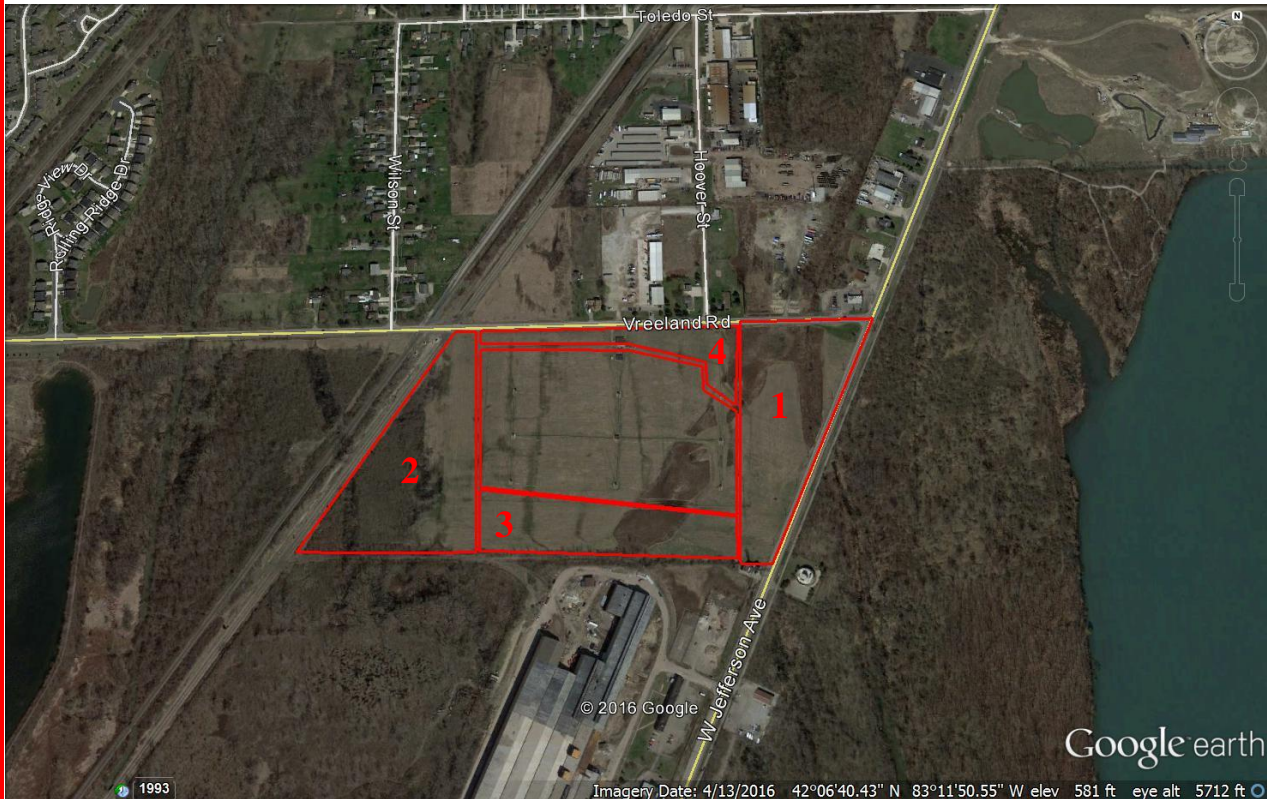


# LAND FOR SALE/LEASE



**14333 Vreeland**

**Gibraltar, 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](http://www.insitecommercial.com)

# LAND FOR SALE/LEASE

**14333 Vreeland  
Gibraltar, MI**

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# PROPERTY SUMMARY

**Location:** Portions of 14333 Vreeland  
Gibraltar, MI 48183

**Lot Size/Price:** Parcel 1 – 8.06 Acres: \$500,000  
Parcel 2 – 12.15 Acres: \$300,000  
Parcel 3 – 7.1 Acres: \$100,000  
Parcel 4 – 3.46 Acres \$100,000  
Total – 30.77 Acres \$1,000,000

**Land Lease Price:** TBD

**Utilities:** Available

**Zoning:** Parcel #1 is zoned general industrial, possible rezoning to commercial  
Parcel #2 is zoned general industrial  
Parcel #3 is zoned general industrial  
Parcel #4 is zoned general industrial

## Demographics within

**a 5 mile radius:** Population: 93,395 Persons  
Households: 37,511 Homes  
Avg. Household Income: \$74,281  
Traffic Count: 4,350 VPD on Vreeland

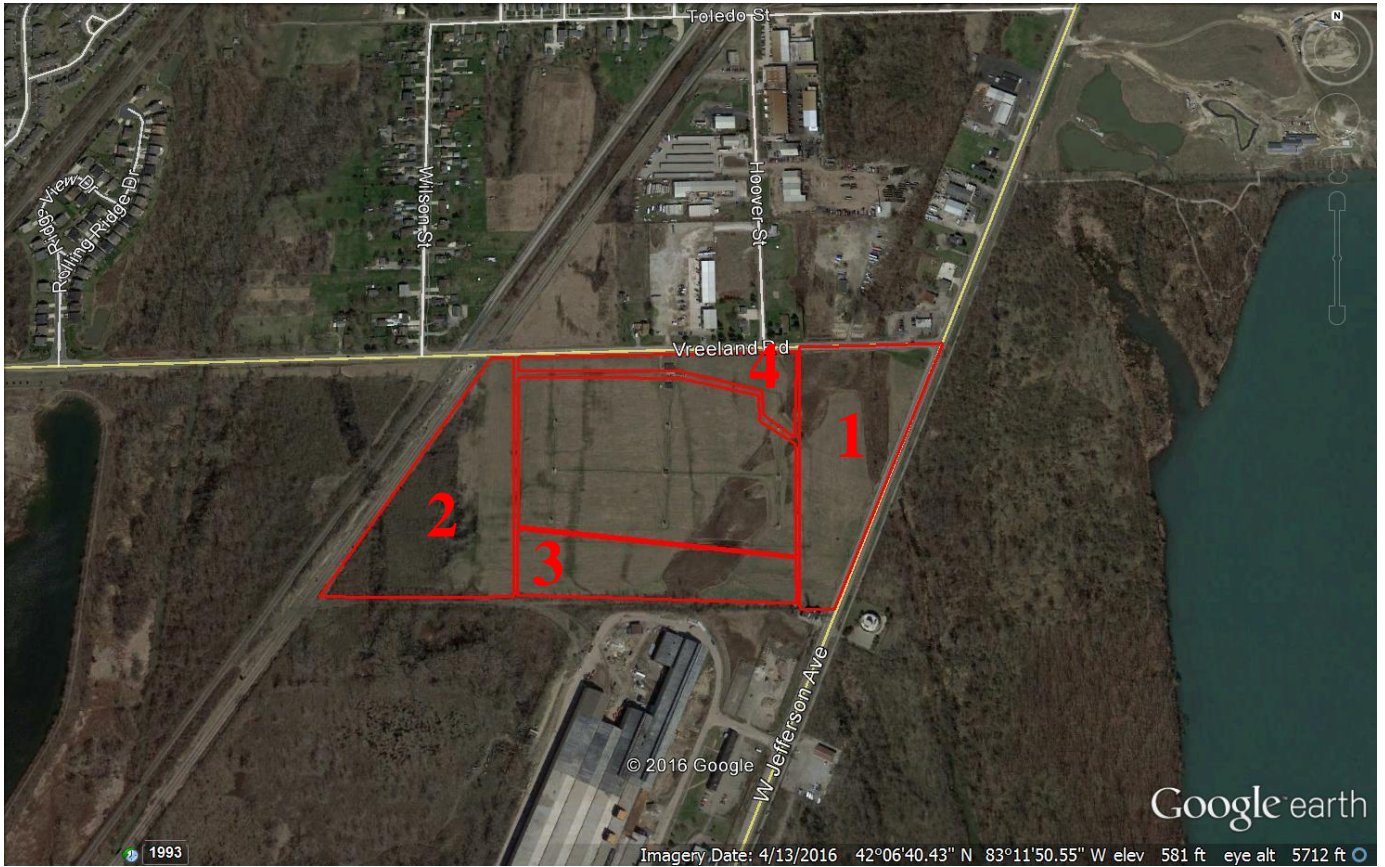
**Comments:** Located at the corner of Vreeland and Jefferson Ave.. Multi acre parcels zoned general industrial and possible commercial zoning (Parcel #1) for sale or possible land lease. Exact acreage to be determined prior to sale or lease. Any of the parcels can be combined or purchased separately.

For Information Contact:

**Randy Thomas**  
**248-359-9000**







**Parcel 1 – 8.06 Acres**

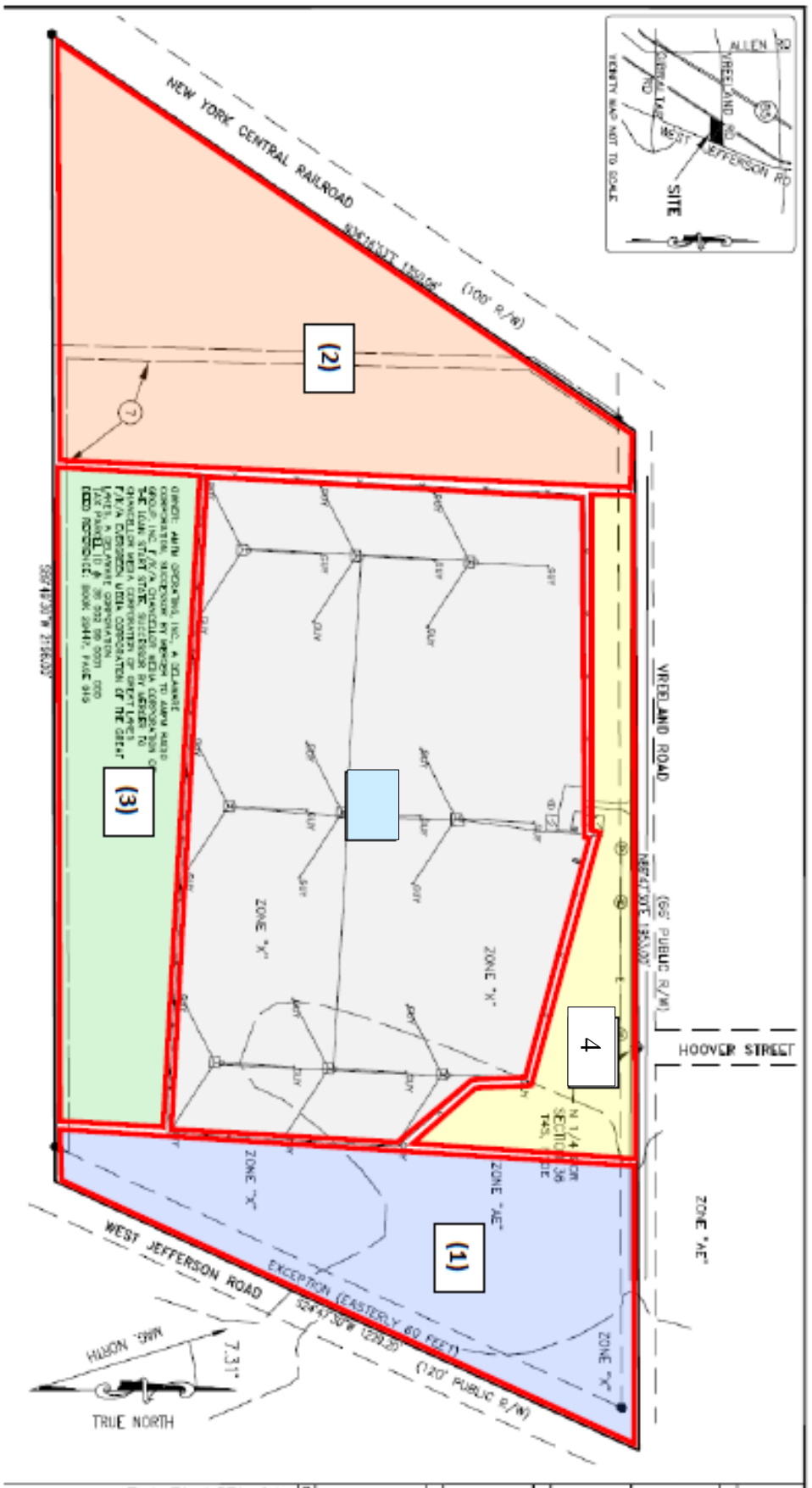
**Parcel 2 – 12.15 Acres**

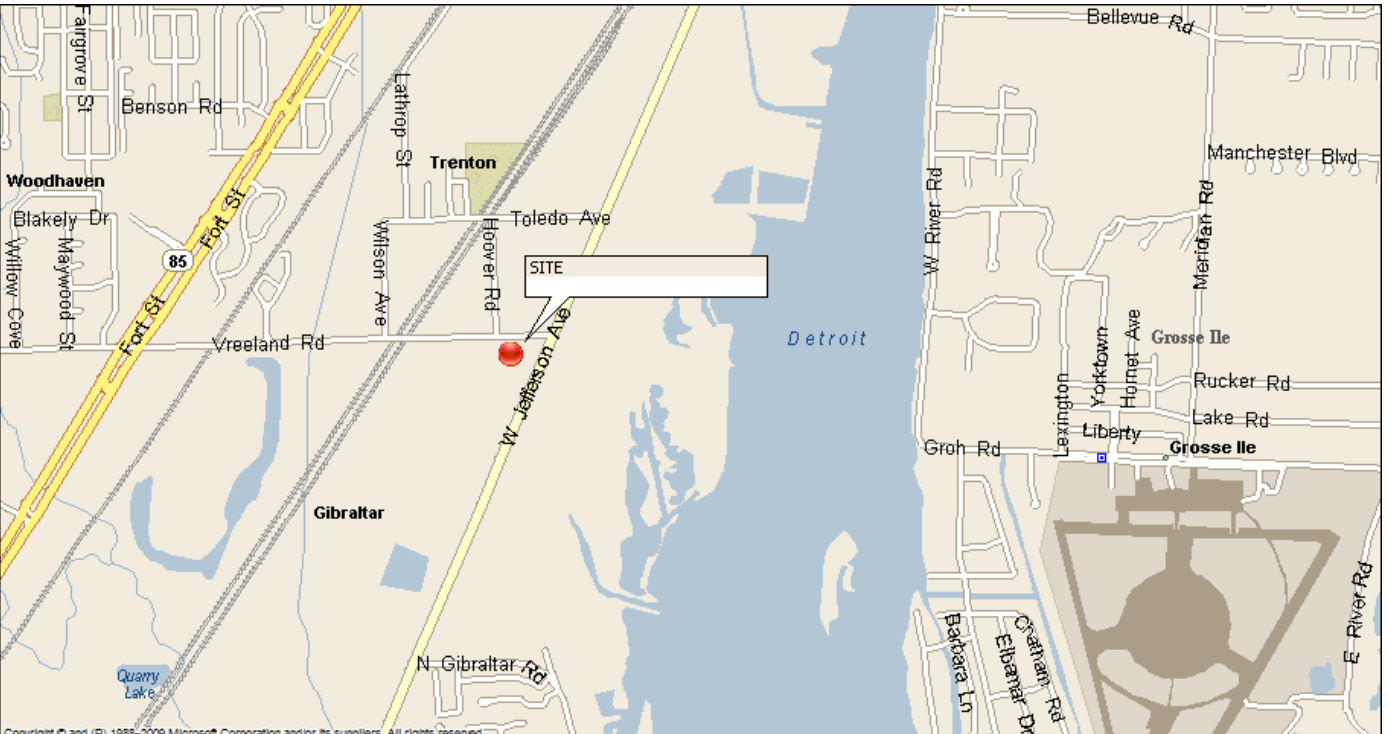
**Parcel 3 – 7.1 Acres**

**Parcel 4 – 3.46 Acres**



# SITE LAYOUT





### Local Map



### Regional Map



## Executive Summary

2250 Vreeland Rd, Trenton, Michigan, 48183  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.11194  
Longitude: -83.19467

Population	1 mile	3 miles	5 miles
2000 Population	1,065	39,762	88,831
2010 Population	1,221	41,593	94,815
2015 Population	1,187	40,718	93,395
2020 Population	1,162	40,009	92,246
2000-2010 Annual Rate	1.38%	0.45%	0.65%
2010-2015 Annual Rate	-0.54%	-0.40%	-0.29%
2015-2020 Annual Rate	-0.42%	-0.35%	-0.25%
2015 Male Population	47.4%	48.9%	48.7%
2015 Female Population	52.6%	51.1%	51.3%
2015 Median Age	39.6	44.6	43.1

In the identified area, the current year population is 93,395. In 2010, the Census count in the area was 94,815. The rate of change since 2010 was -0.29% annually. The five-year projection for the population in the area is 92,246 representing a change of -0.25% annually from 2015 to 2020. Currently, the population is 48.7% male and 51.3% female.

**Median Age**  
The median age in this area is 39.6, compared to U.S. median age of 37.9.

Race and Ethnicity	1 mile	3 miles	5 miles
2015 White Alone	92.2%	92.7%	90.5%
2015 Black Alone	2.2%	2.8%	3.5%
2015 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2015 Asian Alone	1.5%	1.7%	2.6%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.8%	0.7%	0.9%
2015 Two or More Races	2.8%	1.7%	1.9%
2015 Hispanic Origin (Any Race)	4.5%	4.2%	4.8%

Persons of Hispanic origin represent 4.8% 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 25.4 in the identified area, compared to 63.0 for the U.S. as a whole.

Households	1 mile	3 miles	5 miles
2000 Households	430	15,789	34,369
2010 Households	511	16,918	37,714
2015 Total Households	503	16,713	37,511
2020 Total Households	494	16,477	37,173
2000-2010 Annual Rate	1.74%	0.69%	0.93%
2010-2015 Annual Rate	-0.30%	-0.23%	-0.10%
2015-2020 Annual Rate	-0.36%	-0.28%	-0.18%
2015 Average Household Size	2.33	2.41	2.46

The household count in this area has changed from 37,714 in 2010 to 37,511 in the current year, a change of -0.10% annually. The five-year projection of households is 37,173, a change of -0.18% annually from the current year total. Average household size is currently 2.46, compared to 2.48 in the year 2010. The number of families in the current year is 25,518 in the specified area.







## Executive Summary

2250 Vreeland Rd, Trenton, Michigan, 48183  
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$50,000	\$61,587	\$58,861
2020 Median Household Income	\$64,047	\$76,140	\$73,159
2015-2020 Annual Rate	5.08%	4.33%	4.45%
<b>Average Household Income</b>			
2015 Average Household Income	\$60,513	\$75,814	\$74,281
2020 Average Household Income	\$70,597	\$87,080	\$85,348
2015-2020 Annual Rate	3.13%	2.81%	2.82%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$25,814	\$31,228	\$30,057
2020 Per Capita Income	\$30,208	\$35,978	\$34,634
2015-2020 Annual Rate	3.19%	2.87%	2.88%

### Households by Income

Current median household income is \$58,861 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$73,159 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$74,281 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$85,348 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$30,057 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$34,634 in five years, compared to \$32,501 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	451	16,369	35,826
2000 Owner Occupied Housing Units	265	12,848	26,306
2000 Renter Occupied Housing Units	165	2,942	8,063
2000 Vacant Housing Units	21	579	1,457
2010 Total Housing Units	560	18,235	40,468
2010 Owner Occupied Housing Units	338	13,514	28,382
2010 Renter Occupied Housing Units	173	3,404	9,332
2010 Vacant Housing Units	49	1,317	2,754
2015 Total Housing Units	552	18,148	40,356
2015 Owner Occupied Housing Units	321	13,138	27,645
2015 Renter Occupied Housing Units	182	3,575	9,866
2015 Vacant Housing Units	49	1,435	2,845
2020 Total Housing Units	536	17,826	39,825
2020 Owner Occupied Housing Units	324	12,989	27,431
2020 Renter Occupied Housing Units	170	3,488	9,743
2020 Vacant Housing Units	42	1,349	2,652

Currently, 68.5% of the 40,356 housing units in the area are owner occupied; 24.4%, renter occupied; and 7.0% 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 40,468 housing units in the area - 70.1% owner occupied, 23.1% renter occupied, and 6.8% vacant. The annual rate of change in housing units since 2010 is -0.12%. Median home value in the area is \$144,236, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.81% annually to \$182,399.







## Traffic Count Map - Close Up

2250 Vreeland Rd, Trenton, Michigan, 48183  
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