

# LAND FOR SALE



## Parcel F

**W. Side of Martin Parkway, S. of Oakley Park  
Commerce, Michigan**



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**

## **W. Side Martin Parkway, S. of Oakley Park Commerce, MI**

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# PROPERTY SUMMARY

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**Location:** W. Side of Martin Parkway, S. of Oakley Park  
Commerce Township, MI  
DDA Development – Parcel F

**Total Land Size:** 4.26 Acres

**Sale Price:** \$1,750,000

**Utilities:** Water and Sewer available

**Use:** Special Purpose District (see page 9), located in the  
Town Center Overlay (view [HERE](#))

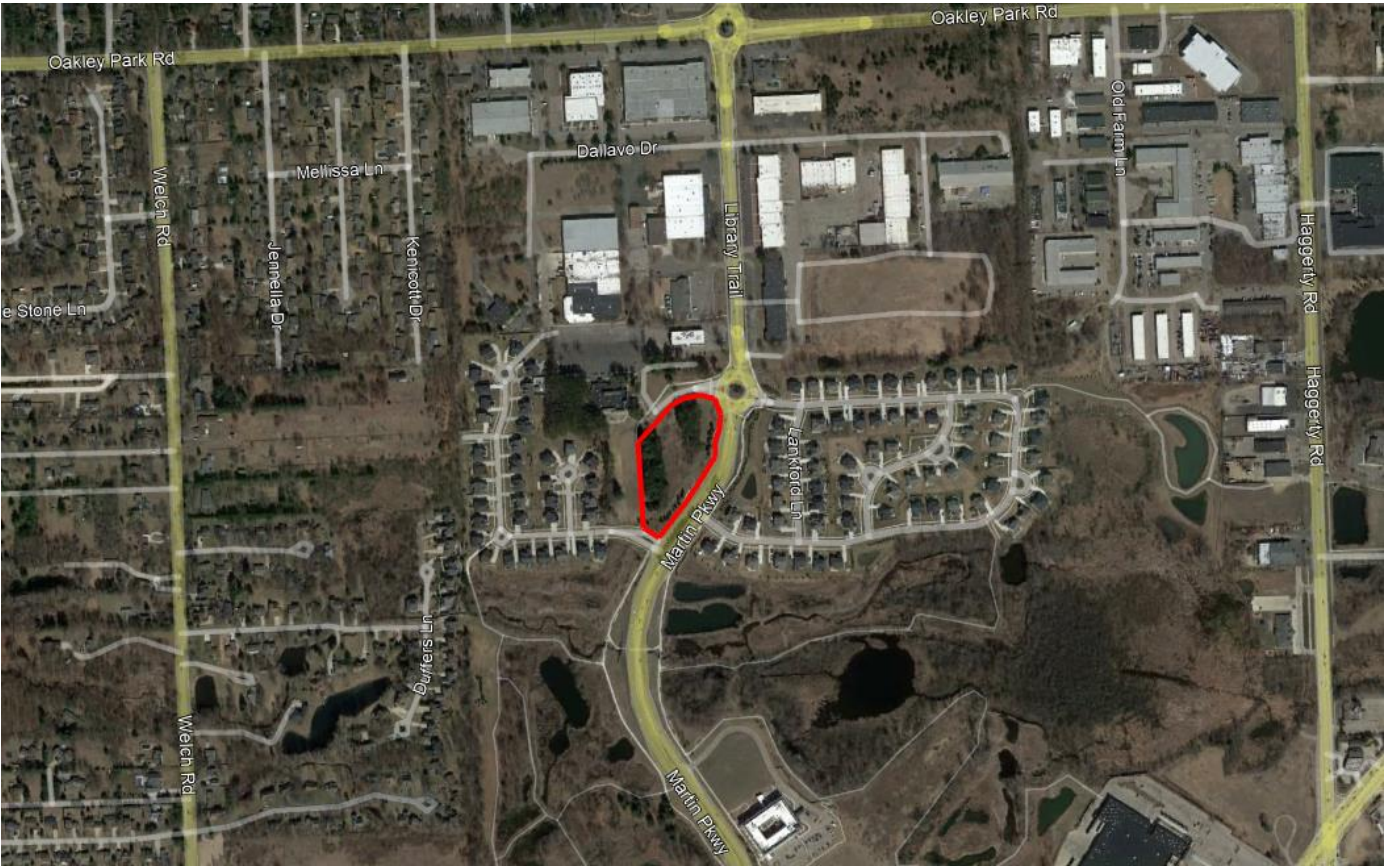
## Demographics within

**a 5 mile radius:** Population: 160,143 Persons  
Homes: 65,480 Households  
Avg. HH Income: \$116,957 Annually  
Traffic Count: 38,103 VPD on Martin Parkway

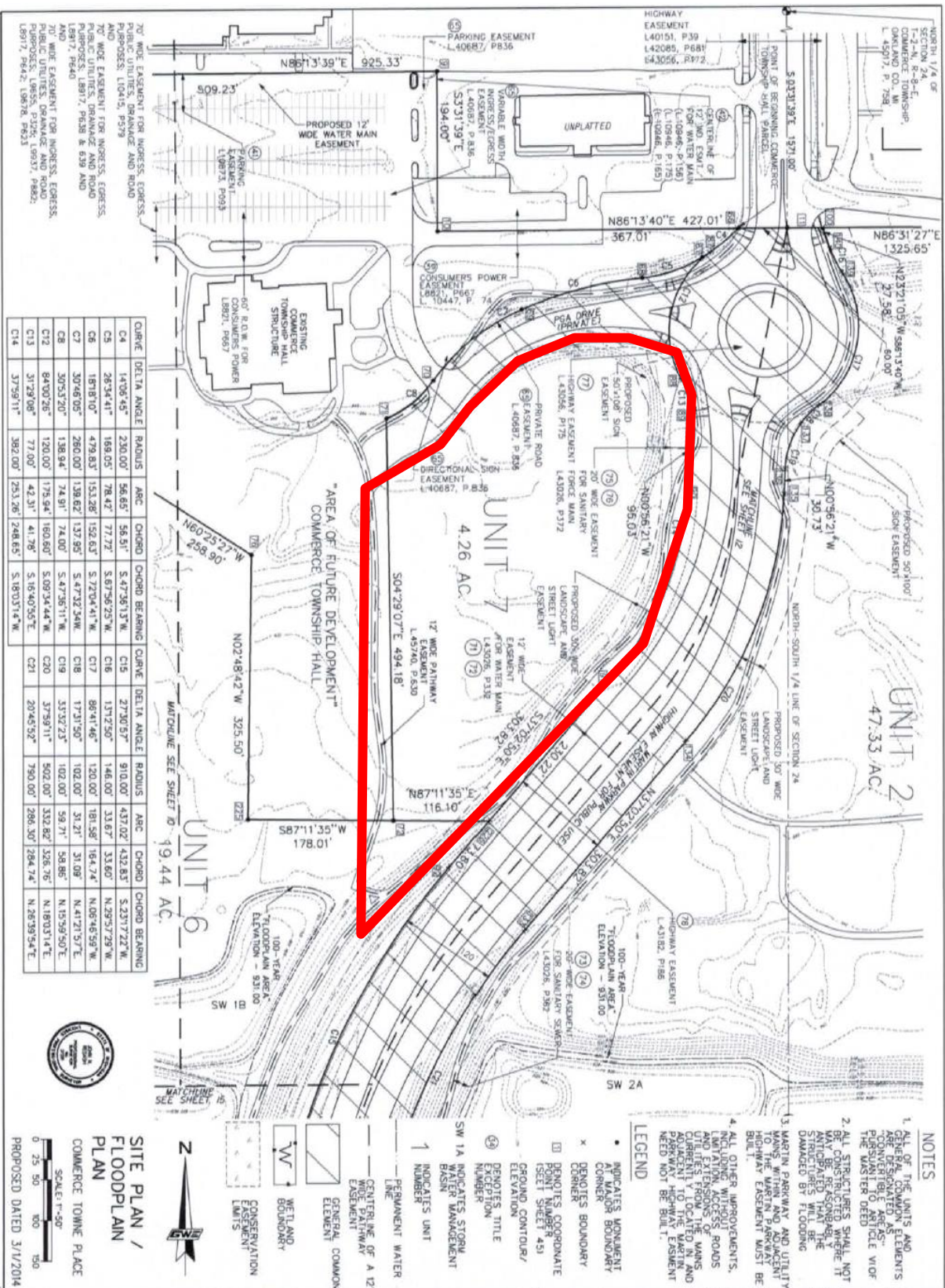
**Comments:** This property is located on the west side of Martin Parkway, just south of Oakley Park, adjacent to the Commerce Town Hall and surrounded by numerous new residential developments. Site is ideally suited for retail, office, medical. All utilities available.

**For Information Contact:**  
**Randy Thomas**  
**248-359-9000**





# SURVEY



**NOTES**

1. ALL OF THE UNITS AND GENERAL COMMON ELEMENTS ARE AS SHOWN ON THIS PLAN. THE MASTER DEED TO THE MASTER DEED.
2. ALL STRUCTURES SHALL NOT BE CONSTRUCTED WHERE IT MIGHT BE DAMAGED BY FLOODING. STRUCTURES WILL BE DAMAGED BY FLOODING.
3. MARTIN PARKWAY AND UTILITY MAINS WITHIN AND ADJACENT TO HIGHWAY EASEMENT MUST BE BUILT.
4. ALL OTHER IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ACCESS ROADS UTILITIES FROM THE MAINS CURRENTLY LOCATED IN AND ADJACENT TO HIGHWAY EASEMENT NEED NOT BE BUILT.

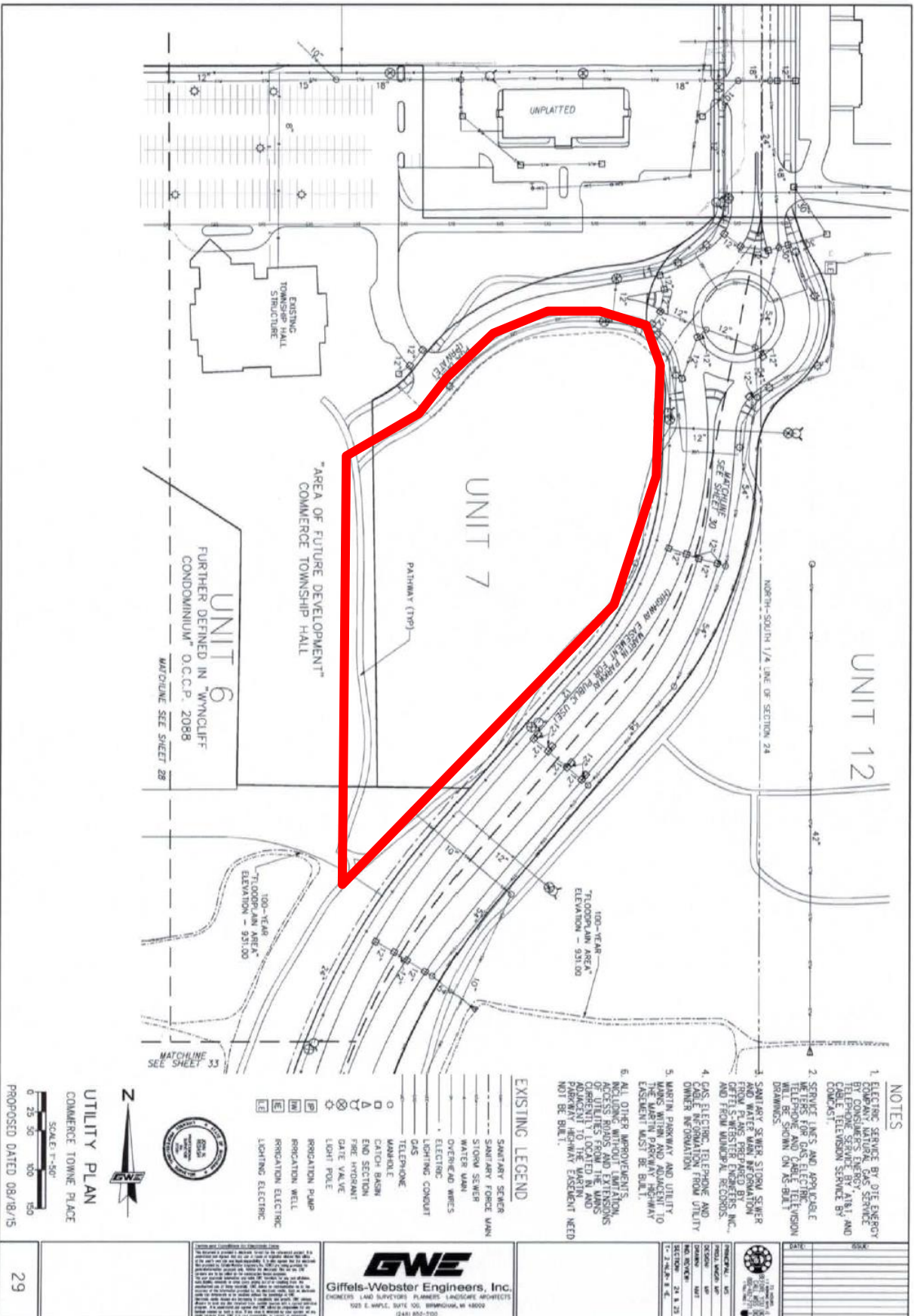
**LEGEND**

- INDICATES ADJACENT A MAJOR BOUNDARY CORNER
- x DENOTES BOUNDARY CORNER
- DENOTES COORDINATE POINT NUMBER 451
- GROUND CONTOUR/ELEVATION
- DENOTES TITLE EXCEPT NUMBER
- ① INDICATES STORM WATER MANAGEMENT BASIN
- 1 INDICATES UNIT NUMBER
- PERMANENT WATER LINE
- CENTRELINE OF A 12" WIDE DRAINAGE EASEMENT
- GENERAL COMMON ELEMENT
- WETLAND BOUNDARY LIMITS
- CONSERVATION LIMITS

**SITE PLAN / FLOODPLAN PLAN**  
COMMERCE TOWNE PLACE  
SCALE: 1"=50'  
PROPOSED DATED 3/1/2014

**GWE**  
Giffels-Webster Engineers, Inc.  
ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
1025 E. MAPLE, SUITE 100, BIRMGINGHAM, AL 35202  
205-988-5900

# UTILITY PLAN



**NOTES**

1. ELECTRIC SERVICE BY DTE ENERGY COMPANY. NATURAL GAS SERVICE BY CONSUMERS ENERGY. TELEPHONE SERVICE BY AT&T, AND CABLE TELEVISION SERVICE BY COMCAST.
2. SERVICE PANS AND PERMISSIBLE TELEPHONE AND CABLE TELEVISION WILL BE SHOWN ON AS-BUILT DRAWINGS.
3. SANITARY SEWER, STORM SEWER AND WATER MAIN INFORMATION FROM PLANS IS PREPARED BY THE ENGINEER AND IS BASED ON RECORDS AND FROM MUNICIPAL RECORDS.
4. GAS, ELECTRIC, TELEPHONE AND CABLE SERVICE SHALL BE PROVIDED BY THE UTILITY OWNERS.
5. MARTIN PARKWAY AND UTILITY LINES SHALL BE ADJUSTED TO THE MARTIN PARKWAY HIGHWAY EASEMENT MUST BE BUILT.
6. ALL OTHER IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ACCESS ROADS AND EXTENSIONS OF UTILITIES FROM THE MAINS ADJACENT TO THE MARTIN PARKWAY HIGHWAY EASEMENT NEED NOT BE BUILT.

**EXISTING LEGEND**

- SANITARY SEWER
- SANITARY FORCE MAIN
- STORM SEWER
- WATER MAIN
- OVERHEAD WIRES
- ELECTRIC
- LIGHTING CONDUIT
- GAS
- TELEPHONE
- MANHOLE
- CATCH BASIN
- END SECTION
- FIRE HYDRANT
- GATE VALVE
- LIGHT POLE
- PREGATION PUMP
- BRICATION WELL
- BRICATION ELECTRIC
- LIGHTING ELECTRIC



**UTILITY PLAN**  
COMMERCIAL TOWNE PLACE

SCALE: T-50'  
0 25 50 100 150

PROPOSED DATED 08/18/15

**GWE**  
Giffels-Webster Engineers, Inc.  
ENGINEERS AND SUPERVISORS PLANNERS LANDSCAPE ARCHITECTS  
100 E. WYCK, SUITE 200, ANN ARBOR, MICHIGAN 48106  
(248) 852-1100

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## Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5652/-83.4502

Commerce Charter Twp, MI	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	4,211	52,525	160,143
2027 Projected Population	4,294	52,849	162,854
2020 Census Population	4,127	52,916	160,922
2010 Census Population	3,588	50,780	148,383
Projected Annual Growth 2022 to 2027	0.4%	0.1%	0.3%
Historical Annual Growth 2010 to 2022	1.4%	0.3%	0.7%
<b>Households</b>			
2022 Estimated Households	1,515	21,259	65,480
2027 Projected Households	1,562	21,514	67,242
2020 Census Households	1,485	21,425	65,788
2010 Census Households	1,258	20,087	58,525
Projected Annual Growth 2022 to 2027	0.6%	0.2%	0.5%
Historical Annual Growth 2010 to 2022	0.2%	-	-
<b>Age</b>			
2022 Est. Population Under 10 Years	11.0%	9.6%	10.0%
2022 Est. Population 10 to 19 Years	14.4%	12.1%	12.0%
2022 Est. Population 20 to 29 Years	9.5%	9.6%	10.5%
2022 Est. Population 30 to 44 Years	19.5%	19.4%	20.1%
2022 Est. Population 45 to 59 Years	24.2%	22.4%	21.6%
2022 Est. Population 60 to 74 Years	15.6%	18.7%	18.0%
2022 Est. Population 75 Years or Over	5.9%	8.2%	7.8%
2022 Est. Median Age	41.2	43.8	42.8
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	50.4%	49.0%	48.9%
2022 Est. Female Population	49.6%	51.0%	51.1%
2022 Est. Never Married	27.0%	25.8%	27.9%
2022 Est. Now Married	61.9%	54.1%	51.7%
2022 Est. Separated or Divorced	7.7%	13.9%	13.2%
2022 Est. Widowed	3.4%	6.2%	7.1%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	13.6%	13.2%	13.7%
2022 Est. HH Income \$150,000 to \$199,999	14.5%	9.3%	9.2%
2022 Est. HH Income \$100,000 to \$149,999	20.0%	20.9%	18.8%
2022 Est. HH Income \$75,000 to \$99,999	16.3%	14.3%	14.0%
2022 Est. HH Income \$50,000 to \$74,999	18.5%	17.0%	16.4%
2022 Est. HH Income \$35,000 to \$49,999	8.8%	9.2%	9.3%
2022 Est. HH Income \$25,000 to \$34,999	5.3%	5.7%	8.1%
2022 Est. HH Income \$15,000 to \$24,999	1.9%	5.4%	5.5%
2022 Est. HH Income Under \$15,000	1.2%	5.0%	5.1%
2022 Est. Average Household Income	\$124,544	\$121,166	\$116,957
2022 Est. Median Household Income	\$105,792	\$92,849	\$90,786
2022 Est. Per Capita Income	\$44,890	\$49,088	\$47,880
2022 Est. Total Businesses	418	2,358	5,761
2022 Est. Total Employees	3,617	17,984	67,311



## Full Profile

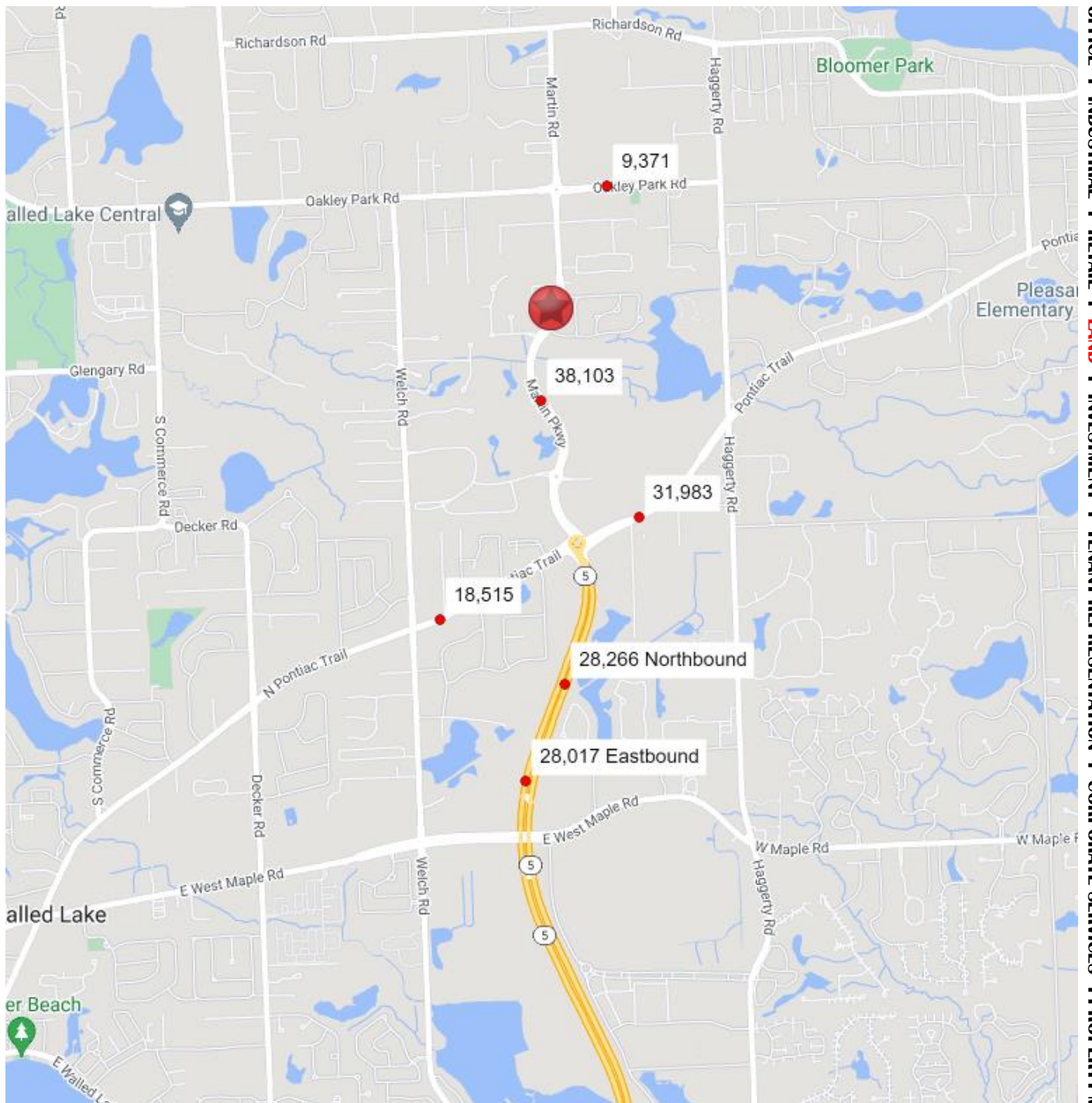
2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5652/-83.4502

Commerce Charter Twp, MI	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2022 Est. White	83.7%	79.6%	74.6%
2022 Est. Black	3.9%	7.6%	10.0%
2022 Est. Asian or Pacific Islander	4.9%	5.7%	8.3%
2022 Est. American Indian or Alaska Native	-	0.2%	0.2%
2022 Est. Other Races	7.4%	6.9%	6.9%
<b>Hispanic</b>			
2022 Est. Hispanic Population	139	1,707	6,032
2022 Est. Hispanic Population	3.3%	3.2%	3.8%
2027 Proj. Hispanic Population	3.3%	3.3%	3.8%
2020 Hispanic Population	3.6%	3.2%	3.8%
<b>Education (Adults 25 &amp; Older)</b>			
2022 Est. Adult Population (25 Years or Over)	2,941	38,745	117,223
2022 Est. Elementary (Grade Level 0 to 8)	3.2%	2.6%	2.1%
2022 Est. Some High School (Grade Level 9 to 11)	1.2%	3.1%	3.0%
2022 Est. High School Graduate	16.3%	18.1%	17.1%
2022 Est. Some College	19.0%	20.3%	18.9%
2022 Est. Associate Degree Only	7.1%	8.3%	8.6%
2022 Est. Bachelor Degree Only	34.0%	27.9%	29.2%
2022 Est. Graduate Degree	19.2%	19.7%	21.3%
<b>Housing</b>			
2022 Est. Total Housing Units	1,562	22,377	68,931
2022 Est. Owner-Occupied	84.2%	74.8%	68.7%
2022 Est. Renter-Occupied	12.8%	20.2%	26.3%
2022 Est. Vacant Housing	3.0%	5.0%	5.0%
<b>Homes Built by Year</b>			
2022 Homes Built 2010 or later	10.7%	3.8%	5.1%
2022 Homes Built 2000 to 2009	8.4%	10.2%	12.8%
2022 Homes Built 1990 to 1999	25.7%	20.5%	19.8%
2022 Homes Built 1980 to 1989	16.2%	17.2%	18.3%
2022 Homes Built 1970 to 1979	11.5%	15.1%	18.2%
2022 Homes Built 1960 to 1969	5.6%	8.7%	7.8%
2022 Homes Built 1950 to 1959	12.8%	10.8%	7.3%
2022 Homes Built Before 1949	6.2%	8.7%	5.6%
<b>Home Values</b>			
2022 Home Value \$1,000,000 or More	0.7%	2.4%	2.1%
2022 Home Value \$500,000 to \$999,999	9.2%	11.5%	10.0%
2022 Home Value \$400,000 to \$499,999	13.0%	10.9%	12.0%
2022 Home Value \$300,000 to \$399,999	23.9%	18.0%	22.6%
2022 Home Value \$200,000 to \$299,999	31.8%	29.3%	28.6%
2022 Home Value \$150,000 to \$199,999	11.6%	15.5%	13.8%
2022 Home Value \$100,000 to \$149,999	6.8%	7.6%	6.2%
2022 Home Value \$50,000 to \$99,999	2.1%	2.3%	2.0%
2022 Home Value \$25,000 to \$49,999	0.3%	0.9%	1.0%
2022 Home Value Under \$25,000	0.6%	1.5%	1.6%
2022 Median Home Value	\$299,010	\$286,030	\$300,501
2022 Median Rent	\$1,265	\$1,260	\$1,138

# TRAFFIC COUNTS



## ARTICLE 8 SP, SPECIAL PURPOSE DISTRICT

### Preamble

The Special Purpose District (SP) is hereby established to provide for uses which are largely open space and/or recreational in character. The intent of this district is to accommodate low intensity use of large parcels of land. Special consideration is given to these lands in an attempt to meet the Township's goal of preserving open space while providing for a range of reasonable uses of land.

### SECTION 8.01. Principal Uses Permitted

In the SP Special Purpose District no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance:

- A. State-wide, regional, or municipal public recreation facilities such as the park areas provided by the Michigan Department of Natural Resources, the Huron-Clinton Metropolitan Authority, and the Charter Township of Commerce.
- B. Golf courses and ski areas which may be or may not be operated for profit, but specifically excluding miniature golf courses.
- C. Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.
- D. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Article 26 and which are not listed below as special land uses.
- E. Municipal buildings and uses.

### SECTION 8.02. Special Land Uses Permitted

The following uses may be permitted by the Planning Commission under the purview of Article 34, after site plan review and a public hearing, and subject to other reasonable conditions, which in the opinion of the Planning Commission are necessary to provide adequate protection to the health, safety and general welfare of the abutting property owners:

- A. Overnight camping facilities subject to Article 26.
- B. Gun clubs subject to Article 26.
- C. Golf Course Open Space Housing Development subject to the criteria in Article 32.
- D. Retention ponds and treatment facilities as provided in Article 26 of this Ordinance.
- E. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
- F. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Article 26.

### SECTION 8.03. Area, Height and Bulk Requirements

See Article 6, Table of Dimensional Standards by District, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.