

FOR SALE

LAND



Ladd and Metro Drive

Commerce Township, Michigan

**Insite**
COMMERCIAL

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LAND FOR SALE

Ladd and Metro Drive Commerce, MI

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PROPERTY SUMMARY

Location: Ladd and Metro Drive
Commerce Township, MI

Total Land Size: 5.46 Acres

Developable Land Size: 2.42 Acres

Sale Price Per Acre: \$150,000 per developable acre

Total Sale Price: \$363,000 Total

Parcel ID#: 17-27-351-019

Utilities: All in place

Zoning: Industrial

Demographics within

a 5 mile radius: Population: 116,393 People
Housing: 51,275 Homes
Avg. HH Income: \$93,069 Annually

Comments: Industrial land available in Commerce Township. Outside storage permitted. Parcel has it's own detention on site. All utilities available.

For Information Contact:
Randy Thomas
248-359-9000







Executive Summary

Ladd and Metro
Rings: 1, 3, 5 mile radii

Prepared by Randall Thomas
Latitude: 42.543239
Longitude: -83.494858

	1 mile	3 miles	5 miles
Population			
2000 Population	6,604	46,673	102,833
2010 Population	7,696	52,893	114,195
2013 Population	7,895	53,625	116,391
2018 Population	8,271	55,142	120,331
2000-2010 Annual Rate	1.54%	1.26%	1.05%
2010-2013 Annual Rate	0.79%	0.42%	0.59%
2013-2018 Annual Rate	0.93%	0.56%	0.67%
2013 Male Population	49.0%	48.8%	48.6%
2013 Female Population	51.0%	51.2%	51.4%
2013 Median Age	39.4	38.9	40.5

In the identified area, the current year population is 116,391. In 2010, the Census count in the area was 114,195. The rate of change since 2010 was 0.59% annually. The five-year projection for the population in the area is 120,331 representing a change of 0.67% annually from 2013 to 2018. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 40.5, compared to U.S. median age of 37.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2013 White Alone	89.6%	82.7%	80.7%
2013 Black Alone	3.2%	7.7%	8.3%
2013 American Indian/Alaska Native Alone	0.4%	0.3%	0.2%
2013 Asian Alone	3.3%	5.8%	7.8%
2013 Pacific Islander Alone	0.0%	0.0%	0.0%
2013 Other Race	1.2%	1.3%	0.9%
2013 Two or More Races	2.3%	2.2%	2.1%
2013 Hispanic Origin (Any Race)	4.3%	4.3%	3.2%

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 17.4% 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 37.7 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	2,497	19,988	40,744
2010 Households	3,052	22,830	45,994
2013 Total Households	3,151	23,279	47,145
2018 Total Households	3,315	24,027	48,901
2000-2010 Annual Rate	2.03%	1.34%	1.22%
2010-2013 Annual Rate	0.99%	0.60%	0.76%
2013-2018 Annual Rate	1.02%	0.63%	0.73%
2013 Average Household Size	2.51	2.30	2.46

The household count in this area has changed from 45,994 in 2010 to 47,145 in the current year, a change of 0.76% annually. The five-year projection of households is 48,901, a change of 0.73% annually from the current year total. Average household size is currently 2.46, compared to 2.47 in the year 2010. The number of families in the current year is 31,186 in the specified area.





Executive Summary

Ladd and Metro
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$56,314	\$56,123	\$65,602
2018 Median Household Income	\$72,868	\$68,399	\$80,357
2013-2018 Annual Rate	5.29%	4.04%	4.14%
Average Household Income			
2013 Average Household Income	\$74,362	\$76,145	\$93,069
2018 Average Household Income	\$88,807	\$88,286	\$108,861
2013-2018 Annual Rate	3.61%	3.00%	3.18%
Per Capita Income			
2013 Per Capita Income	\$31,310	\$32,927	\$37,612
2018 Per Capita Income	\$37,536	\$38,323	\$44,116
2013-2018 Annual Rate	3.69%	3.08%	3.24%

Households by Income

Current median household income is \$65,602 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$80,357 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$93,069 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$108,861 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$37,612 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$44,116 in five years, compared to \$32,073 for all U.S. households

Housing

2000 Total Housing Units	2,703	21,086	42,846
2000 Owner Occupied Housing Units	1,919	12,786	29,735
2000 Renter Occupied Housing Units	578	7,201	11,008
2000 Vacant Housing Units	206	1,099	2,103
2010 Total Housing Units	3,363	25,327	50,261
2010 Owner Occupied Housing Units	2,267	14,910	33,045
2010 Renter Occupied Housing Units	785	7,920	12,949
2010 Vacant Housing Units	311	2,497	4,267
2013 Total Housing Units	3,459	25,802	51,275
2013 Owner Occupied Housing Units	2,327	15,063	33,563
2013 Renter Occupied Housing Units	824	8,217	13,583
2013 Vacant Housing Units	308	2,523	4,130
2018 Total Housing Units	3,554	26,045	52,084
2018 Owner Occupied Housing Units	2,471	15,656	35,002
2018 Renter Occupied Housing Units	844	8,371	13,899
2018 Vacant Housing Units	239	2,018	3,183

Currently, 65.5% of the 51,275 housing units in the area are owner occupied; 26.5%, renter occupied; and 8.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 50,261 housing units in the area - 65.7% owner occupied, 25.8% renter occupied, and 8.5% vacant. The annual rate of change in housing units since 2010 is 0.89%. Median home value in the area is \$212,027, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 2.46% annually to \$239,448.



