

FOR SALE

Vacant Land - Novi

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



SWC Novi Rd. & Bond St.
Novi, MI

EXCLUSIVELY LISTED BY:

RANDY THOMAS
CEO/President
C: (248) 891-5050
O: (248) 359-9000 x9
rthomas@insitecommercial.com

(248) 359-9000
www.insitecommercial.com

TABLE OF CONTENTS



PROPERTY INFORMATION

Executive Summary	page 3
Conceptual Site Plan	page 4

LOCATION INFORMATION

Location Maps	page 5
Retailer Map	page 6
Aerial Map	page 7
Demographics	pages 8-9
Traffic Counts	page 10

ZONING ORDINANCE

TC-1	pages 11-12
------	-------------

CONTACT INFORMATION

page 13



PROPERTY OVERVIEW

1.07 Acres vacant land available on the west side of Novi Road, just south of Grand River, in Novi, MI. Site has preliminary site plan approval for a multi-tenant commercial building. Variety of uses permitted in TC-1 zoning.

OFFERING SUMMARY

Parcel ID #:	22-22-226-009
Sale Price:	\$775,000
Acreage:	1.07
Zoning:	TC-1: Town Center District
Utilities:	All available
Property Tax:	+/- \$10,347
School District:	Novi Community Schools

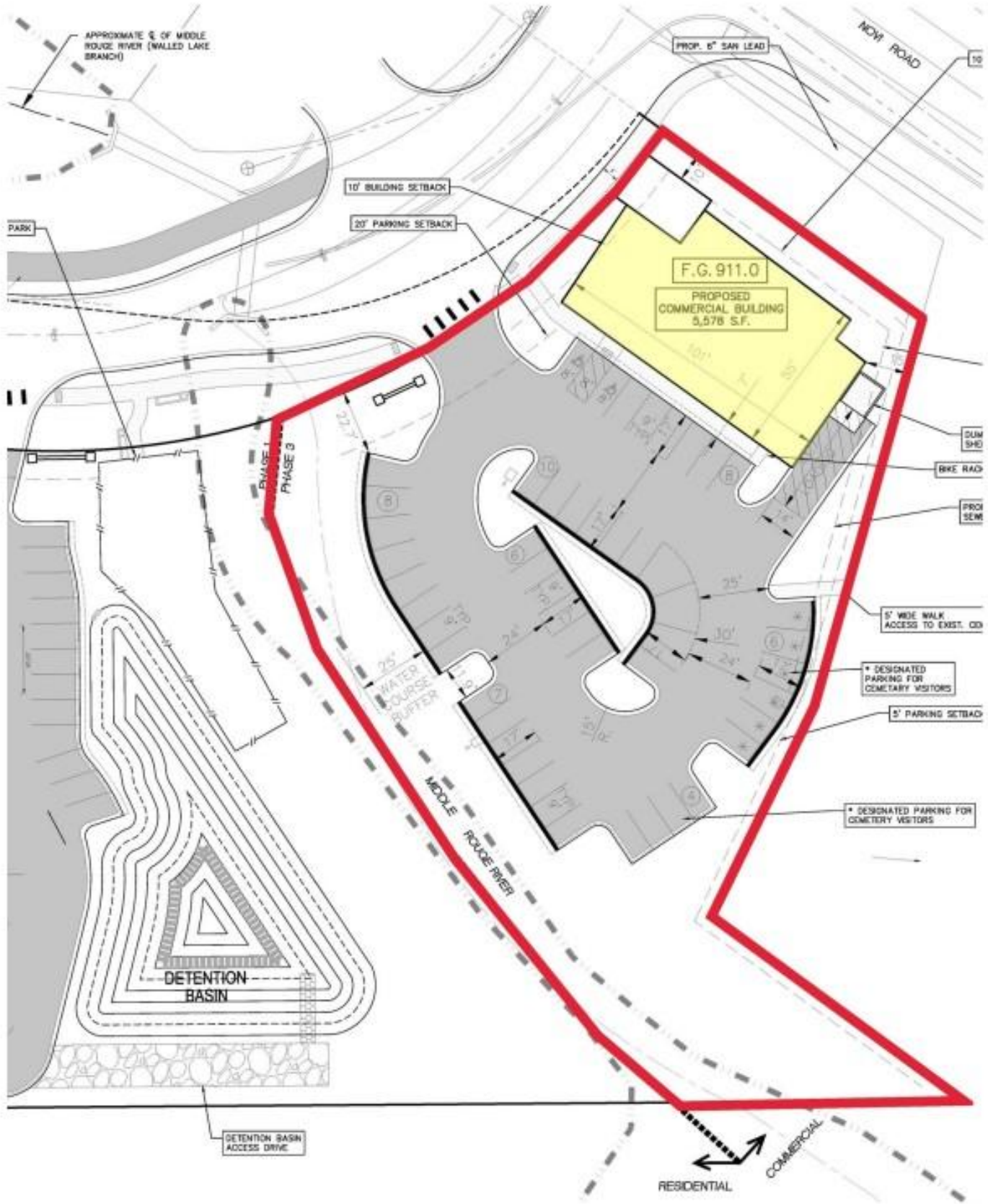
PROPERTY HIGHLIGHTS

- Adjacent to a new multiple-family development breaking ground in 2026
- Located less than a mile from Twelve Oaks Mall, Novi Town Center & Fountain Walk
- Easy I-96, I-275 and M-5 access

SWC Novi Road and Bond St., Novi, MI

PROPERTY INFORMATION

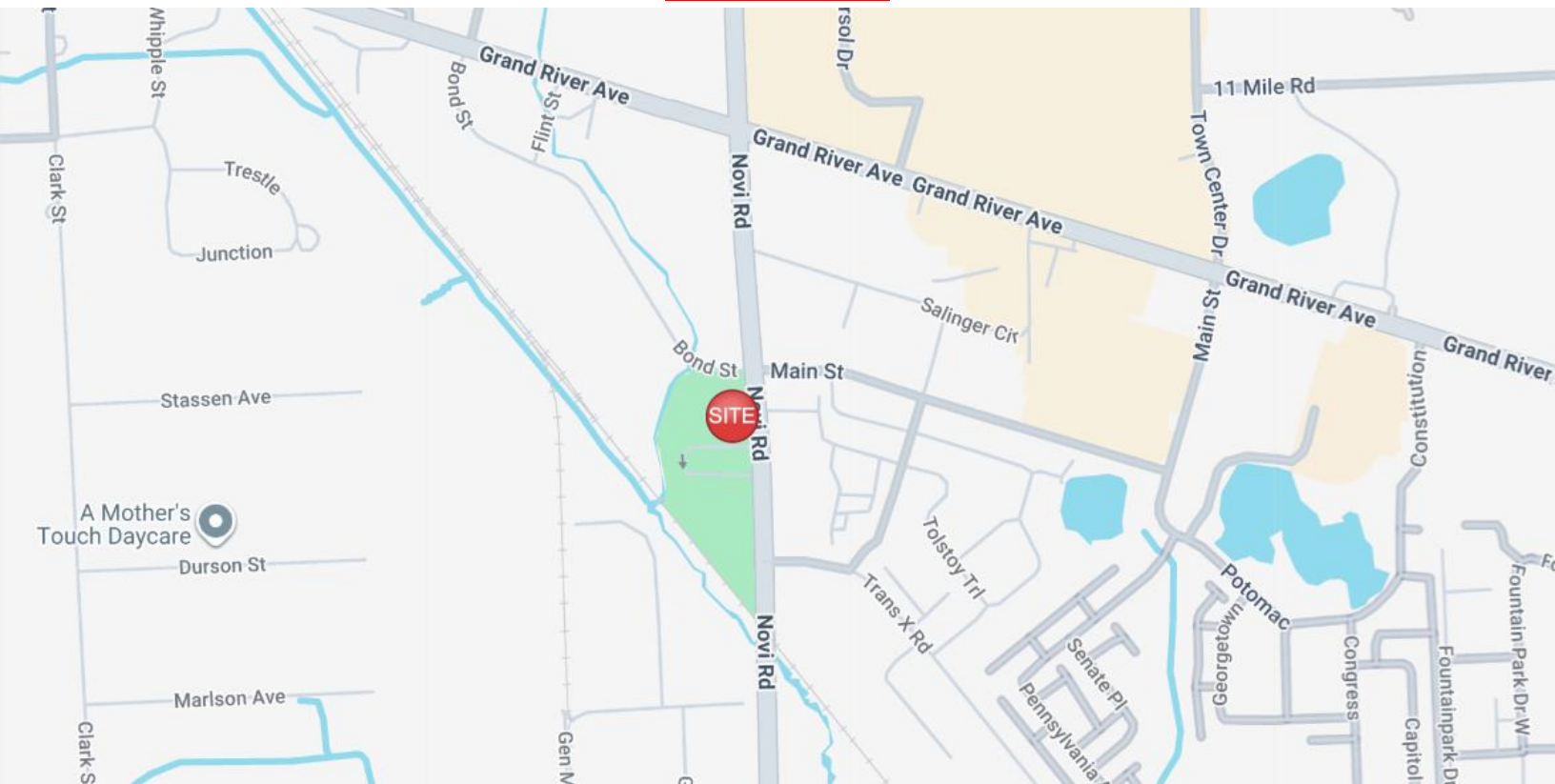
Conceptual Site Plan



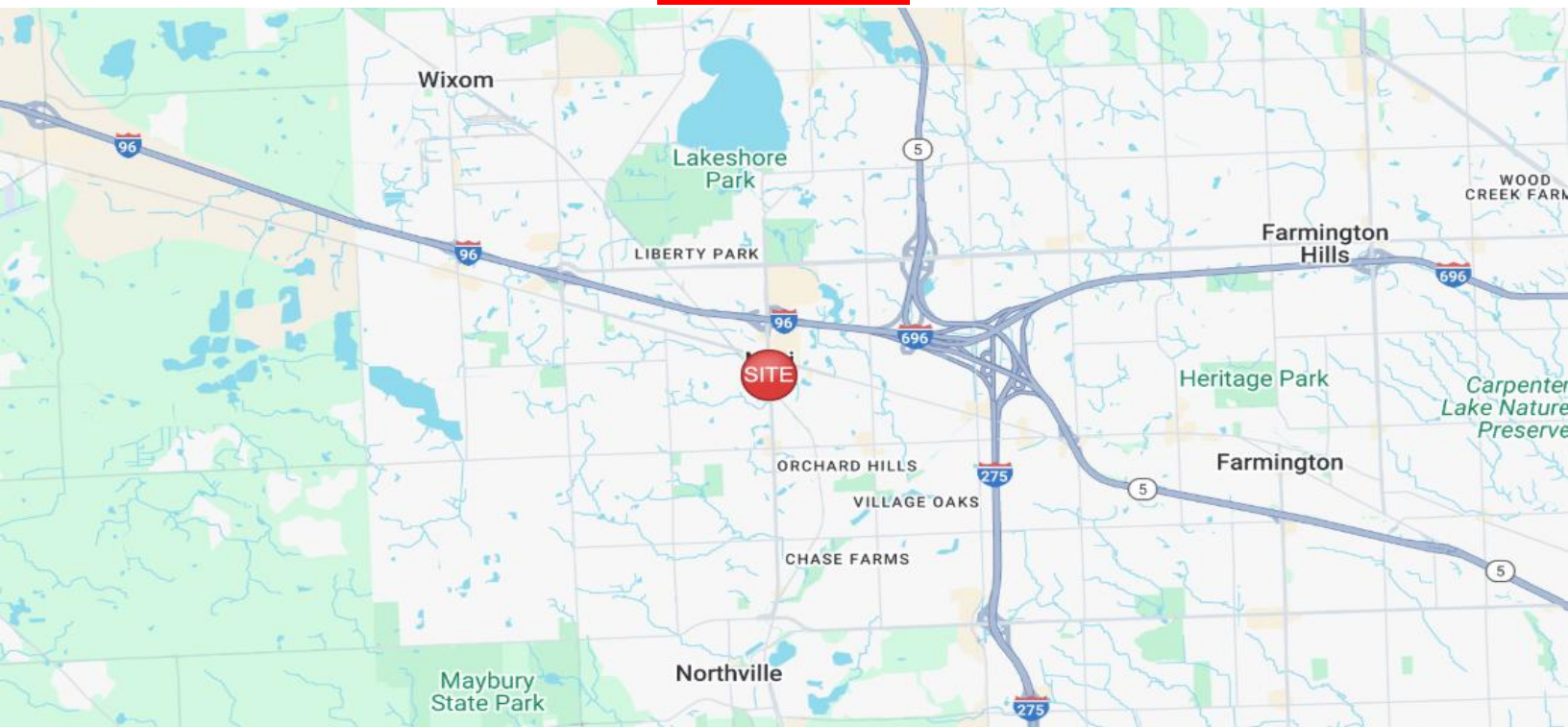
LOCATION INFORMATION

Location Maps

LOCAL

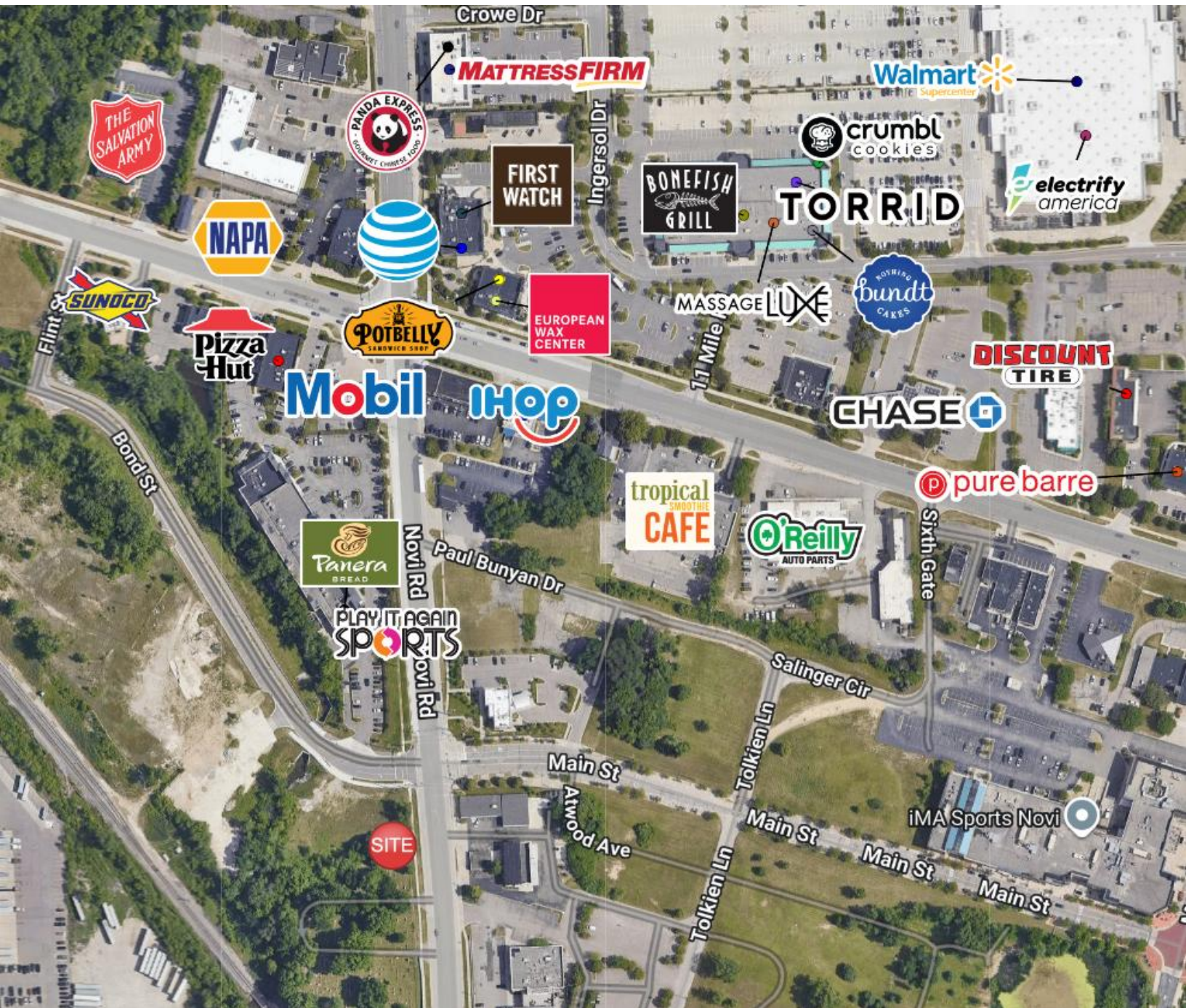


REGIONAL



LOCATION INFORMATION

Retailer Map



INSITE COMMERCIAL // 2019 Township Drive, Suite 104, Commerce, MI 48390 // insitecommercial.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.

LOCATION INFORMATION

Aerial Map

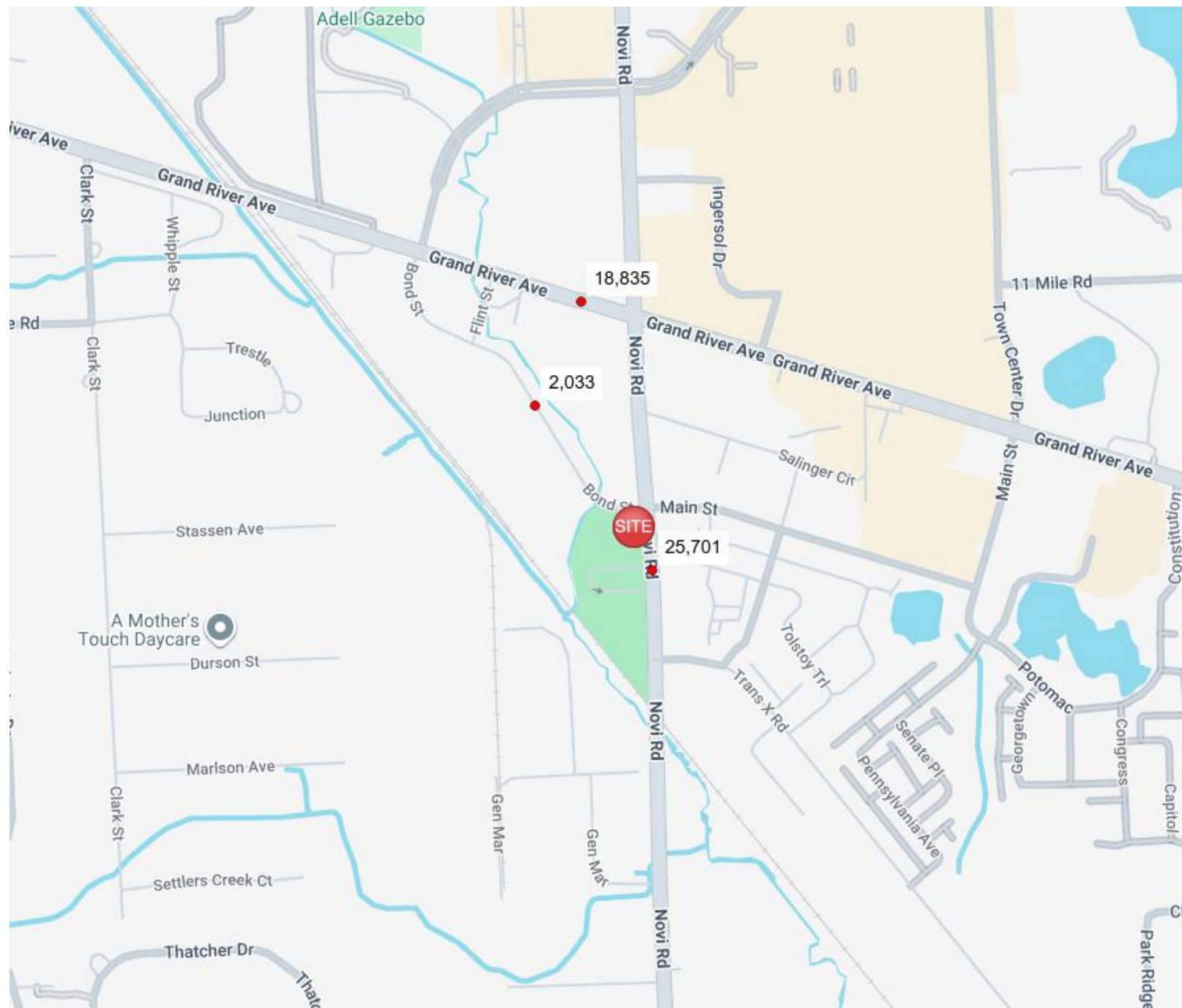


25755 Novi Rd Novi, MI 48375	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,715	59,254	168,354
2030 Projected Population	5,631	59,008	167,318
2020 Census Population	5,713	58,140	165,892
2010 Census Population	5,226	50,723	144,597
Projected Annual Growth 2025 to 2030	-0.3%	-	-0.1%
Historical Annual Growth 2010 to 2025	0.6%	1.1%	1.1%
Households			
2025 Estimated Households	2,269	24,235	73,531
2030 Projected Households	2,270	24,524	74,104
2020 Census Households	2,186	23,339	71,200
2010 Census Households	2,030	20,236	61,333
Projected Annual Growth 2025 to 2030	-	0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.8%	1.3%	1.3%
Age			
2025 Est. Population Under 10 Years	11.4%	11.5%	10.9%
2025 Est. Population 10 to 19 Years	13.7%	12.4%	11.0%
2025 Est. Population 20 to 29 Years	10.3%	9.9%	12.3%
2025 Est. Population 30 to 44 Years	24.4%	22.3%	22.0%
2025 Est. Population 45 to 59 Years	23.6%	20.7%	19.2%
2025 Est. Population 60 to 74 Years	11.7%	14.6%	16.3%
2025 Est. Population 75 Years or Over	4.8%	8.6%	8.2%
2025 Est. Median Age	38.9	41.3	41.3
Marital Status & Gender			
2025 Est. Male Population	51.1%	48.6%	48.9%
2025 Est. Female Population	48.9%	51.4%	51.1%
2025 Est. Never Married	24.7%	24.4%	29.3%
2025 Est. Now Married	59.1%	56.9%	52.9%
2025 Est. Separated or Divorced	12.7%	12.3%	12.4%
2025 Est. Widowed	3.4%	6.4%	5.3%
Income			
2025 Est. HH Income \$200,000 or More	23.6%	23.9%	21.1%
2025 Est. HH Income \$150,000 to \$199,999	15.9%	13.7%	11.9%
2025 Est. HH Income \$100,000 to \$149,999	21.5%	20.4%	18.6%
2025 Est. HH Income \$75,000 to \$99,999	10.3%	11.7%	12.5%
2025 Est. HH Income \$50,000 to \$74,999	13.7%	13.0%	13.8%
2025 Est. HH Income \$35,000 to \$49,999	9.8%	6.8%	7.5%
2025 Est. HH Income \$25,000 to \$34,999	2.1%	4.6%	5.3%
2025 Est. HH Income \$15,000 to \$24,999	1.3%	3.0%	4.3%
2025 Est. HH Income Under \$15,000	1.9%	2.9%	4.9%
2025 Est. Average Household Income	\$164,495	\$155,254	\$147,840
2025 Est. Median Household Income	\$127,016	\$126,626	\$117,646
2025 Est. Per Capita Income	\$65,349	\$63,560	\$64,623
2025 Est. Total Businesses	838	4,121	8,784
2025 Est. Total Employees	12,201	75,382	144,193

25755 Novi Rd Novi, MI 48375	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	50.6%	61.4%	63.5%
2025 Est. Black	6.3%	8.1%	11.0%
2025 Est. Asian or Pacific Islander	37.7%	25.5%	20.5%
2025 Est. American Indian or Alaska Native	0.3%	0.1%	0.1%
2025 Est. Other Races	5.2%	4.8%	4.8%
Hispanic			
2025 Est. Hispanic Population	269	2,449	7,034
2025 Est. Hispanic Population	4.7%	4.1%	4.2%
2030 Proj. Hispanic Population	5.1%	4.6%	4.7%
2020 Hispanic Population	4.8%	4.4%	4.5%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	3,961	42,179	122,240
2025 Est. Elementary (Grade Level 0 to 8)	4.0%	1.5%	1.5%
2025 Est. Some High School (Grade Level 9 to 11)	0.4%	1.3%	1.6%
2025 Est. High School Graduate	10.9%	12.1%	12.9%
2025 Est. Some College	8.8%	15.4%	16.0%
2025 Est. Associate Degree Only	8.9%	7.2%	7.9%
2025 Est. Bachelor Degree Only	36.1%	34.0%	33.0%
2025 Est. Graduate Degree	30.7%	28.5%	27.2%
Housing			
2025 Est. Total Housing Units	2,336	25,201	76,790
2025 Est. Owner-Occupied	57.5%	62.9%	56.8%
2025 Est. Renter-Occupied	39.7%	33.3%	38.9%
2025 Est. Vacant Housing	2.9%	3.8%	4.2%
Homes Built by Year			
2025 Homes Built 2010 or later	14.6%	12.8%	9.2%
2025 Homes Built 2000 to 2009	18.8%	14.7%	12.6%
2025 Homes Built 1990 to 1999	16.0%	18.0%	19.6%
2025 Homes Built 1980 to 1989	12.7%	17.8%	19.5%
2025 Homes Built 1970 to 1979	22.7%	18.8%	18.1%
2025 Homes Built 1960 to 1969	3.6%	5.5%	7.4%
2025 Homes Built 1950 to 1959	4.7%	5.2%	5.2%
2025 Homes Built Before 1949	4.0%	3.3%	4.1%
Home Values			
2025 Home Value \$1,000,000 or More	0.2%	1.0%	2.2%
2025 Home Value \$500,000 to \$999,999	25.0%	31.2%	27.8%
2025 Home Value \$400,000 to \$499,999	19.1%	18.6%	18.7%
2025 Home Value \$300,000 to \$399,999	28.6%	20.4%	20.5%
2025 Home Value \$200,000 to \$299,999	17.3%	15.5%	16.0%
2025 Home Value \$150,000 to \$199,999	1.8%	5.2%	5.7%
2025 Home Value \$100,000 to \$149,999	0.5%	2.9%	3.0%
2025 Home Value \$50,000 to \$99,999	0.5%	1.0%	2.1%
2025 Home Value \$25,000 to \$49,999	1.7%	1.8%	1.7%
2025 Home Value Under \$25,000	5.3%	2.4%	2.3%
2025 Median Home Value	\$405,496	\$403,270	\$401,204
2025 Median Rent	\$1,429	\$1,472	\$1,300

LOCATION INFORMATION

Traffic Counts



3.1.26

TC-1 Town Center - 1 District

A. INTENT

The TC-1, Town Center district is designed and intended to promote the development of a pedestrian-oriented, neighborhood-scaled commercial service district in which a variety of retail, commercial, office, civic, residential uses and open space are permitted. Each use shall be complementary to the stated function and purpose of the district and shall not have adverse impact upon adjacent street capacity and safety, utilities, and other City services.

The TC-1 Town Center district is further designed and intended to encourage the development of common off-street parking facilities designed to accommodate the needs of several individual uses. Furthermore, it is recognized that uses which have as their principal function the sale or servicing of motor vehicles, such as automobile service establishments, car washes, or new and used motor vehicle sales or service establishments, and drive-in restaurants and restaurants with drive-through facilities, have a disruptive effect on the intended pedestrian orientation of the districts.

The TC-1 district is especially designed to encourage developments of an urban "Main Street" with mixed land uses and shared parking. Flexible regulations regarding streetscape design, landscape design, provision of parking facilities, architectural and facade design, residential dwelling units, and setback standards are intended.

(Amended by Ord. No. 18-276, Pt. 2, 11-28-2016)

User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. **Retail businesses** §4.78.3
- ii. Retail business service uses
- iii. **Dry cleaning establishments, or pick-up stations, dealing directly with the consumer** §4.24
- iv. Business establishments which perform services on the premises
- v. Professional services
- vi. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
- vii. Off-street parking lots
- viii. Private clubs, fraternal organizations and lodge halls
- ix. **Places of worship** §4.10
- x. **Retail business** §4.27
- xi. **Service establishments of an office showroom or workshop nature** §4.27
- xii. **Restaurants (sit-down), banquet facilities or other places serving food or beverage** §4.27
- xiii. **Theaters, assembly halls, concert halls, museums or similar places of assembly** §4.27
- xiv. **Business schools and colleges or private schools operated for profit** §4.27
- xv. Offices and office buildings
- xvi. Public and quasi-public
- xvii. Indoor commercial recreation facilities
- xviii. **Brewpubs** §4.35

B. PRINCIPAL PERMITTED USES (continued)

- xix. Outdoor theaters, plazas, parks, public gathering places, including those along a river walk, and like public facilities
- xx. Hotels
- xxi. Transient residential uses
- xxii. **Financial institutions** §4.81
- xxiii. **Residential dwellings** §4.82
- xxiv. **Day care centers and adult day care centers** §4.12.2
- xxv. Instructional Centers
- xxvi. Other uses similar to the above uses subject to conditions noted
- xxvii. **Accessory structures and uses** §4.19 customarily incidental to the above permitted uses

(Amended by Ord. No. 18-276, Pt. 2, 11-28-2016)

C. SPECIAL LAND USES

The following uses shall be permitted by the City Council, following review and recommendation of the Planning Commission:

- i. **Open air business uses** §4.80.1
- ii. **Sale of produce and seasonal plant materials outdoors** §4.30
- iii. **Veterinary hospitals or clinics** §4.31
- iv. **Fast food drive-through restaurants** §4.40
- v. **Microbreweries** §4.35

D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area⁽¹⁾: See [Section 3.6.2.D](#)
Minimum lot width⁽²⁾: See [Section 3.6.2.D](#)

Lot Coverage⁽³⁾

Maximum lot coverage: See [Section 3.6.2.D](#)

Open Space

Minimum gross open space: 15%*

Usable Open Space⁽⁴⁾

Minimum for multiple dwelling units : 200 sq ft per dwelling unit

Setbacks⁽⁵⁾

Minimum front yard setback: See [Section 3.27.1.C](#)
Minimum rear yard setback: See [Section 3.27.1.C](#)
Minimum side yard setback: See [Section 3.27.1.C](#)

Building Height⁽⁶⁾

Maximum building height: 65 ft or 5 stories, whichever is less**

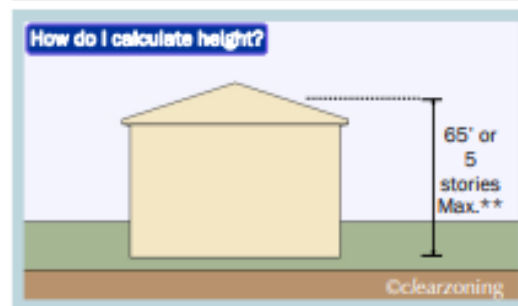
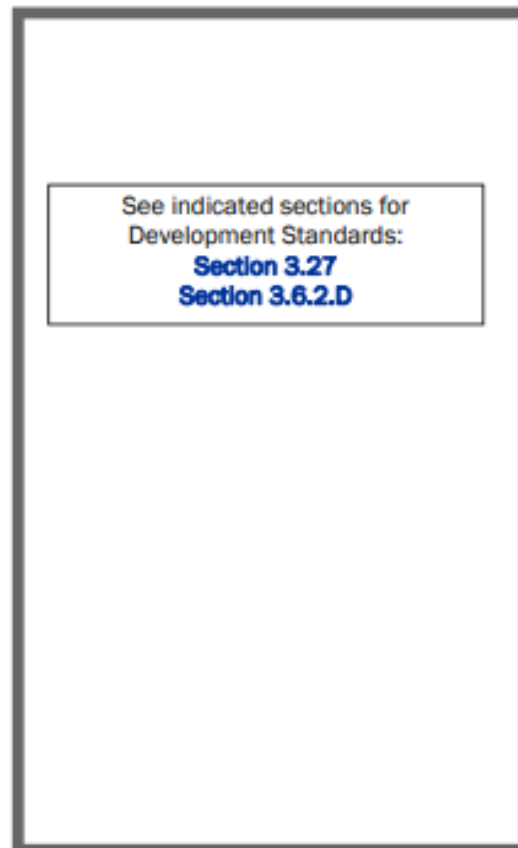
Parking Setbacks

Minimum front yard setback: 20 ft
Minimum rear yard setback: 10 ft
Minimum side yard setback: 10 ft

NOTES

- For additions to the above requirements, refer to [Section 3.6.2 Notes to District Standards: C, D, H, L, M, P, and Q](#)
- See [Selected References](#) below for applicability

* See [Section 3.27.1.F](#) for additional requirements.
** See [Section 3.27.2.A](#) for exceptions and additional requirements



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- [TC and TC-1 Requirements](#) § 3.27

4. Use Standards

- [Uses Not Otherwise Included](#) § 4.86
- [Unlisted Use Determination](#) § 4.87

5. Site Standards

- [Off-street Parking Requirements](#) § 5.2
- [Off-street Parking Layout, Standards...](#) § 5.3
- [Off-street Loading and Unloading](#) § 5.4
- [Landscape Standards](#) § 5.5
- [Signs](#) § 5.6
- [Exterior Lighting](#) § 5.7
- [Corner Clearance](#) § 5.9
- [Additional Road Design](#) § 5.10
- [Fences](#) § 5.11
- [Frontage on a Public Street](#) § 5.12
- [Access to Major Thoroughfares](#) § 5.13

6. Performance Standards § 5.14

- [Exterior Building Wall Facade Materials](#) § 5.15
- [Bike Parking Facility Requirements](#) § 5.16

6. Development Procedures

- [Site Plan Review](#) § 6.1
- [Public Hearing](#) § 6.2

7. Admin. and Enforcement

- [Nonconformities](#) § 7.1
- [Planned Rezoning Overlay](#) § 7.13.2



Randy Thomas

President/CEO

C: (248) 891-5050

O: (248) 359-9000 x9

rthomas@insitecommercial.com