

LAND FOR SALE



SEC Haggerty Rd. & Harper Ln.

West Bloomfield, MI



1111 W. Oakley Park Road
Suite 220

Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
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www.insitecommercial.com

LAND FOR SALE

SEC Haggerty and Harper Ln. West Bloomfield, MI

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COMPANY PROFILE

We at Insite Commercial focus on creating value for our clients by providing comprehensive commercial real estate services. We know from experience that you need more than just support with transactions. You expect industry knowledge, sound business advice and sophisticated marketing. The combination of our team sales approach, our strategic partners and our in-house research and marketing department enables us to exceed your requirements.

As one of the most respected full service commercial real estate firms in the state we can access the right resources at the right time to bring your project to close.

Our Brokerage Division is widely diversified. We have specialists in every facet of the commercial real estate business. We will utilize all considerable resources of our company in the marketing of your property or the acquisition of a property that suits your needs.

Insite Specializes In:

- Land
- Retail
- Industrial
- Office
- Investment
- Acquisition/Disposition
- Corporate Services
- Sales/Leasebacks
- Accelerated Sales
- Market Research and Valuation
- Consulting and Strategic Planning
- Logistics

Commercial Property Leasing:

- Landlord/Tenant representation
- Tenant qualification
- Vacancy minimization
- Market analysis
- Profit maximization
- Demographic and workforce studies
- Competition studies
- Relocation services
- Space and furniture planning
- Arrange tenant construction

Commercial Property Sales:

- Buyer/Seller representation
- Due diligence consulting
- Marketing campaigns
- Land assemblages
- Option contract negotiations
- Negotiate terms
- Portfolio management
- 1031 Exchange transactions
- Site searches/selection
- Helicopter services



PROPERTY SUMMARY

Location: SEC Haggerty Rd. & Harper Ln.
West Bloomfield, MI

Parcel ID#: 18-30-176-006

Total Site Size: 1.78 Ac. (1.51 Ac. Buildable)

Price: \$1,595,000

Zoning: B-3 General Business District (part of Planned
Rezoning Overlay Agreement)

Utilities: All available

Comments: 1.78 Acres located on the east side of Haggerty Road, about a half mile south of Pontiac Trail, in West Bloomfield. The property is the commercial portion of Balmoral Park, which is a multi-product residential/townhome development. This site is located about a ½ mile from the new Five & Main lifestyle center located at M-5 and Pontiac Trail.

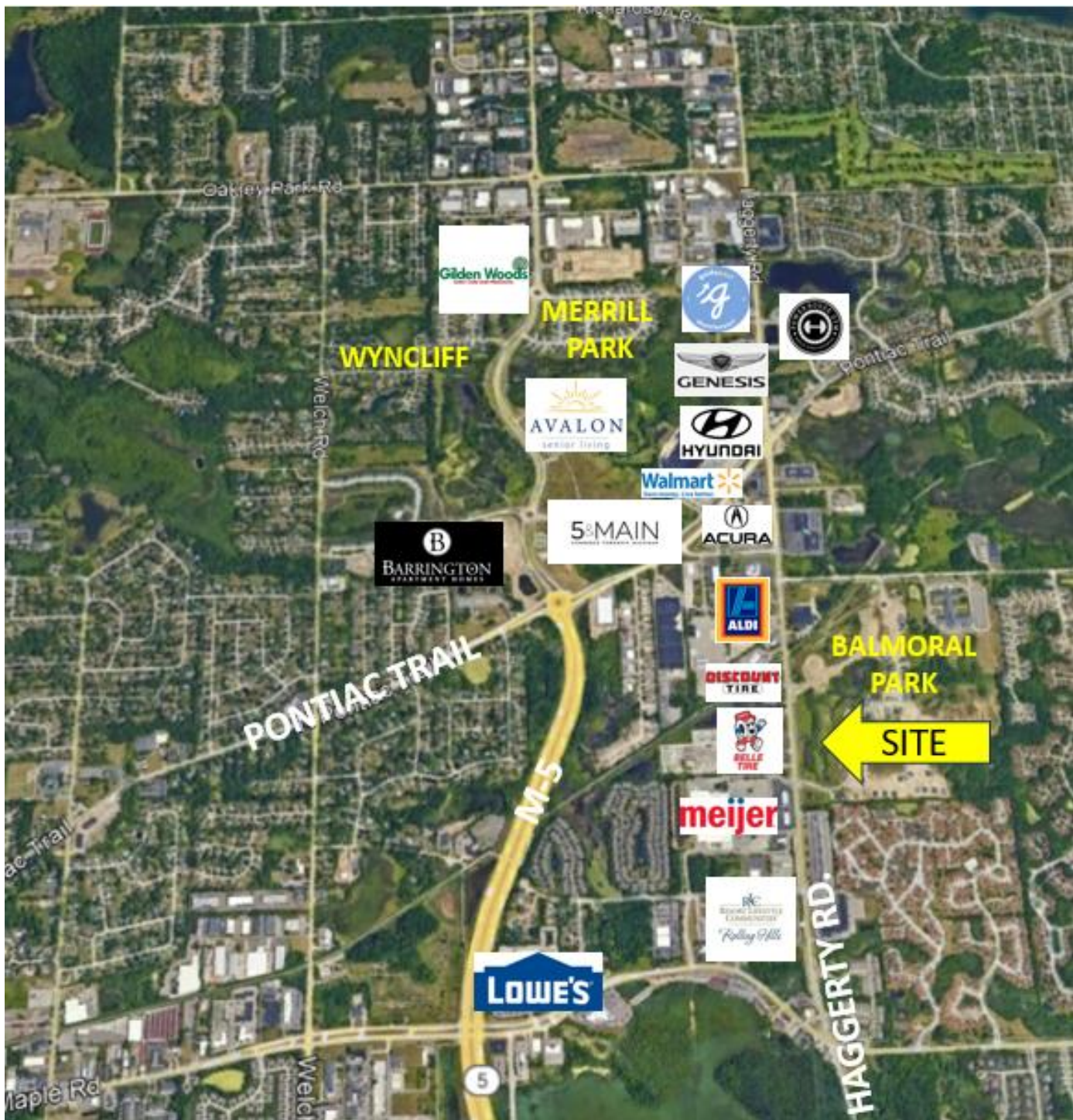


AERIAL



SURROUNDING AREA AERIAL

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





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

8

5 & MAIN SITE PLAN

JPRA
ARCHITECTS
300 W. Main St. 2nd Fl. Suite 100
P.O. Box 1000
P.O. Box 1000
P.O. Box 1000
P.O. Box 1000

CONSULTANT

ISSUED FOR:
02.06.2024

PROPOSED
PHASE 1
(FULL BUILD-OUT)
MERCHANDISING
PLAN
ALT. 04.1

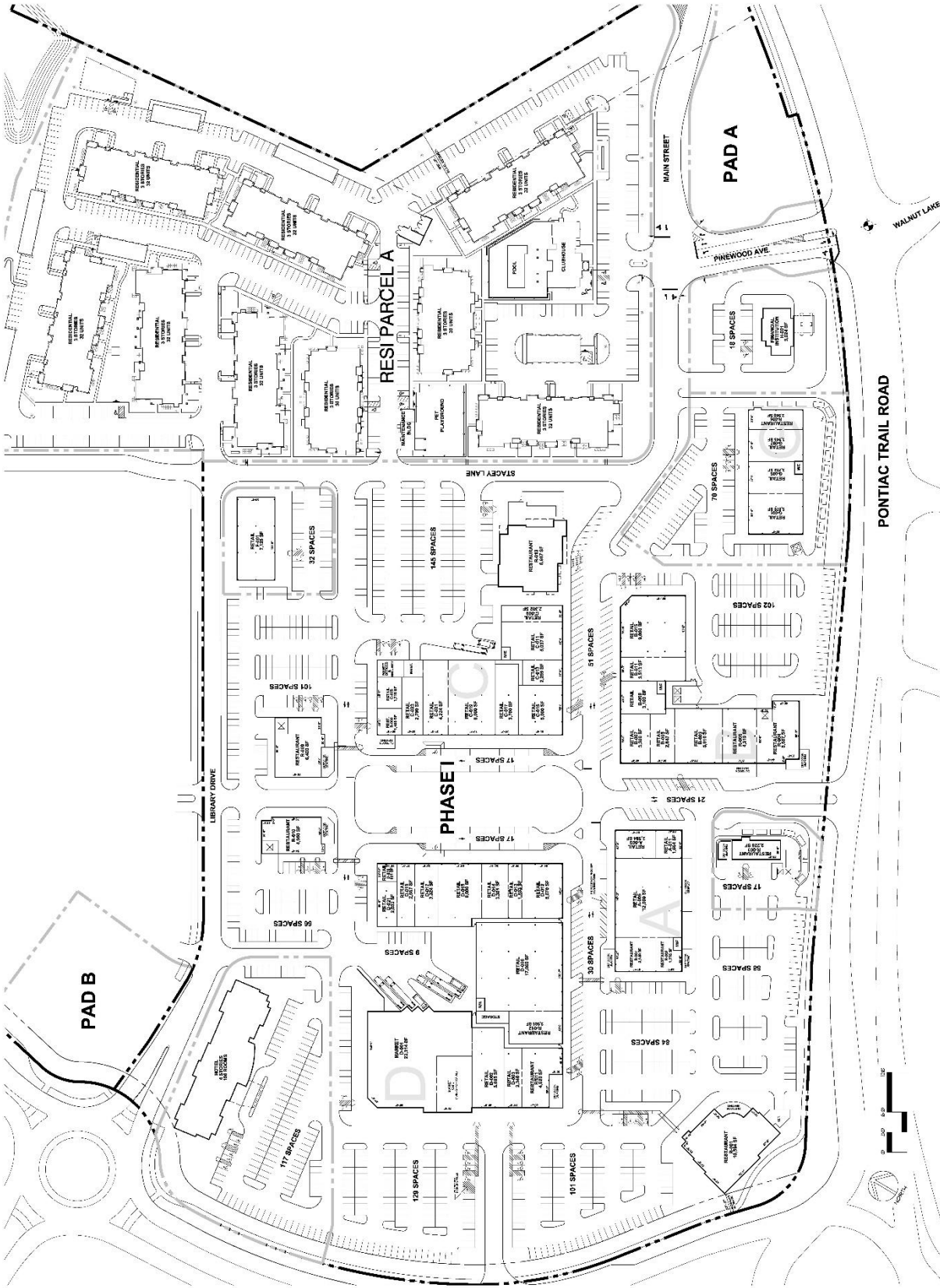
DATE:

DEVELOPER:
Robert B. Atkins
& ASSOCIATES, LLC

PROJECT:
FIVE & MAIN
SHOP, DINE, ENTERTAIN
CONVULSIONS III AND IV

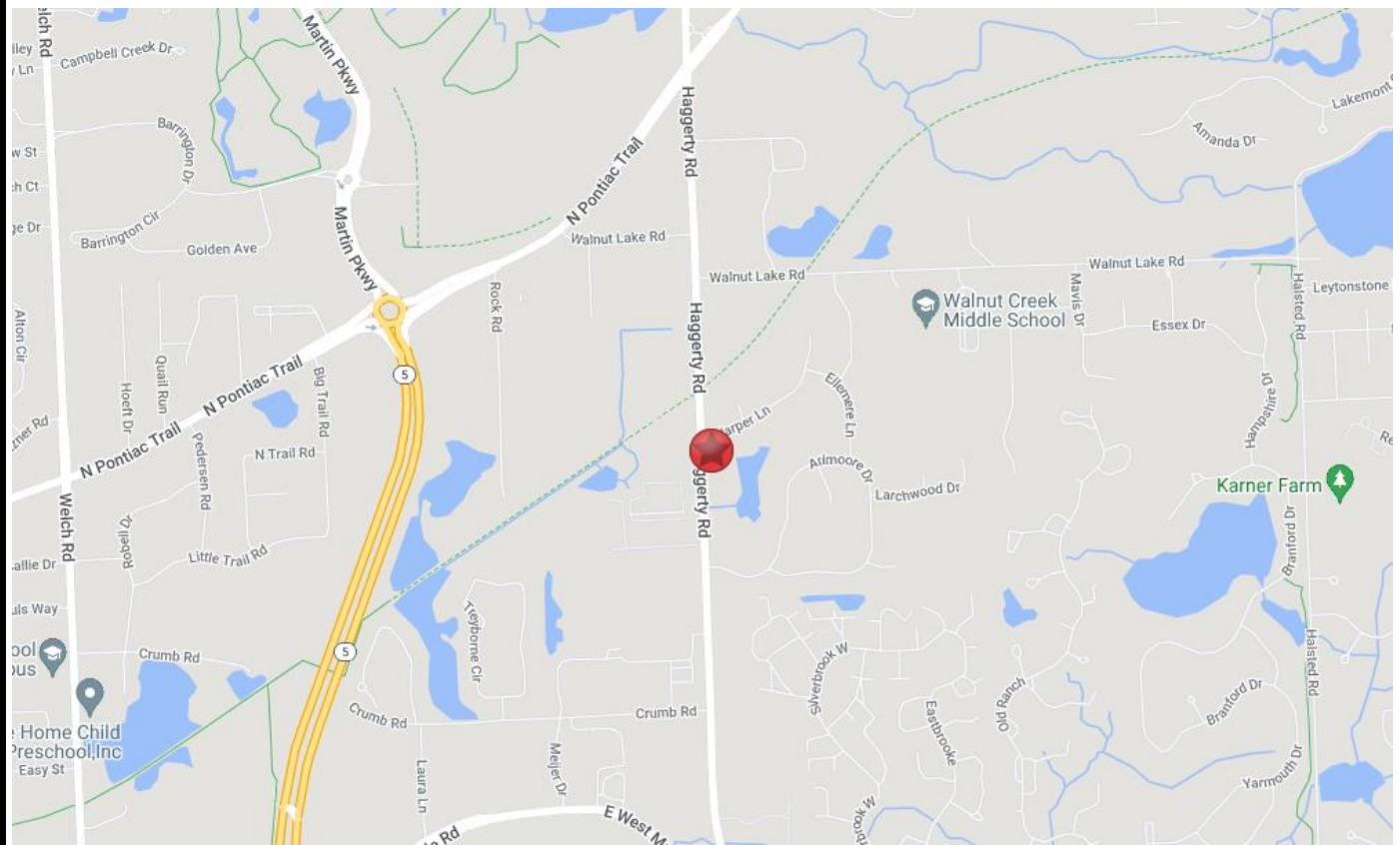
JOB NO.
1618

SHEET NO.
MP-64.1
(PHASE 1 FULL BUILD-OUT)
(PHASE 1 FULL BUILD-OUT)

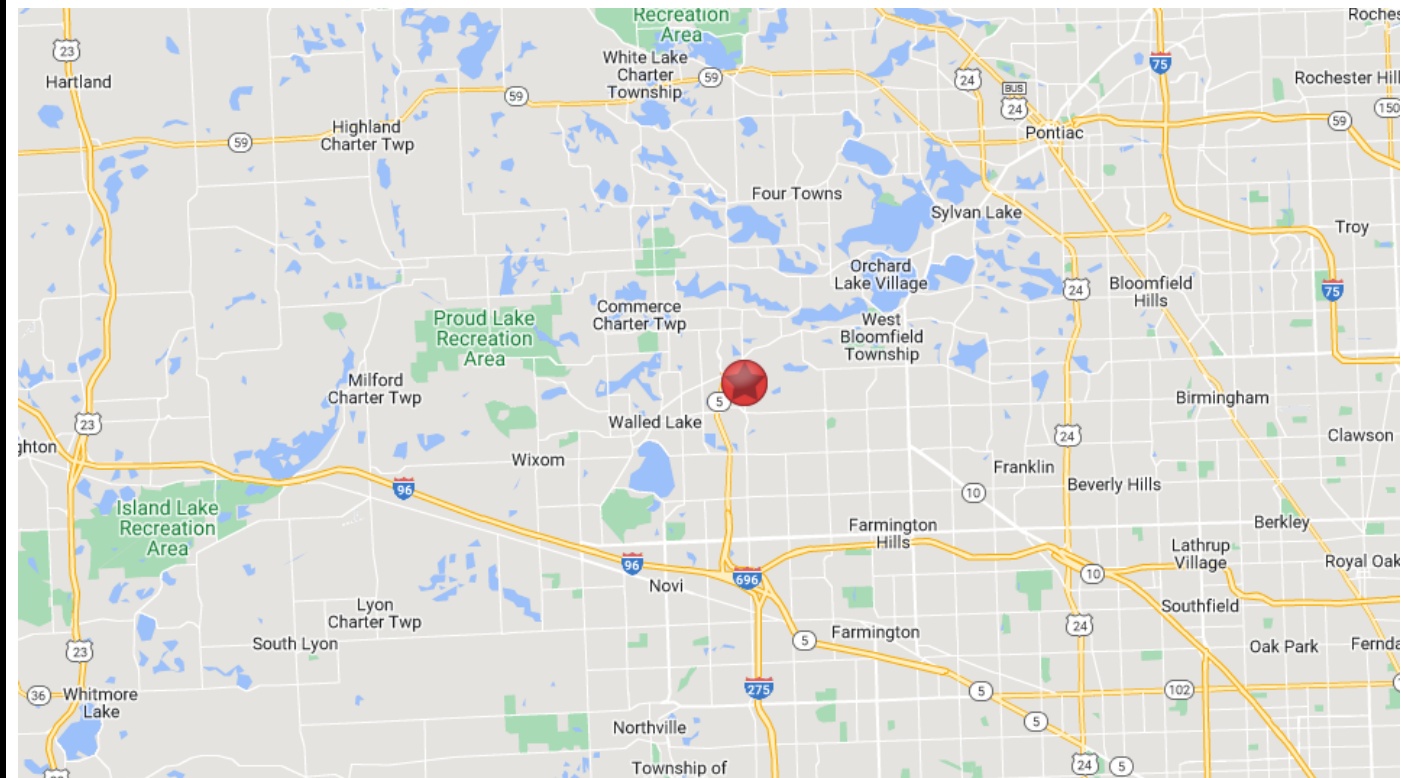


AREA MAPS

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



**Local
Map**



**Regional
Map**

DEMOGRAPHICS

1887 Haggerty Rd
, MI 48390

1 mi radius 3 mi radius 5 mi radius

Population

2024 Estimated Population	3,987	62,625	160,376
2029 Projected Population	4,070	61,993	160,952
2020 Census Population	3,627	63,909	162,220
2010 Census Population	3,333	59,446	150,229
Projected Annual Growth 2024 to 2029	0.4%	-0.2%	-
Historical Annual Growth 2010 to 2024	1.4%	0.4%	0.5%

Households

2024 Estimated Households	1,478	26,617	68,152
2029 Projected Households	1,492	26,102	67,869
2020 Census Households	1,327	26,314	66,721
2010 Census Households	1,195	23,723	59,979
Projected Annual Growth 2024 to 2029	0.2%	-0.4%	-
Historical Annual Growth 2010 to 2024	1.7%	0.9%	1.0%

Age

2024 Est. Population Under 10 Years	10.3%	9.6%	9.8%
2024 Est. Population 10 to 19 Years	13.1%	10.4%	11.1%
2024 Est. Population 20 to 29 Years	12.1%	11.0%	11.7%
2024 Est. Population 30 to 44 Years	16.5%	17.5%	18.7%
2024 Est. Population 45 to 59 Years	19.4%	19.0%	19.6%
2024 Est. Population 60 to 74 Years	18.7%	20.2%	19.4%
2024 Est. Population 75 Years or Over	9.8%	12.3%	9.7%
2024 Est. Median Age	42.6	46.1	44.0

Marital Status & Gender

2024 Est. Male Population	48.5%	48.3%	49.0%
2024 Est. Female Population	51.5%	51.7%	51.0%
2024 Est. Never Married	31.3%	27.0%	28.6%
2024 Est. Now Married	47.9%	51.6%	52.9%
2024 Est. Separated or Divorced	12.5%	13.8%	12.3%
2024 Est. Widowed	8.3%	7.6%	6.2%

Income

2024 Est. HH Income \$200,000 or More	18.0%	19.7%	20.0%
2024 Est. HH Income \$150,000 to \$199,999	9.8%	10.9%	11.9%
2024 Est. HH Income \$100,000 to \$149,999	19.4%	20.4%	19.8%
2024 Est. HH Income \$75,000 to \$99,999	6.6%	12.0%	11.9%
2024 Est. HH Income \$50,000 to \$74,999	16.0%	14.4%	13.4%
2024 Est. HH Income \$35,000 to \$49,999	9.2%	8.4%	8.0%
2024 Est. HH Income \$25,000 to \$34,999	9.1%	5.1%	5.5%
2024 Est. HH Income \$15,000 to \$24,999	4.6%	4.6%	4.4%
2024 Est. HH Income Under \$15,000	7.3%	4.6%	5.0%
2024 Est. Average Household Income	\$123,382	\$144,752	\$145,681
2024 Est. Median Household Income	\$91,420	\$107,007	\$111,393
2024 Est. Per Capita Income	\$45,745	\$61,599	\$62,011
2024 Est. Total Businesses	242	2,492	7,841
2024 Est. Total Employees	1,653	29,701	105,505



DEMOGRAPHICS

1887 Haggerty Rd
MI 48390

1 mi radius 3 mi radius 5 mi radius

Race

2024 Est. White	70.8%	75.5%	73.6%
2024 Est. Black	19.3%	11.8%	12.1%
2024 Est. Asian or Pacific Islander	6.4%	8.6%	9.8%
2024 Est. American Indian or Alaska Native	-	-	0.1%
2024 Est. Other Races	3.5%	4.1%	4.4%

Hispanic

2024 Est. Hispanic Population	90	1,931	5,436
2024 Est. Hispanic Population	2.3%	3.1%	3.4%
2029 Proj. Hispanic Population	3.5%	4.2%	4.5%
2020 Hispanic Population	2.1%	3.2%	3.7%

Education (Adults 25 & Older)

2024 Est. Adult Population (25 Years or Over)	2,812	46,762	117,865
2024 Est. Elementary (Grade Level 0 to 8)	3.8%	2.2%	1.7%
2024 Est. Some High School (Grade Level 9 to 11)	4.0%	2.5%	2.3%
2024 Est. High School Graduate	15.9%	15.6%	14.8%
2024 Est. Some College	18.4%	17.4%	17.1%
2024 Est. Associate Degree Only	7.7%	7.9%	7.7%
2024 Est. Bachelor Degree Only	29.1%	30.6%	31.3%
2024 Est. Graduate Degree	21.1%	23.8%	25.0%

Housing

2024 Est. Total Housing Units	1,559	28,078	71,846
2024 Est. Owner-Occupied	58.1%	66.8%	66.4%
2024 Est. Renter-Occupied	36.6%	28.0%	28.5%
2024 Est. Vacant Housing	5.2%	5.2%	5.1%

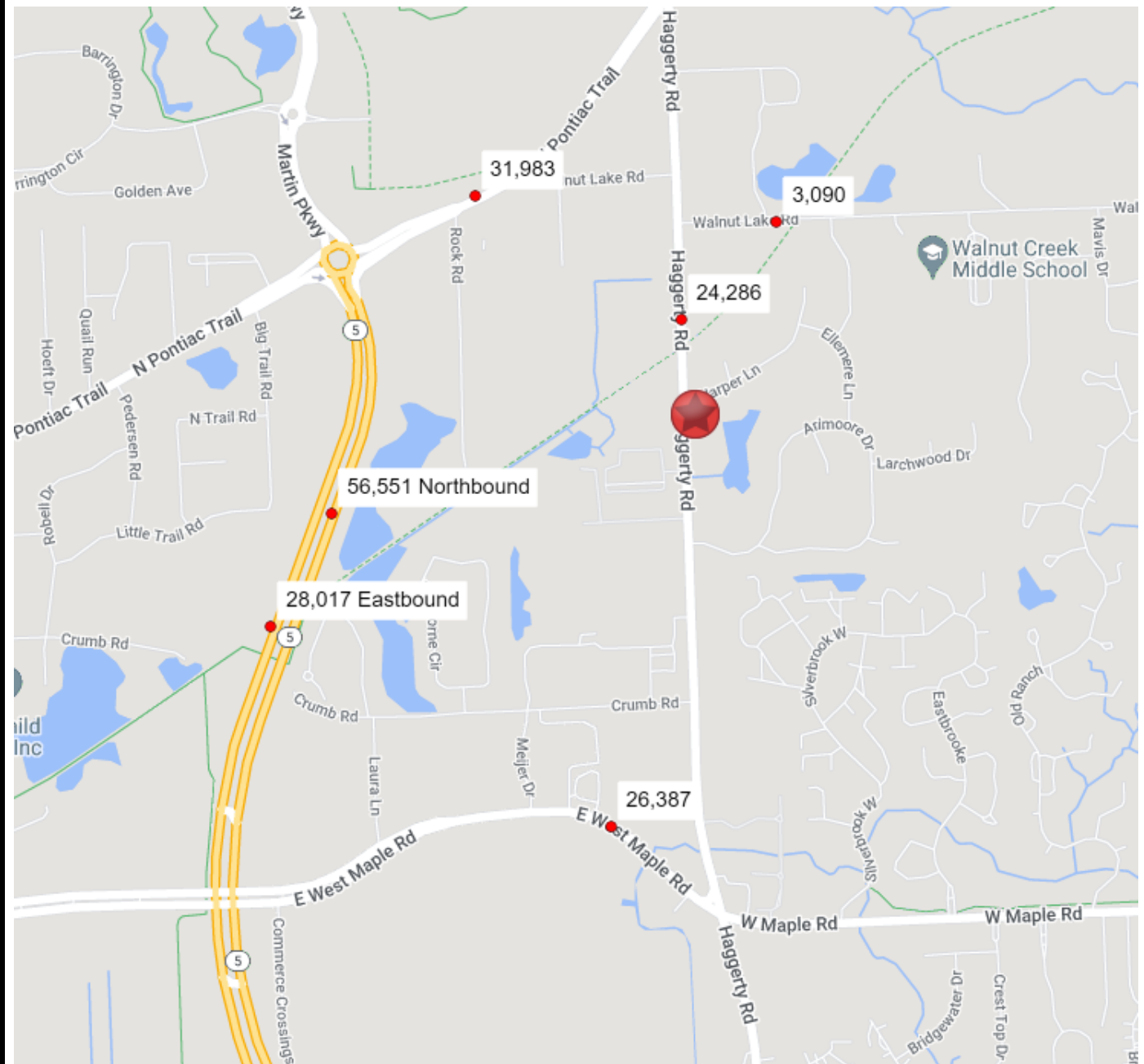
Homes Built by Year

2024 Homes Built 2010 or later	5.2%	7.5%	6.7%
2024 Homes Built 2000 to 2009	23.2%	12.4%	12.7%
2024 Homes Built 1990 to 1999	17.0%	21.1%	17.1%
2024 Homes Built 1980 to 1989	20.1%	21.9%	18.3%
2024 Homes Built 1970 to 1979	15.9%	15.8%	19.4%
2024 Homes Built 1960 to 1969	1.5%	4.2%	8.2%
2024 Homes Built 1950 to 1959	10.4%	7.0%	7.9%
2024 Homes Built Before 1949	1.4%	4.9%	4.6%

Home Values

2024 Home Value \$1,000,000 or More	0.3%	2.1%	2.4%
2024 Home Value \$500,000 to \$999,999	41.6%	20.9%	18.2%
2024 Home Value \$400,000 to \$499,999	10.5%	14.6%	16.1%
2024 Home Value \$300,000 to \$399,999	22.7%	23.2%	25.9%
2024 Home Value \$200,000 to \$299,999	18.3%	24.3%	23.8%
2024 Home Value \$150,000 to \$199,999	3.9%	7.2%	6.7%
2024 Home Value \$100,000 to \$149,999	0.7%	3.3%	2.8%
2024 Home Value \$50,000 to \$99,999	1.1%	1.2%	1.3%
2024 Home Value \$25,000 to \$49,999	0.9%	1.5%	1.2%
2024 Home Value Under \$25,000	-	1.8%	1.7%
2024 Median Home Value	\$480,630	\$352,973	\$356,562
2024 Median Rent	\$1,265	\$1,259	\$1,186

TRAFFIC COUNTS



3.1.7

B-3 General Business District

A. INTENT

The B-3 general business districts are designated to furnish areas served typically by the community business district with a variety of automotive services and goods incompatible with the uses in the community business district and not permitted herein. The general business districts are characterized by more diversified business types and are often located so as to serve passing traffic.

B. PRINCIPAL USES PERMITTED

- i. Any retail business or service establishment permitted in B-1 and B-2 districts as principal uses permitted and special land uses
- ii. Business schools or private schools operated for profit
- iii. **Automobile service stations** § 4.4
- iv. New car office, sales or showroom (when completely enclosed)
- v. Governmental office or other governmental use; public utility offices, exchanges, transformer stations, pump stations and service yards but not including outdoor storage
- vi. Clinics
- vii. Veterinary clinics⁽¹⁾ (when conducted completely within an enclosed building)
- viii. **Restaurants⁽¹⁾, carry-out** and/or standard § 4.8
- ix. Establishments with accessory alcoholic liquor licenses⁽¹⁾
- x. **Fortune telling for payment⁽¹⁾** § 4.55
- xi. **Sexually oriented businesses⁽¹⁾** § 4.54
- xii. Other uses similar to the above uses
- xiii. Accessory buildings⁽¹⁾ and uses⁽¹⁾ customarily incidental to any of the above-permitted uses
- xiv. Non-motorized pathways or trails
- xv. **Accessory massage therapy establishments** § 4.56
- xvi. **Banquet hall⁽¹⁾** (with occupancies less than 200 patrons) § 4.58

C. SPECIAL LAND USES

- i. **Outdoor sales space for sale or rental of new or used automobiles, house, camp or utility trailers** § 4.28
- ii. **Motel** § 4.22
- iii. **Business in the character of a drive-in, so-called, or so-called open-front store⁽¹⁾** § 4.13
- iv. **Auto wash** § 4.5
- v. Bus passenger stations
- vi. **Restaurants⁽¹⁾, drive-in** § 4.14
- vii. **Pawnshops⁽¹⁾** § 4.53
- viii. **Pool and billiard halls⁽¹⁾** § 4.53
- ix. **Second hand dealers⁽¹⁾** § 4.56
- x. **Smoking lounges⁽¹⁾** § 4.53
- xi. **Tattoo and body art facilities⁽¹⁾** § 4.53
- xii. **Tobacco retail store⁽¹⁾** § 4.53
- xiii. **Tobacco retail specialty store⁽¹⁾** § 4.53
- xiv. Other uses similar to the above uses
- xv. Accessory buildings⁽¹⁾ and uses⁽¹⁾ customarily incidental to any of the above permitted uses
- xvi. **Massage therapy establishments** § 4.56
- xvii. **Restaurants with Drive-Through Facilities⁽¹⁾** § 4.14
- xviii. **Banquet hall⁽¹⁾** (with occupancies over 200 patrons) § 4.58
- xix. Bar

ZONING ORDINANCE

B-3 General Business District

3.1.7

D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area^(a): 4,000 sq ft
Minimum lot width^(a): Not specified

Lot Coverage^(a)

Maximum lot coverage: Governed by use, off-street parking requirements and landscaping

Setbacks^(a)

Minimum front yard setback: 25 ft
Minimum rear yard setback: 20 ft
Minimum side yard setback: 10 ft (20 ft combined)

Building Height^(a)

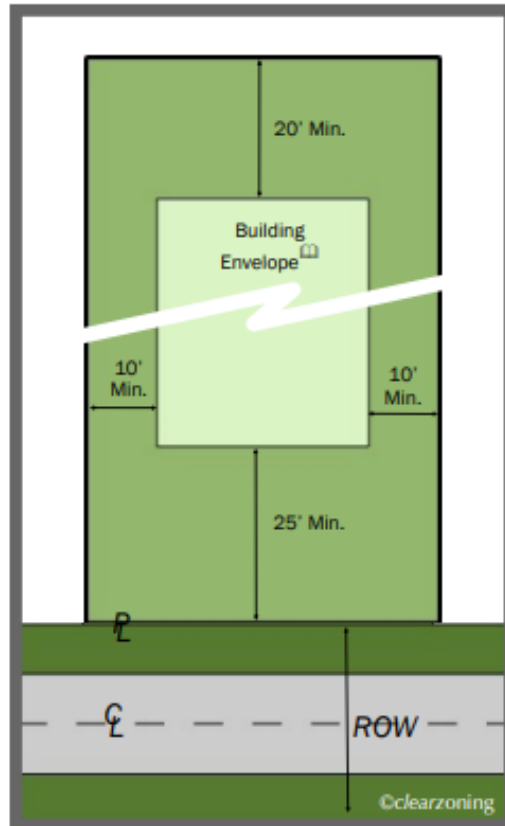
Maximum building height: 37 feet
Maximum number stories: 1

Per Unit Living Area

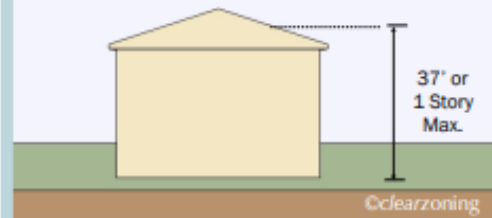
Minimum per unit living area:

NOTES

- For additions to the above requirements, refer to Section 26-3.5: **E, F, G, H, and Q**
- See *Suggested References* below for applicability



How do I calculate height?



The above drawings are not to scale.

SUGGESTED REFERENCES

3. Zoning Districts

- Woodland Conservation Overlay § 3.1.21
- Wireless Communication Facilities § 3.1.20

4. Use Standards

- Uses Not Otherwise Included Within Specific Use District § 4.48

5. Site Standards

- Accessory Buildings & Structures § 5.1
- Corner Clearance § 5.3
- Environmental Features Setback § 5.4
- Exterior Appliances § 5.5

5. Site Standards (Continued)

- Outside Lighting § 5.6
- Greenbelts and Obscuring Fences / Walls § 5.13
- Landscaping, Environmental Provisions, and Trees § 5.14
- Lot Accessibility § 5.7
- Loading and Unloading § 5.10
- Parking Space Layout § 5.9
- Parking Requirements § 5.8
- Performance Standards § 5.11
- Screening Requirements § 5.12
- Signs § 5.15
- Site Access § 5.2
- Trash § 5.16

6. Development Procedures

- Site Plan Review § 6.1
- Standards and Procedures for Special Land Uses § 6.2
- Public Hearing Requirements and Notification Procedures § 6.3

Other Ordinances

- Wetlands Protection