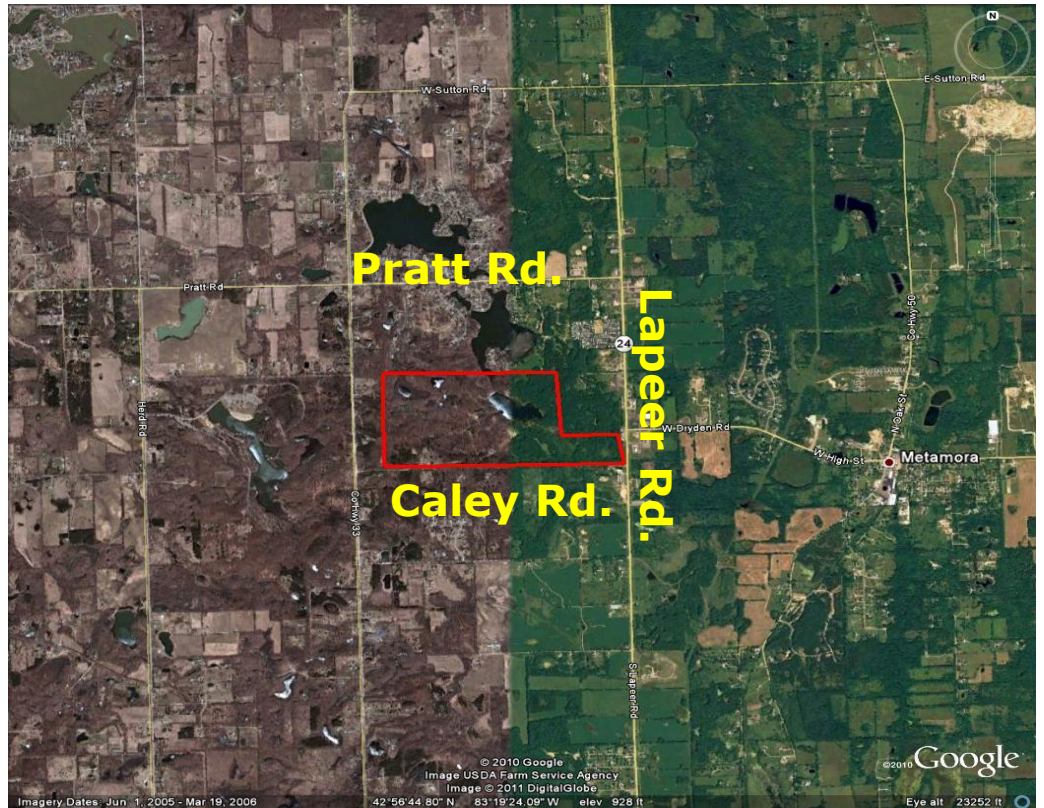


LAND

FOR SALE



Camp Metamora

1484 Caley Road ~ Metamora, Michigan

**Insite**
COMMERCIAL

1111 W. Oakley Park Road
Suite 220

Commerce, Michigan 48390
(248) 359-9000

www.insitecommercial.com

LAND

FOR SALE

Camp Metamora
1484 Caley Road
Metamora, Michigan

PROPERTY SUMMARY	page 1
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Location: Camp Metamora
1484 Caley Road
Metamora, Michigan 48455

Total Land Size: 309 Acres

Sale Price: \$4,414,000

Utilities: Well, Septic, Gas

Zoning: RC - Recreational

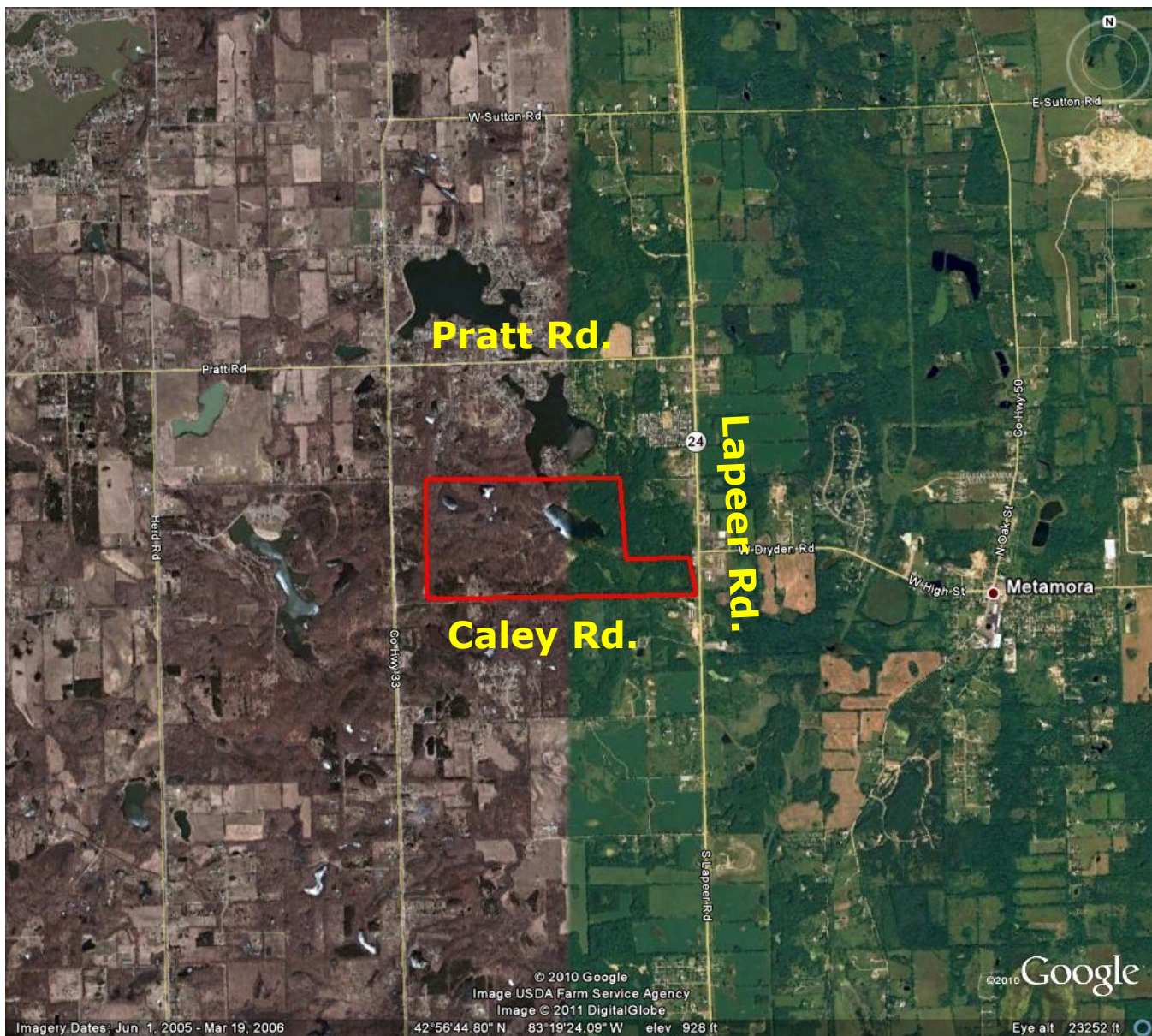
Demographics within
a

5 Mile Radius – 2012:	Population:	10,413 Persons
	Avg. household	
	Income:	\$81,083 Annually
	Households:	4,215 Homes
	Traffic Counts:	18,200 on M-24

Comments: This 309 Acre site is currently Girl Scout Camp Metamora located in Metamora, Michigan. The site is serviced for well and septic as well as many other amenities including; a private 20 acre lake which includes a Class C Dam, to control water levels. Property is being offered as vacant land, all camping facilities have been removed.

For Information Contact:
Randy Thomas
248-359-9000





Highlighted area designates approximate area being purchased.



Local Map



Regional Map





Executive Summary

Camp Metamora
1484 Caley Rd, Metamora, MI, 48455,
Ring: 1 mile radius

Prepared by Randall Thomas
Latitude: 42.941073654
Longitude: -83.31971700

	1 mile	3 miles	5 miles
Population			
2000 Population	781	4,813	10,264
2010 Population	724	4,720	10,447
2012 Population	704	4,667	10,413
2017 Population	669	4,519	10,221
2000-2010 Annual Rate	-0.76%	-0.20%	0.18%
2010-2012 Annual Rate	-1.24%	-0.50%	-0.15%
2012-2017 Annual Rate	-1.02%	-0.64%	-0.37%
2012 Male Population	51.0%	50.5%	50.6%
2012 Female Population	49.0%	49.5%	49.4%
2012 Median Age	44.1	45.6	45.5

In the identified area, the current year population is 10,413. In 2010, the Census count in the area was 10,447. The rate of change since 2010 was -0.15% annually. The five-year projection for the population in the area is 10,221 representing a change of -0.37% annually from 2012 to 2017. Currently, the population is 50.6% male and 49.4% female.

Median Age

The median age in this area is 45.5, compared to U.S. median age of 37.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2012 White Alone	97.2%	97.3%	96.9%
2012 Black Alone	0.9%	0.6%	0.6%
2012 American Indian/Alaska Native Alone	0.1%	0.4%	0.4%
2012 Asian Alone	0.3%	0.4%	0.7%
2012 Pacific Islander Alone	0.0%	0.0%	0.0%
2012 Other Race	0.6%	0.3%	0.4%
2012 Two or More Races	1.0%	1.0%	1.0%
2012 Hispanic Origin (Any Race)	2.0%	1.8%	1.9%

Persons of Hispanic origin represent 1.9% of the population in the identified area compared to 16.9% 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 9.6 in the identified area, compared to 61.4 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	312	1,709	3,577
2010 Households	297	1,761	3,858
2012 Total Households	286	1,722	3,805
2017 Total Households	275	1,691	3,780
2000-2010 Annual Rate	-0.50%	0.30%	0.76%
2010-2012 Annual Rate	-1.72%	-0.99%	-0.61%
2012-2017 Annual Rate	-0.74%	-0.36%	-0.13%
2012 Average Household Size	2.46	2.70	2.72

The household count in this area has changed from 3,858 in 2010 to 3,805 in the current year, a change of -0.61% annually. The five-year projection of households is 3,780, a change of -0.13% annually from the current year total. Average household size is currently 2.72, compared to 2.69 in the year 2010. The number of families in the current year is 3,019 in the specified area.



Executive Summary

Camp Metamora
 1484 Caley Rd, Metamora, MI, 48455,
 Ring: 5 mile radius

Prepared by Randall Thomas
 Latitude: 42.94107365
 Longitude: -83.319717C

	1 mile	3 miles	5 miles
Median Household Income			
2012 Median Household Income	\$52,832	\$62,731	\$65,682
2017 Median Household Income	\$59,445	\$70,419	\$73,547
2012-2017 Annual Rate	2.39%	2.34%	2.29%
Average Household Income			
2012 Average Household Income	\$68,096	\$78,910	\$81,083
2017 Average Household Income	\$76,573	\$88,470	\$90,399
2012-2017 Annual Rate	2.37%	2.31%	2.20%
Per Capita Income			
2012 Per Capita Income	\$26,612	\$29,564	\$29,769
2017 Per Capita Income	\$30,279	\$33,616	\$33,582
2012-2017 Annual Rate	2.62%	2.60%	2.44%

Current median household income is \$65,682 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$73,547 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$81,083 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$90,399 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$29,769 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$33,582 in five years, compared to \$29,882 for all U.S. households

Housing			
2000 Total Housing Units	348	1,800	3,751
2000 Owner Occupied Housing Units	293	1,567	3,324
2000 Renter Occupied Housing Units	20	142	252
2000 Vacant Housing Units	35	91	175
2010 Total Housing Units	358	1,956	4,225
2010 Owner Occupied Housing Units	258	1,562	3,493
2010 Renter Occupied Housing Units	39	199	365
2010 Vacant Housing Units	61	195	367
2012 Total Housing Units	351	1,939	4,215
2012 Owner Occupied Housing Units	246	1,514	3,420
2012 Renter Occupied Housing Units	40	207	385
2012 Vacant Housing Units	65	217	410
2017 Total Housing Units	346	1,927	4,227
2017 Owner Occupied Housing Units	238	1,492	3,407
2017 Renter Occupied Housing Units	38	199	374
2017 Vacant Housing Units	71	236	447

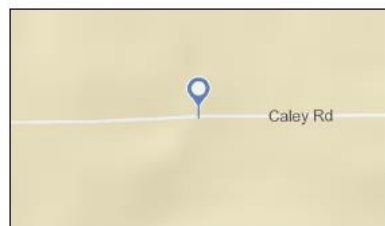
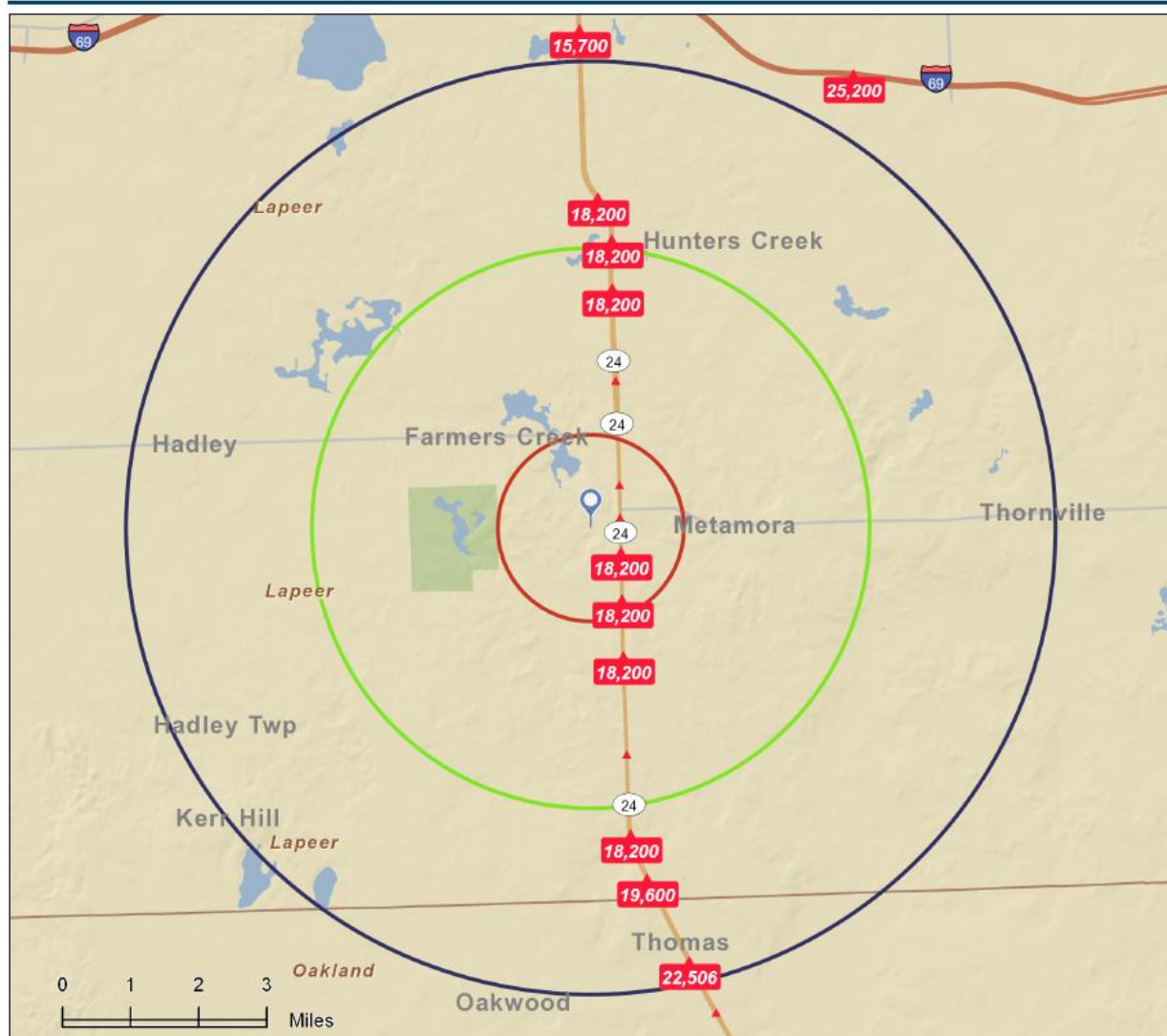
Currently, 81.1% of the 4,215 housing units in the area are owner occupied; 9.1%, renter occupied; and 9.7% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 4,225 housing units in the area - 82.7% owner occupied, 8.6% renter occupied, and 8.7% vacant. The annual rate of change in housing units since 2010 is -0.11%. Median home value in the area is \$148,191, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 2.38% annually to \$166,669.



Traffic Count Map

Camp Metamora
 1484 Caley Rd, Metamora, MI, 48455
 Ring: 1, 3, 5 Miles

Prepared by Randall Thomas
 Latitude: 42.941074
 Longitude: -83.319717



- 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

