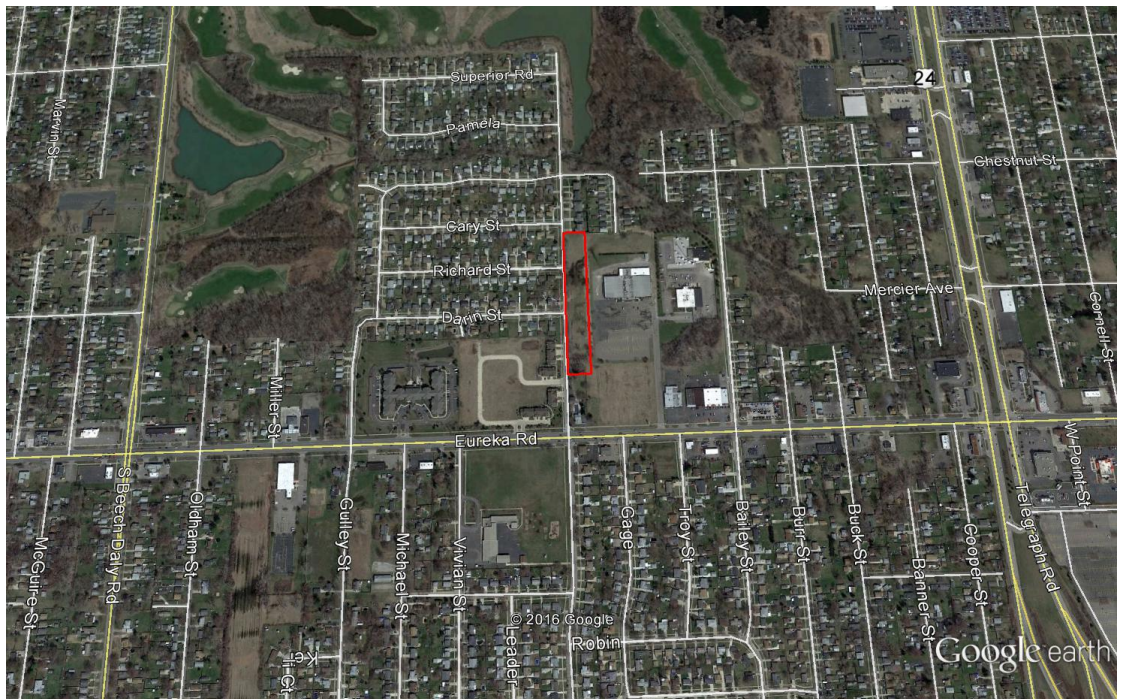


RESIDENTIAL LOTS FOR SALE



Westlake, N. of Eureka

Taylor, 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

RESIDENTIAL LOTS

FOR SALE

Westlake, N. of Eureka

Taylor, MI

SUMMARY	page 1
AERIAL	page 2
SURVEY	page 3
AREA MAPS	page 4
DEMOGRAPHICS	pages 5-6
TRAFFIC COUNTS	page 7



PROPERTY SUMMARY

1

Location: Westlake, N. of Eureka
Taylor, MI

Parcel ID: T-120-076-99-0001-702

Total Land Size: Approximately 2.19 Acres

Sale Price: \$199,000 or \$90,867 per acre

Utilities: All available

Zoning: Currently zoned B-2, will require rezoning for residential

School District: Taylor Public Schools

Property Taxes: \$1,690 Annually

Demographics within

a 5 mile radius: Population: 155,797 Persons
Households: 62,324 Homes
Avg. HH Income: \$60,134 Annually
Traffic Count: 32,780 VPD on Eureka

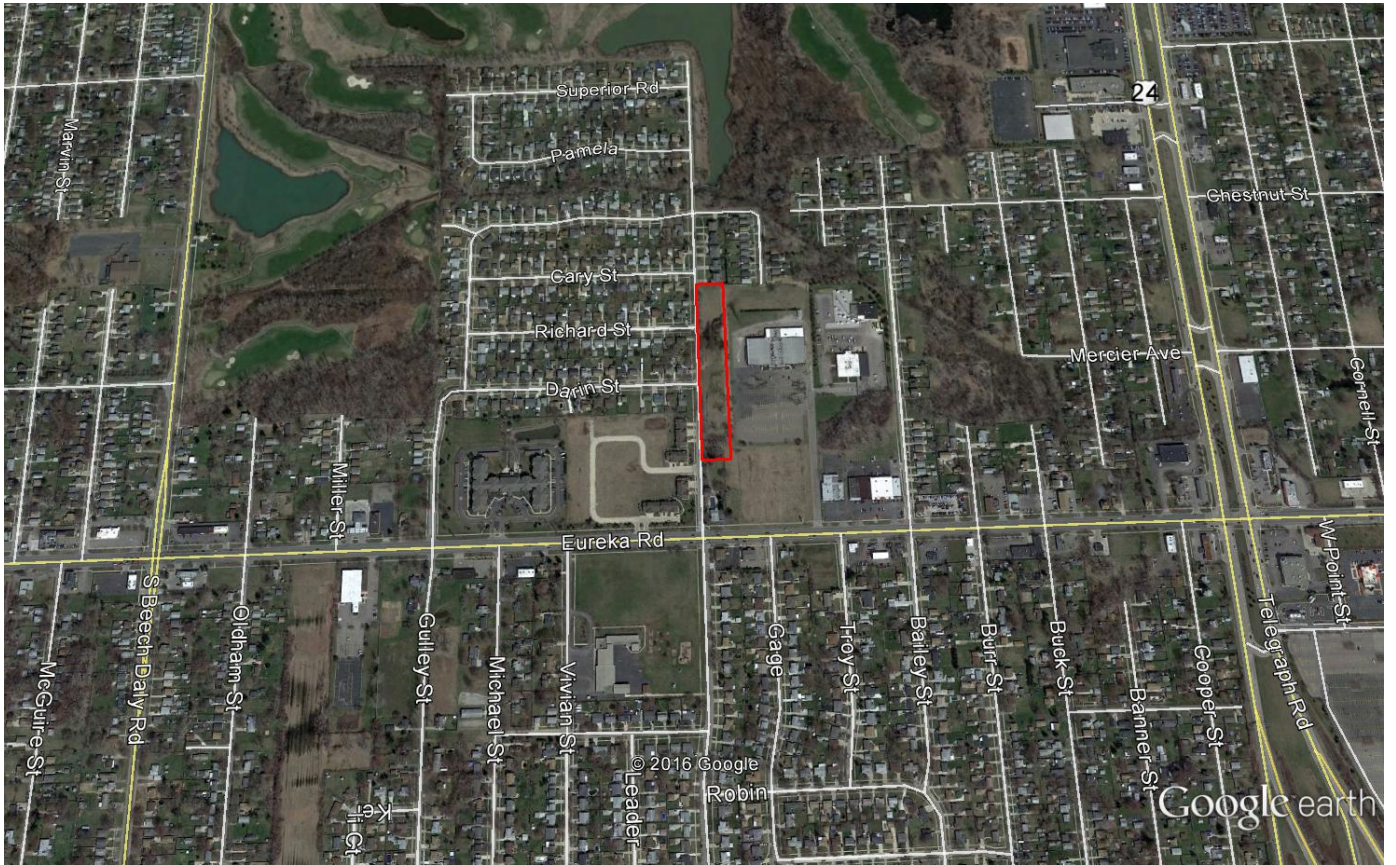
Comments: This 2.19 acre parcel is located off of West Lake Road, just north of Eureka, across from a newer residential development, and is divisible into 9 residential lots. The property is approximately 106' x 900'. All utilities available.

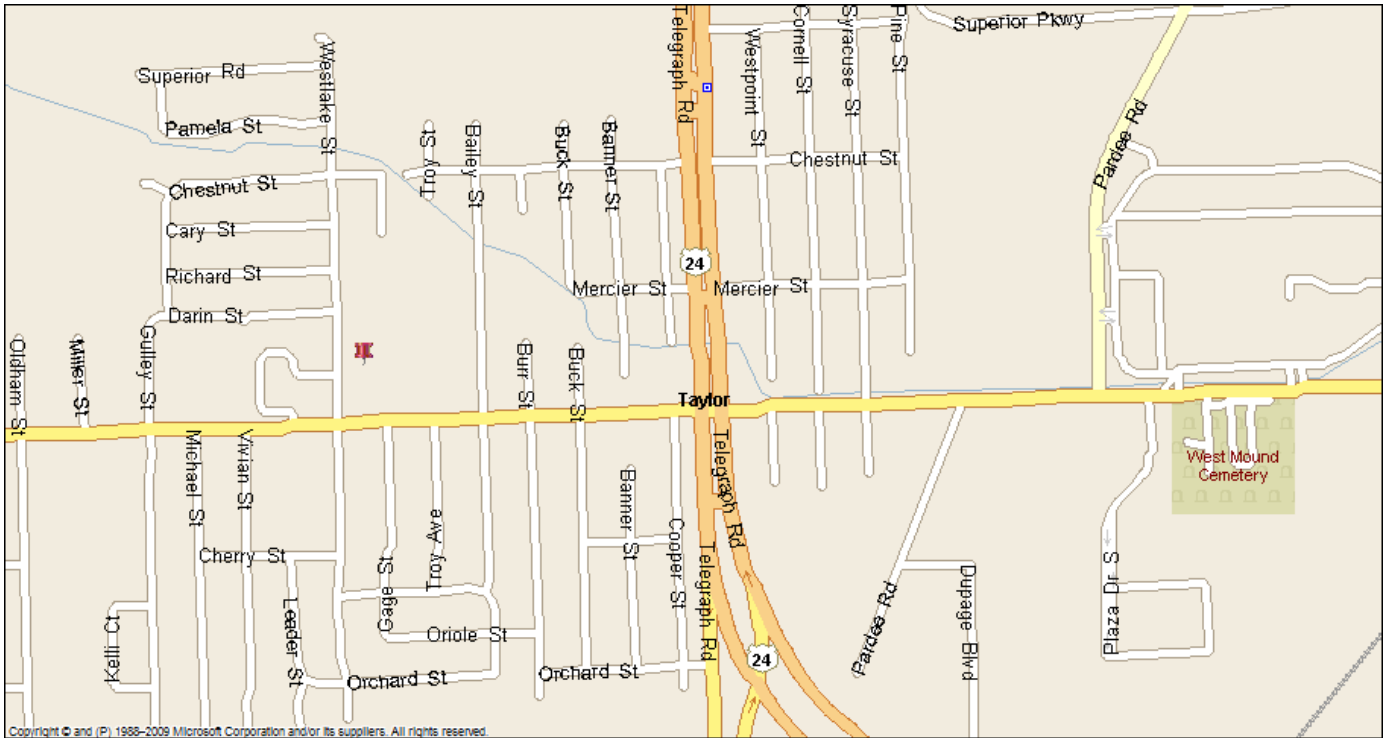
For Information Contact:

Randy Thomas

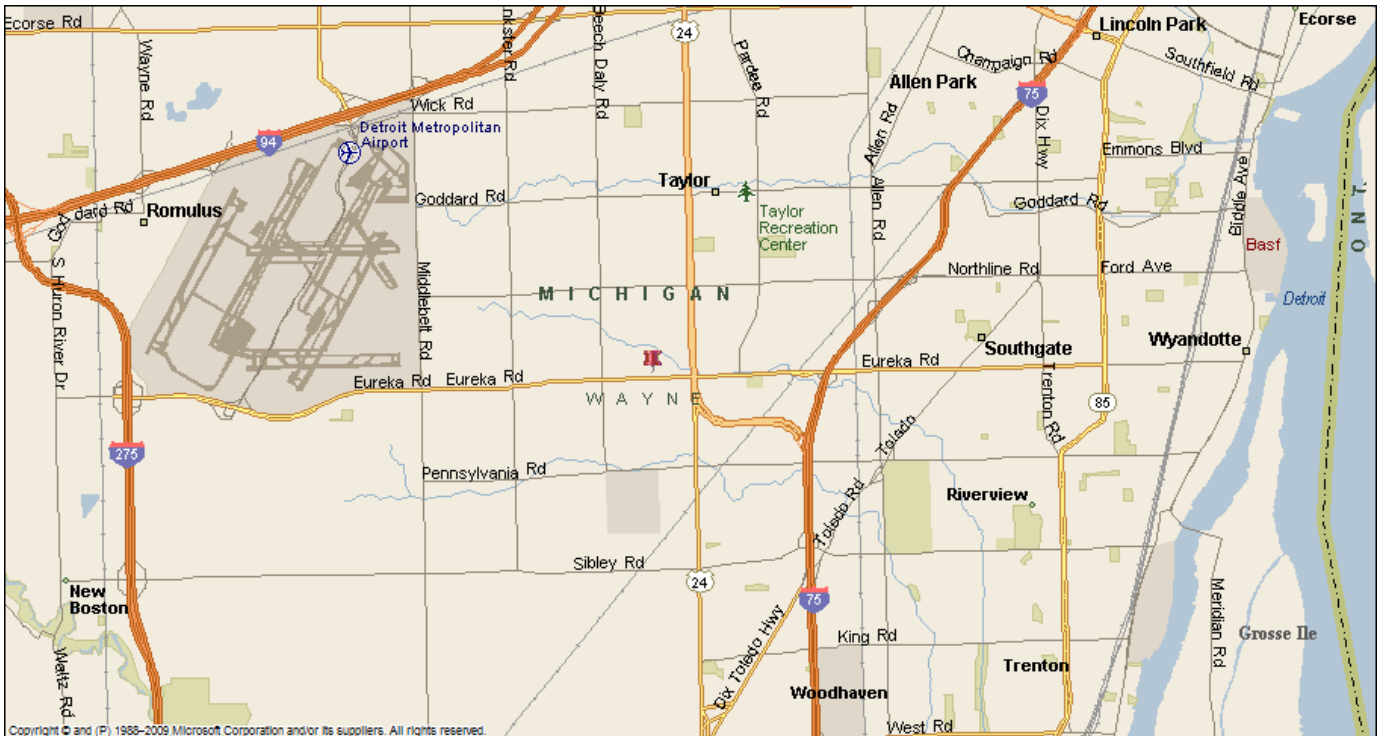
248-359-9000







Local Map



Regional Map



Executive Summary

14800 Westlake St, Taylor, Michigan, 48180
Rings: 1, 3, 5 mile radii

Prepared by Esr
Latitude: 42.19849
Longitude: -83.27727

	1 mile	3 miles	5 miles
Population			
2000 Population	8,813	47,898	158,881
2010 Population	8,391	47,959	158,402
2015 Population	8,188	47,166	155,797
2020 Population	8,021	46,517	153,532
2000-2010 Annual Rate	-0.49%	0.01%	-0.03%
2010-2015 Annual Rate	-0.47%	-0.32%	-0.32%
2015-2020 Annual Rate	-0.41%	-0.28%	-0.29%
2015 Male Population	46.6%	47.2%	48.1%
2015 Female Population	53.4%	52.8%	51.9%
2015 Median Age	36.3	37.5	40.2

In the identified area, the current year population is 155,797. In 2010, the Census count in the area was 158,402. The rate of change since 2010 was -0.32% annually. The five-year projection for the population in the area is 153,532 representing a change of -0.29% annually from 2015 to 2020. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 36.3, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	65.4%	68.3%	82.4%
2015 Black Alone	23.3%	22.5%	10.4%
2015 American Indian/Alaska Native Alone	0.5%	0.4%	0.5%
2015 Asian Alone	4.7%	3.8%	2.5%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	2.6%	1.7%	1.6%
2015 Two or More Races	3.5%	3.2%	2.6%
2015 Hispanic Origin (Any Race)	6.6%	6.0%	6.5%

Persons of Hispanic origin represent 6.5% 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 39.4 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	3,416	17,847	61,337
2010 Households	3,378	18,540	62,739
2015 Total Households	3,337	18,441	62,324
2020 Total Households	3,290	18,271	61,662
2000-2010 Annual Rate	-0.11%	0.38%	0.23%
2010-2015 Annual Rate	-0.23%	-0.10%	-0.13%
2015-2020 Annual Rate	-0.28%	-0.19%	-0.21%
2015 Average Household Size	2.43	2.52	2.47

The household count in this area has changed from 62,739 in 2010 to 62,324 in the current year, a change of -0.13% annually. The five-year projection of households is 61,662, a change of -0.21% annually from the current year total. Average household size is currently 2.47, compared to 2.50 in the year 2010. The number of families in the current year is 41,230 in the specified area.





Executive Summary

14800 Westlake St, Taylor, Michigan, 48180
Rings: 1, 3, 5 mile radii

Prepared by Es
Latitude: 42.1984
Longitude: -83.2772

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$37,389	\$41,977	\$49,057
2020 Median Household Income	\$41,520	\$48,543	\$55,965
2015-2020 Annual Rate	2.12%	2.95%	2.67%
Average Household Income			
2015 Average Household Income	\$47,678	\$54,318	\$60,134
2020 Average Household Income	\$53,573	\$61,623	\$68,401
2015-2020 Annual Rate	2.36%	2.56%	2.61%
Per Capita Income			
2015 Per Capita Income	\$19,500	\$21,491	\$24,217
2020 Per Capita Income	\$22,068	\$24,484	\$27,643
2015-2020 Annual Rate	2.51%	2.64%	2.68%

Households by Income

Current median household income is \$49,057 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$55,965 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$60,134 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$68,401 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$24,217 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$27,643 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	3,661	18,915	64,024
2000 Owner Occupied Housing Units	2,170	11,158	45,608
2000 Renter Occupied Housing Units	1,246	6,690	15,730
2000 Vacant Housing Units	245	1,067	2,686
2010 Total Housing Units	3,657	20,227	67,494
2010 Owner Occupied Housing Units	1,926	11,364	44,863
2010 Renter Occupied Housing Units	1,452	7,176	17,876
2010 Vacant Housing Units	279	1,687	4,755
2015 Total Housing Units	3,645	20,182	67,421
2015 Owner Occupied Housing Units	1,830	10,916	43,492
2015 Renter Occupied Housing Units	1,507	7,525	18,832
2015 Vacant Housing Units	308	1,741	5,097
2020 Total Housing Units	3,579	19,900	66,578
2020 Owner Occupied Housing Units	1,793	10,770	42,922
2020 Renter Occupied Housing Units	1,497	7,501	18,740
2020 Vacant Housing Units	289	1,629	4,916

Currently, 64.5% of the 67,421 housing units in the area are owner occupied; 27.9%, renter occupied; and 7.6% 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 67,494 housing units in the area - 66.5% owner occupied, 26.5% renter occupied, and 7.0% vacant. The annual rate of change in housing units since 2010 is -0.05%. Median home value in the area is \$105,416, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.50% annually to \$131,343.

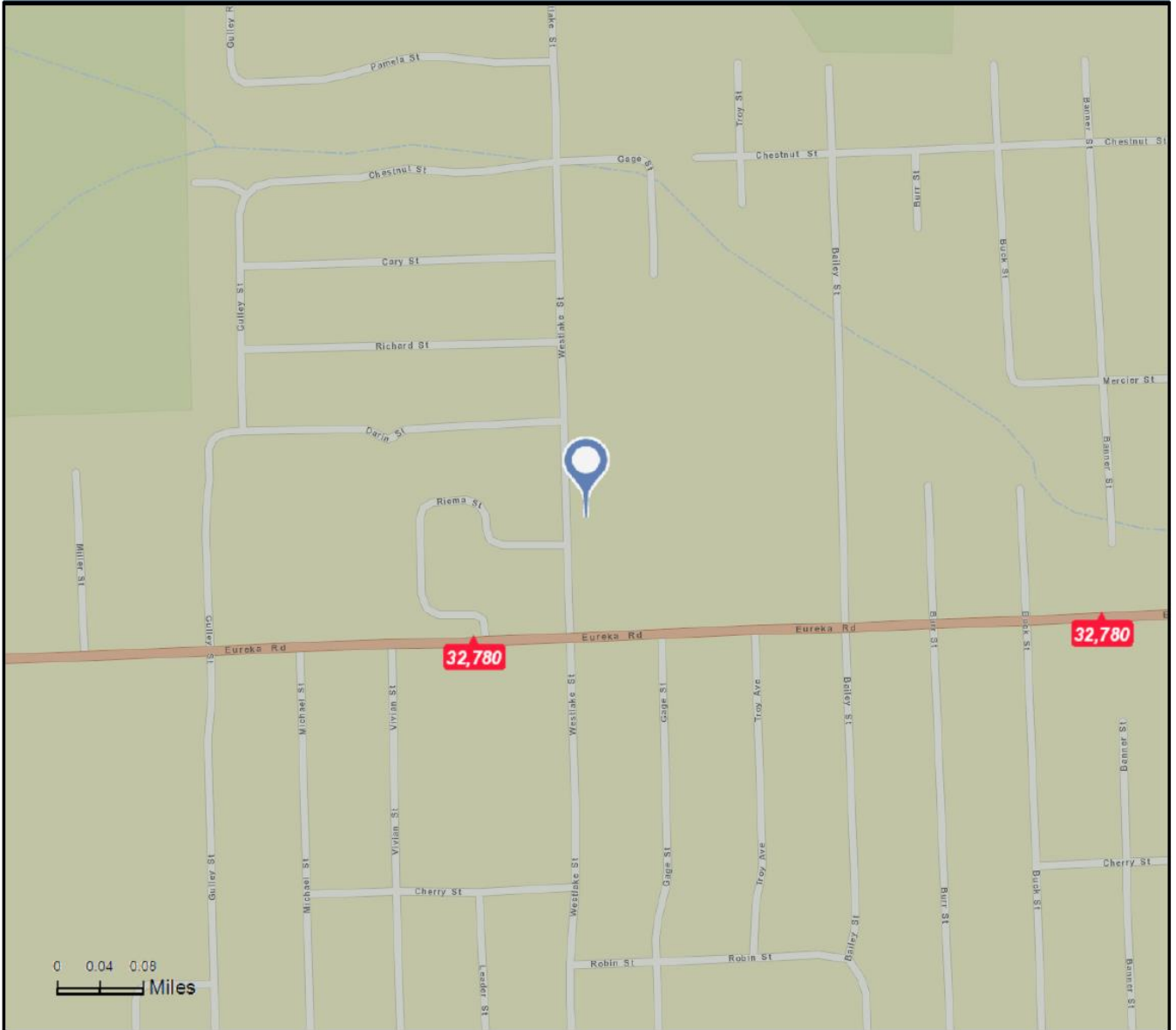




Traffic Count Map - Close Up

14800 Westlake St, Taylor, Michigan, 48180
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.19849
Longitude: -83.27727



OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

