00" E. 1384.00 ft.; thence N. 88°56'10" E. 137.32 ft.; thence S. 03°47'30" E. 914.89 ft.; thence N. 88°54'50" E. 82.00 ft.; thence N. 01°01'50" W. 2738.89 ft. to the point of beginning, excepting the North 60 ft. thereof.

(Title Commitment Legal)





N.W. 1/4 SECTION 15
VAN BUREN TOWNSHIP
 T. 3 S. R. 8 E.
 WAYNE COUNTY, MICHIGAN
 SCALE 1 INCH = 200 FEET
 DEPARTMENT of MANAGEMENT and BUDGET
 ASSESSMENT and EQUALIZATION DIVISION
 © 1991 COUNTY OF WAYNE, STATE OF MICHIGAN

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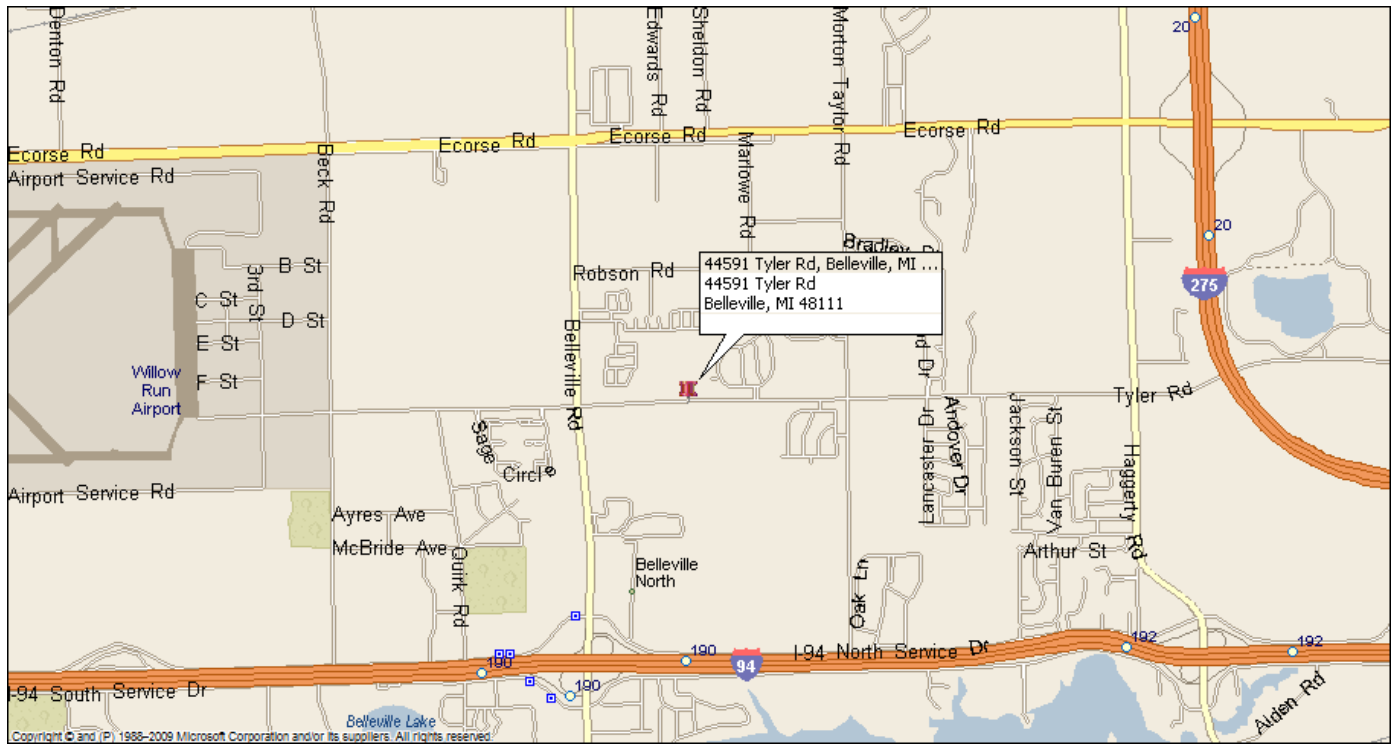
Parcel I. D. #83-058-99-0002-000

Part of the N.W. 1/4 of Section 15, beginning S. 87-50-40 W. 313.01' from the north 1/4 corner of Section 15; th. S. 87-50-40 W. 158.99'; th. S. 01-01-50 E. 2,738.89'; th. N. 88-54-50 W. 2,741.86' to the Point of Beginning, except the N. 60'; 9.78 acres.

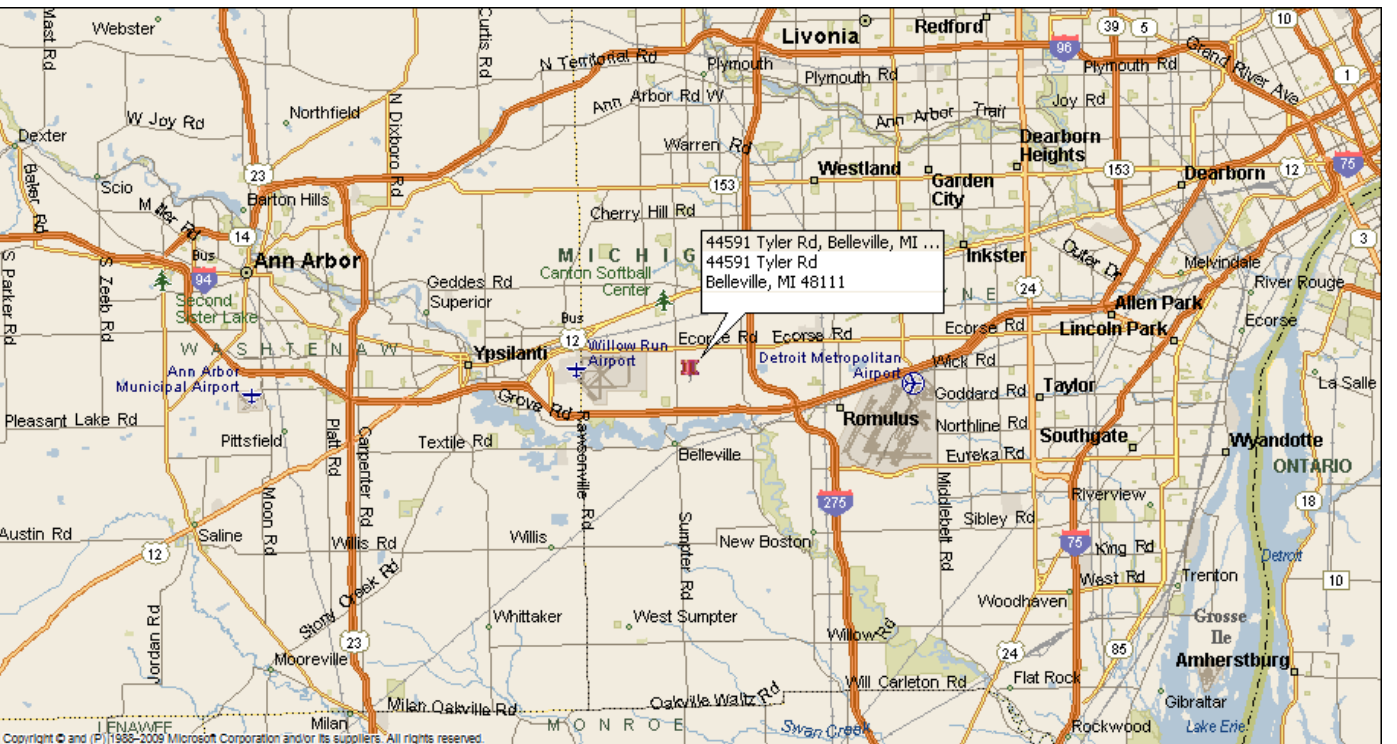
Parcel I.D. #83-058-99-0003-000

Part of the N.W. 1/4 of Section 15, beginning S. 87-50-40 W. 472' from the W. 1/4 corner of Section 15; th. S. 87-50-40 W. 185.23'; th. S. 01-43-00 E. 45.60'; th. S. 87-50-40 W. 100'; th. S. 01-43-00 E. 1,384.06'; th. N. 88-58-10 E. 137.32'; th. S. 03-47-30 E. 914.89'; th. N. 88-54-50 E. 82'; th. N. 01-01-50 W. 2,378.89' to the Point of Beginning, except the north 60':12.41 acres.





Local Map



Regional Map



Executive Summary

44591 Tyler Rd, Van Buren Twp, Michigan, 48111
Rings: 1, 3, 5 mile radii

Latitude: 42.23415
Longitude: -83.47785

	1 mile	3 miles	5 miles
Population			
2000 Population	4,404	23,093	79,703
2010 Population	6,467	28,404	90,717
2015 Population	6,466	28,312	89,961
2020 Population	6,406	28,073	89,294
2000-2010 Annual Rate	3.92%	2.09%	1.30%
2010-2015 Annual Rate	0.00%	-0.06%	-0.16%
2015-2020 Annual Rate	-0.19%	-0.17%	-0.15%
2015 Male Population	47.9%	48.1%	48.5%
2015 Female Population	52.1%	51.9%	51.5%
2015 Median Age	35.2	37.0	37.7

In the identified area, the current year population is 89,961. In 2010, the Census count in the area was 90,717. The rate of change since 2010 was -0.16% annually. The five-year projection for the population in the area is 89,294 representing a change of -0.15% annually from 2015 to 2020. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 35.2, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	56.0%	63.7%	64.2%
2015 Black Alone	34.8%	27.7%	23.2%
2015 American Indian/Alaska Native Alone	0.7%	0.5%	0.4%
2015 Asian Alone	4.5%	3.7%	7.7%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.9%	1.0%	1.0%
2015 Two or More Races	3.2%	3.4%	3.5%
2015 Hispanic Origin (Any Race)	2.9%	3.4%	3.7%

Persons of Hispanic origin represent 3.7% of the population in the identified area compared to 17.6% 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 56.2 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	1,949	10,026	31,217
2010 Households	2,820	11,844	35,499
2015 Total Households	2,821	11,822	35,396
2020 Total Households	2,796	11,722	35,197
2000-2010 Annual Rate	3.76%	1.68%	1.29%
2010-2015 Annual Rate	0.01%	-0.04%	-0.06%
2015-2020 Annual Rate	-0.18%	-0.17%	-0.11%
2015 Average Household Size	2.29	2.38	2.53

The household count in this area has changed from 35,499 in 2010 to 35,396 in the current year, a change of -0.06% annually. The five-year projection of households is 35,197, a change of -0.11% annually from the current year total. Average household size is currently 2.53, compared to 2.54 in the year 2010. The number of families in the current year is 23,185 in the specified area.





Executive Summary

44591 Tyler Rd, Van Buren Twp, Michigan, 48111
Rings: 1, 3, 5 mile radii

Latitude: 42.23415
Longitude: -83.47785

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$49,818	\$53,846	\$58,659
2020 Median Household Income	\$57,341	\$64,450	\$71,277
2015-2020 Annual Rate	2.85%	3.66%	3.97%
Average Household Income			
2015 Average Household Income	\$60,456	\$67,180	\$75,270
2020 Average Household Income	\$68,706	\$76,461	\$86,109
2015-2020 Annual Rate	2.59%	2.62%	2.73%
Per Capita Income			
2015 Per Capita Income	\$25,590	\$28,187	\$29,850
2020 Per Capita Income	\$29,145	\$32,099	\$34,203
2015-2020 Annual Rate	2.64%	2.63%	2.76%

Current median household income is \$58,659 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$71,277 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$75,270 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$86,109 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$29,850 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$34,203 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	2,084	10,614	32,812
2000 Owner Occupied Housing Units	1,070	5,752	22,366
2000 Renter Occupied Housing Units	880	4,274	8,851
2000 Vacant Housing Units	134	588	1,595
2010 Total Housing Units	3,191	13,419	39,122
2010 Owner Occupied Housing Units	1,667	7,181	24,887
2010 Renter Occupied Housing Units	1,153	4,663	10,612
2010 Vacant Housing Units	371	1,575	3,623
2015 Total Housing Units	3,144	13,274	38,860
2015 Owner Occupied Housing Units	1,608	6,991	24,420
2015 Renter Occupied Housing Units	1,213	4,831	10,976
2015 Vacant Housing Units	323	1,452	3,464
2020 Total Housing Units	3,064	12,959	38,410
2020 Owner Occupied Housing Units	1,587	6,921	24,309
2020 Renter Occupied Housing Units	1,209	4,801	10,888
2020 Vacant Housing Units	268	1,237	3,213

Currently, 62.8% of the 38,860 housing units in the area are owner occupied; 28.2%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 39,122 housing units in the area - 63.6% owner occupied, 27.1% renter occupied, and 9.3% vacant. The annual rate of change in housing units since 2010 is -0.30%. Median home value in the area is \$151,669, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.96% annually to \$193,209.

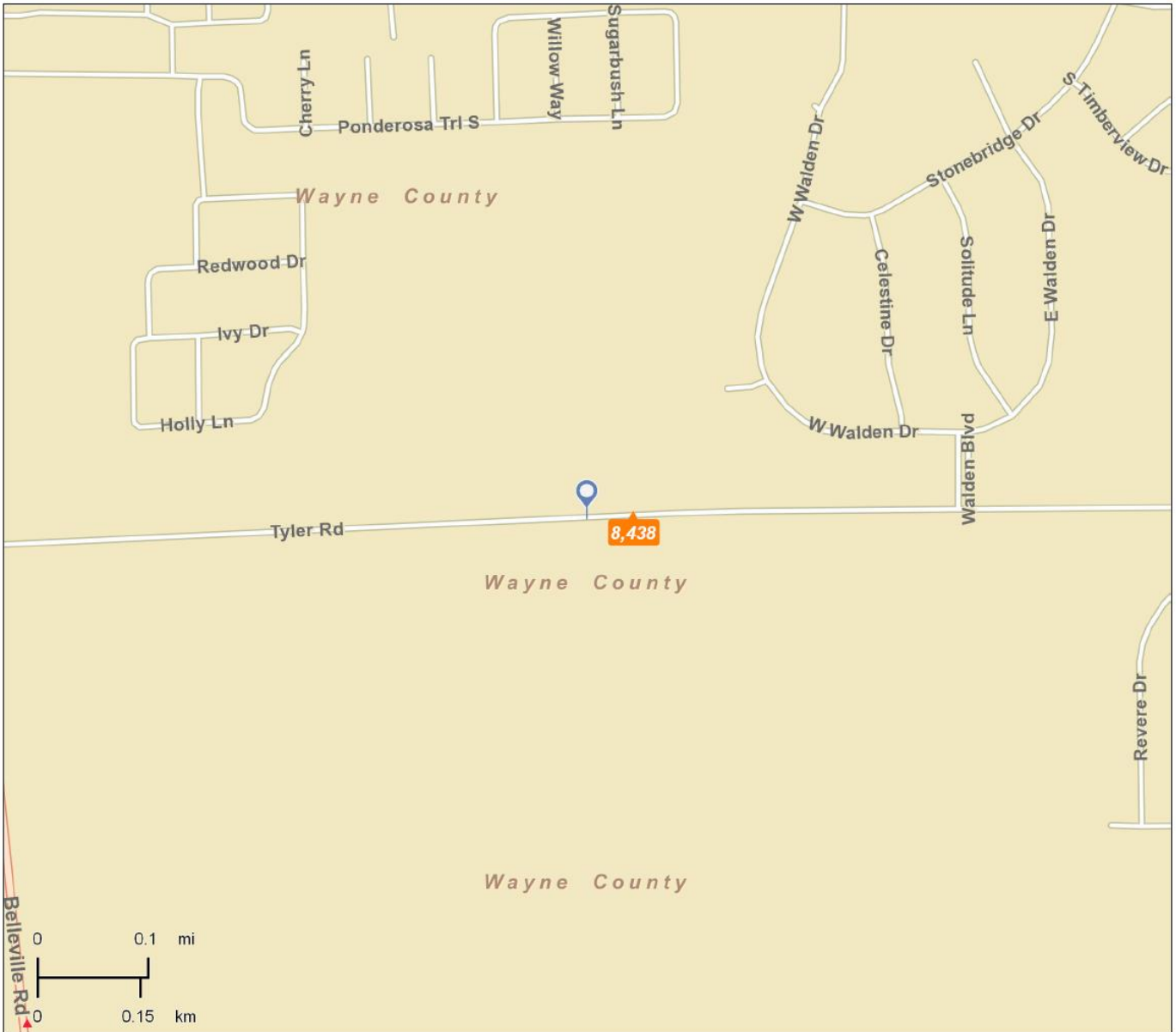




Traffic Count Map - Close Up

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