

LAND FOR SALE



NEQ Pontiac Trail and Decker

Walled Lake, MI

**Insite**
COMMERCIAL

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LAND FOR SALE

NEQ Pontiac Trail and Decker Walled Lake, MI

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PROPERTY SUMMARY

Location: NEQ Pontiac Trail and Decker
Walled Lake, MI 48390

Parcel ID#'s: 17-26-251-006
17-26-251-007

Total Land Size: 1.92 Acres

Sale Price: \$275,000

Utilities: All available

Zoning: C1: Neighborhood Commercial District

Property Taxes: \$6,496 Annually

School District: Walled Lake Schools

Demographics within

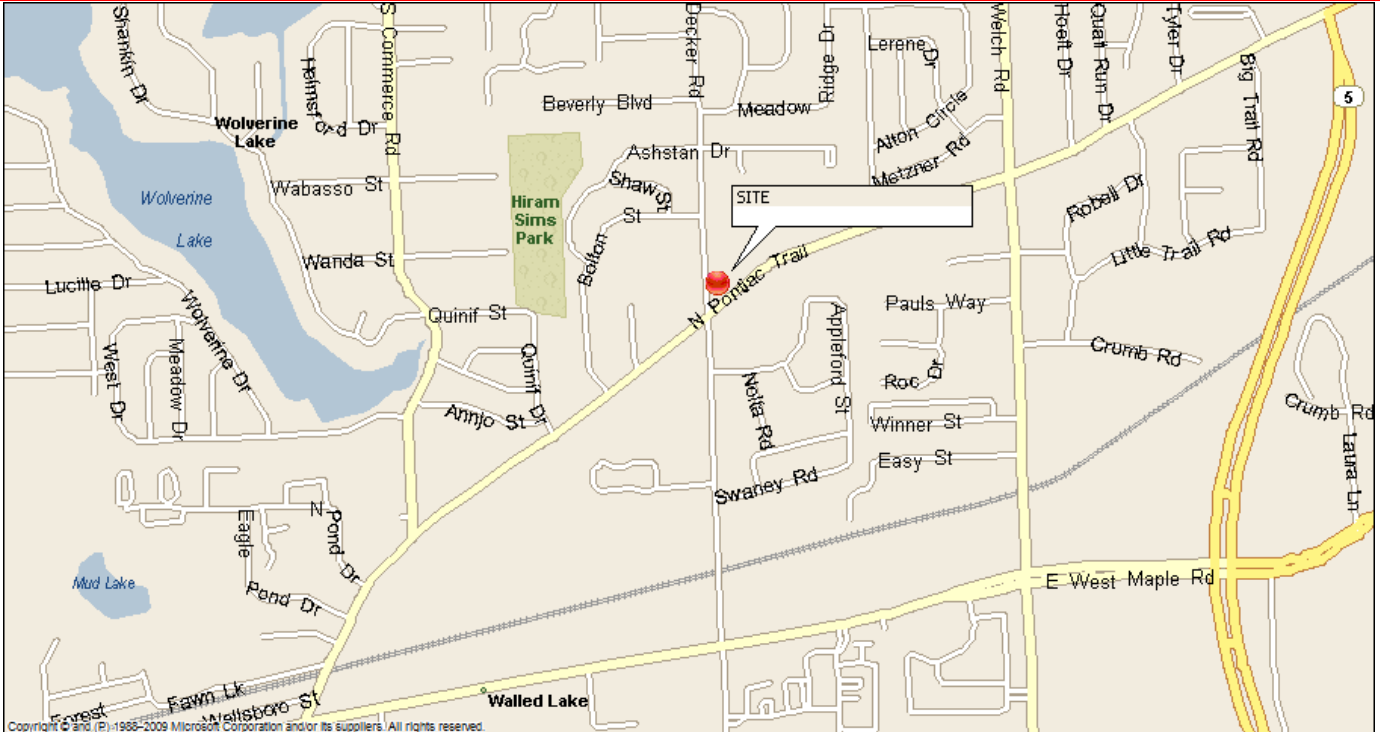
a 5 mile radius: Population: 135,963 Persons
Avg. HH Income: \$105,944 Annually
Households: 54,439 Homes
Traffic Count: 13,570 VPD on Pontiac Trail and 7,785 VDP on Decker

Comments: 1.92 Acres located at the NEQ of Pontiac Trail and Decker, available for development. Zoned C-1, neighborhood commercial district. Located approximately 2 miles to the west of the M-5 interchange and the Commerce Towne Place development. High traffic count on Pontiac Trail at 13,570 VPD and Decker at 7,785 VPD. Access to both Pontiac Trail and Decker.

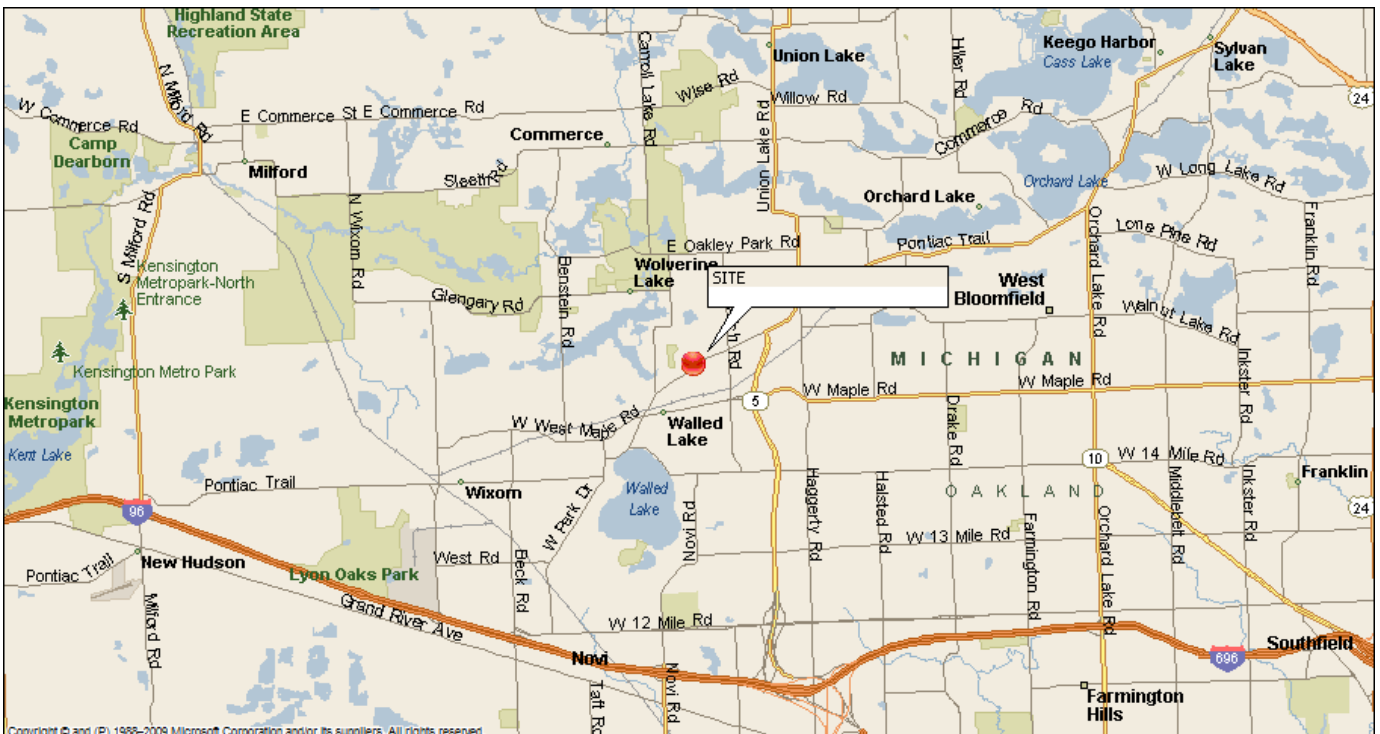
For Information Contact:
Randy Thomas
248-359-9000







Local Map



Regional Map



Executive Summary

1795 N Pontiac Trl, Walled Lake, Michigan, 48390
Rings: 1, 3, 5 mile radii

Prepared by Es
Latitude: 42.5480
Longitude: -83.4680

	1 mile	3 miles	5 miles
Population			
2000 Population	6,447	49,866	122,331
2010 Population	6,909	57,084	132,047
2015 Population	7,145	58,837	135,963
2020 Population	7,434	61,121	140,972
2000-2010 Annual Rate	0.69%	1.36%	0.77%
2010-2015 Annual Rate	0.64%	0.58%	0.56%
2015-2020 Annual Rate	0.80%	0.76%	0.73%
2015 Male Population	49.0%	48.2%	48.6%
2015 Female Population	51.0%	51.8%	51.4%
2015 Median Age	44.2	41.2	42.1

In the identified area, the current year population is 135,963. In 2010, the Census count in the area was 132,047. The rate of change since 2010 was 0.56% annually. The five-year projection for the population in the area is 140,972 representing a change of 0.73% annually from 2015 to 2020. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 44.2, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	89.5%	79.9%	78.9%
2015 Black Alone	3.2%	9.1%	9.4%
2015 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2015 Asian Alone	3.9%	7.5%	8.5%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	1.0%	0.9%	0.8%
2015 Two or More Races	2.2%	2.3%	2.2%
2015 Hispanic Origin (Any Race)	3.3%	3.3%	3.0%

Persons of Hispanic origin represent 3.0% 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 39.8 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	2,586	20,662	47,259
2010 Households	2,914	24,047	52,344
2015 Total Households	3,049	24,976	54,439
2020 Total Households	3,185	26,022	56,617
2000-2010 Annual Rate	1.20%	1.53%	1.03%
2010-2015 Annual Rate	0.87%	0.72%	0.75%
2015-2020 Annual Rate	0.88%	0.82%	0.79%
2015 Average Household Size	2.34	2.35	2.48

The household count in this area has changed from 52,344 in 2010 to 54,439 in the current year, a change of 0.75% annually. The five-year projection of households is 56,617, a change of 0.79% annually from the current year total. Average household size is currently 2.48, compared to 2.51 in the year 2010. The number of families in the current year is 36,572 in the specified area.





Executive Summary

1795 N Pontiac Trl, Walled Lake, Michigan, 48390
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.54801
Longitude: -83.46800

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$67,056	\$67,266	\$76,358
2020 Median Household Income	\$78,701	\$79,669	\$89,113
2015-2020 Annual Rate	3.25%	3.44%	3.14%
Average Household Income			
2015 Average Household Income	\$81,955	\$89,011	\$105,944
2020 Average Household Income	\$94,023	\$102,192	\$120,858
2015-2020 Annual Rate	2.79%	2.80%	2.67%
Per Capita Income			
2015 Per Capita Income	\$35,805	\$37,796	\$42,507
2020 Per Capita Income	\$41,282	\$43,517	\$48,629
2015-2020 Annual Rate	2.89%	2.86%	2.73%

Households by Income

Current median household income is \$76,358 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$89,113 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$105,944 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$120,858 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$42,507 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$48,629 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	2,682	21,876	49,634
2000 Owner Occupied Housing Units	2,030	14,411	35,851
2000 Renter Occupied Housing Units	556	6,251	11,409
2000 Vacant Housing Units	96	1,214	2,374
2010 Total Housing Units	3,080	26,302	56,908
2010 Owner Occupied Housing Units	2,258	16,307	38,902
2010 Renter Occupied Housing Units	656	7,740	13,442
2010 Vacant Housing Units	166	2,255	4,564
2015 Total Housing Units	3,164	27,000	58,506
2015 Owner Occupied Housing Units	2,319	16,596	39,817
2015 Renter Occupied Housing Units	729	8,379	14,623
2015 Vacant Housing Units	115	2,024	4,067
2020 Total Housing Units	3,240	27,735	60,227
2020 Owner Occupied Housing Units	2,411	17,281	41,333
2020 Renter Occupied Housing Units	774	8,741	15,285
2020 Vacant Housing Units	55	1,713	3,610

Currently, 68.1% of the 58,506 housing units in the area are owner occupied; 25.0%, 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 56,908 housing units in the area - 68.4% owner occupied, 23.6% renter occupied, and 8.0% vacant. The annual rate of change in housing units since 2010 is 1.24%. Median home value in the area is \$258,476, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 1.96% annually to \$284,769.





Traffic Count Map - Close Up

1795 N Pontiac Trl, Walled Lake, Michigan, 48390
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.54801
Longitude: -83.46800



- 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

