

FOR SALE OR BUILD TO SUIT
Vacant Land – West Bloomfield



7791 Pontiac Trail
West Bloomfield, MI

EXCLUSIVELY LISTED BY:

RANDY THOMAS

CEO/President

C: (248) 891-5050

O: (248) 359-9000 x9

rthomas@insitecommercial.com



PROPERTY INFORMATION

Executive Summary	page 3
Survey	page 4
Site Plan – 2 Story Daycare	page 5
Site Plan – 1 Story Daycare	page 6
Site Plan – 10,500 SF Office/Medical	page 7
Site Plan – 12,000 SF Office/Medical	page 8
Site Plan – Senior Living	page 9

LOCATION INFORMATION

Retailer Map	page 10
Location Maps	page 11
Demographics	pages 12-13
Traffic Counts	page 14

ZONING ORDINANCE

Industrial Office Park	pages 15-16
------------------------	-------------

CONTACT INFORMATION

	page 17
--	---------



PROPERTY OVERVIEW

2.045 Acres land for sale or build to suit on the south side of Pontiac Trail, just east of Haggerty Road. Property is zoned I-OP, Industrial Office Park, however retail uses are permitted with approval. Possible rezoning for B-3 (General Business District), as surrounding properties are zoned B-3. All utilities available.

OFFERING SUMMARY

Sale Price:	Contact Broker
Acreage:	2.045 Acres
Parcel ID#:	18-19-326-001
Property Taxes:	\$2,600
Utilities:	All available
Zoning:	I-OP: Industrial Office Park

PROPERTY HIGHLIGHTS

- Sanitary sewer is available from an 18” main located along Pontiac Trail. Storm runoff is handled by road side ditches and natural terrain.
- 611’ Frontage on Pontiac Trail, at existing right of way line, and about 480’ at property line.
- Walled Lake Consolidated School District

PROPERTY INFORMATION

Site Plan – 1 Story Daycare



Jarmel Kizel
ARCHITECTS AND ENGINEERS, INC.
40 DICKER PARKWAY
LIVINGSTON, NEW JERSEY 07039
Tel: 973-894-9489
Fax: 973-894-0889
www.jkarchitect.com

Architecture
Engineering
Interior Design
Implementation Services

CONCEPT PLAN 05

Project: THE LEARNING EXPERIENCE
3771 POWERS TRAIL
WEST BLOOMFIELD TOWNSHIP, MI

Project Number: TLM0119-299
Scale: 1" = 80'
Client: M5
Approved By: GPG
Drawing Name: CONCEPT PLAN 05

Client Number: CP-06
Issue Date: 01/27/2023

PARKING SPACES REQUIRED PER WEST BLOOMFIELD CODE					
10000	x	0.00286	space/350 of usable floor space	=	28.57
1	x	22.00	space/employee	=	22.00
1	x	28.00	space/(10' X 20' each 5 children)	=	28.00
Total Spaces Required				=	78.57 = 79
Total Spaces Provided				=	68

PARKING REQUIREMENTS:
 ADA Parking Spaces Required Exterior lot is 3 of which 3 are required to be Van Accessible
 ADA Parking Spaces Provided Exterior lot is 3 of which 3 are Van Accessible

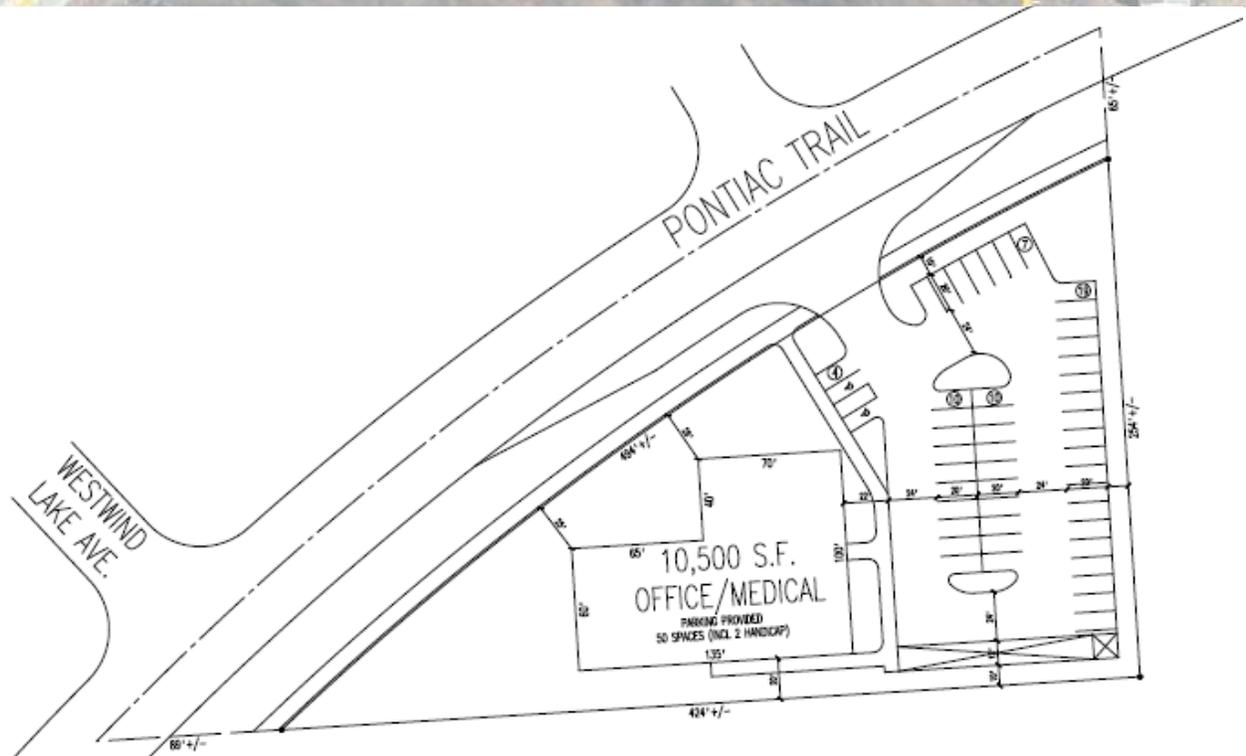
Notes:
 Per CHAPTER 26 Charter Township of West Bloomfield section 5.8.B.Xiii:
 1 for each 350 square feet of usable floor space plus 1 space for each employee, plus one 10x 20 foot passenger-loading space per each 5 children the center is licensed to accommodate

GENERAL REQUIREMENT SITE PLAN NOTES:
 1. THIS SITE PLAN IS FOR PRELIMINARY DESIGN ONLY AND IS NOT APPROVED BY THE PLANING BOARD. THE FINAL SITE PLAN WILL BE APPROVED BY THE PLANING BOARD. THE ARCHITECTS AND ENGINEERS, INC. WILL NOT BE RESPONSIBLE FOR ITS ACCURACY.
 2. SITE LAYOUTING REQUIRED DESIGN SHALL BE PROVIDED BY OTHERS. THIS INCLUDES ALL EXTERIOR AREAS, INCLUDING BUT NOT LIMITED TO: DRIVEWAYS, SIDEWALKS, STAIRS, AND TERRACES, AS WELL AS THE LOCATION, TYPE, AND HEIGHT OF ALL EXTERIOR LIGHTING FIXTURES.
 3. UNLESS LOCAL MUNICIPALITIES OR LACK OF SPACE REQUIRE THE UTILITIES TO BE PLACED ON OR WITHIN THE BUILDING FOOTPRINT, ALL UTILITIES SHALL BE LOCATED ON THE LOT WITHIN THE PROPERTY LINES. UTILITIES SHALL NOT BLOCK DRIVEWAYS AND MUST BE FENCED IN.
 4. UNLESS OTHERWISE DIRECTED, PROVIDE A MINIMUM OF 10' CLEARANCE FROM THE EXTERIOR WALL TO ANY EXTERIOR VEHICLE TRAFFIC.
 5. PROVIDE A GATED DRIVEWAY ENCLOSED WITH EXTERIOR DIMENSIONS OF 14" WIDE X 8" DEEP. ENCLOSURE TO BE WHITE PVC PIPING BARRIERS TO THE DRIVEWAY. PROVIDE A MINIMUM OF 10' CLEARANCE FROM THE EXTERIOR WALL TO THE DRIVEWAY. PROVIDE A MINIMUM OF 10' CLEARANCE FROM THE EXTERIOR WALL TO THE DRIVEWAY.
 6. PROVIDE A GATED DRIVEWAY ENCLOSED WITH EXTERIOR DIMENSIONS OF 14" WIDE X 8" DEEP. ENCLOSURE TO BE WHITE PVC PIPING BARRIERS TO THE DRIVEWAY. PROVIDE A MINIMUM OF 10' CLEARANCE FROM THE EXTERIOR WALL TO THE DRIVEWAY. PROVIDE A MINIMUM OF 10' CLEARANCE FROM THE EXTERIOR WALL TO THE DRIVEWAY.
 7. PROVIDE A MINIMUM OF 10' CLEARANCE FROM THE EXTERIOR WALL TO THE DRIVEWAY. PROVIDE A MINIMUM OF 10' CLEARANCE FROM THE EXTERIOR WALL TO THE DRIVEWAY.
 8. ALL DRIVEWAYS EXCEPT FOR THE DRIVE IN THE PLAY AREA AND IN THE FRONT OF THE BUILDING SHALL BE ENCLOSED WITH A GATED DRIVEWAY ENCLOSED WITH EXTERIOR DIMENSIONS OF 14" WIDE X 8" DEEP. PROVIDE A MINIMUM OF 10' CLEARANCE FROM THE EXTERIOR WALL TO THE DRIVEWAY.
 9. PROVIDE A GATED DRIVEWAY ENCLOSED WITH EXTERIOR DIMENSIONS OF 14" WIDE X 8" DEEP. PROVIDE A MINIMUM OF 10' CLEARANCE FROM THE EXTERIOR WALL TO THE DRIVEWAY.
 10. A MINIMUM OF (1) BUILDING SIGN SHALL BE PROVIDED IN THE FRONT OF THE BUILDING. THE SIGN SHALL BE PLACED ON OR NEAR THE MAIN STREET OR ROAD. A SECONDARY BUILDING SIGN MAY BE PROVIDED BY THE ARCHITECT. THE SIGN SHALL BE PROVIDED BY THE ARCHITECT.
 11. LANDSCAPE IRRIGATION SYSTEM REQUIRED. DESIGN SHALL BE PROVIDED BY OTHERS.
 12. LOCATION OF UTILITIES TO BE NOTED IN CIVIL DRAWINGS. NOT TO BE INSTALLED BENEATH PLAYGROUND AREA.
 13. PLAYGROUND GRADING TO EXCEED 2.0" PER FOOT.
 14. EXTERIOR LIGHTING WILL BE DESIGNED IN CIVIL DESIGN PHASE.

NOTE:
 THIS PLAN HAS NOT BEEN APPROVED BY THE LEARNING EXPERIENCE.

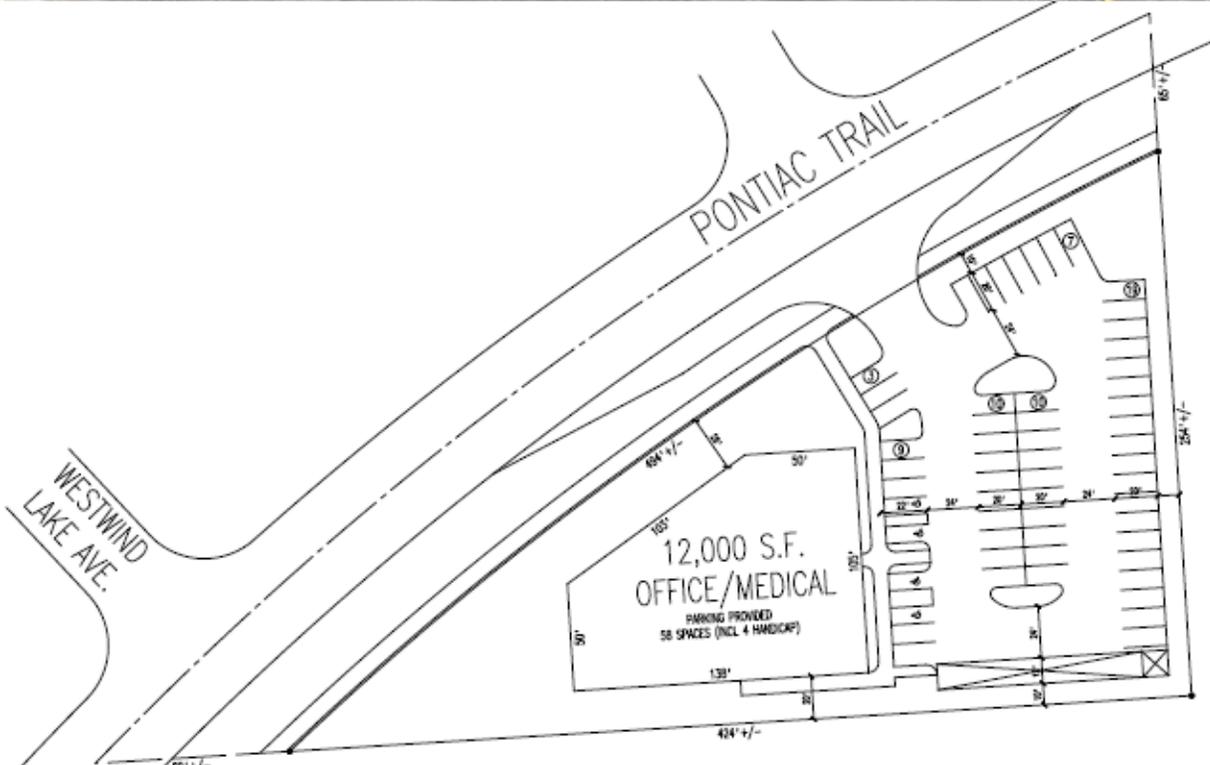
PROPERTY INFORMATION

Site Plan – 10,500 SF Office/Medical



PROPERTY INFORMATION

Site Plan – 12,000 SF Office/Medical

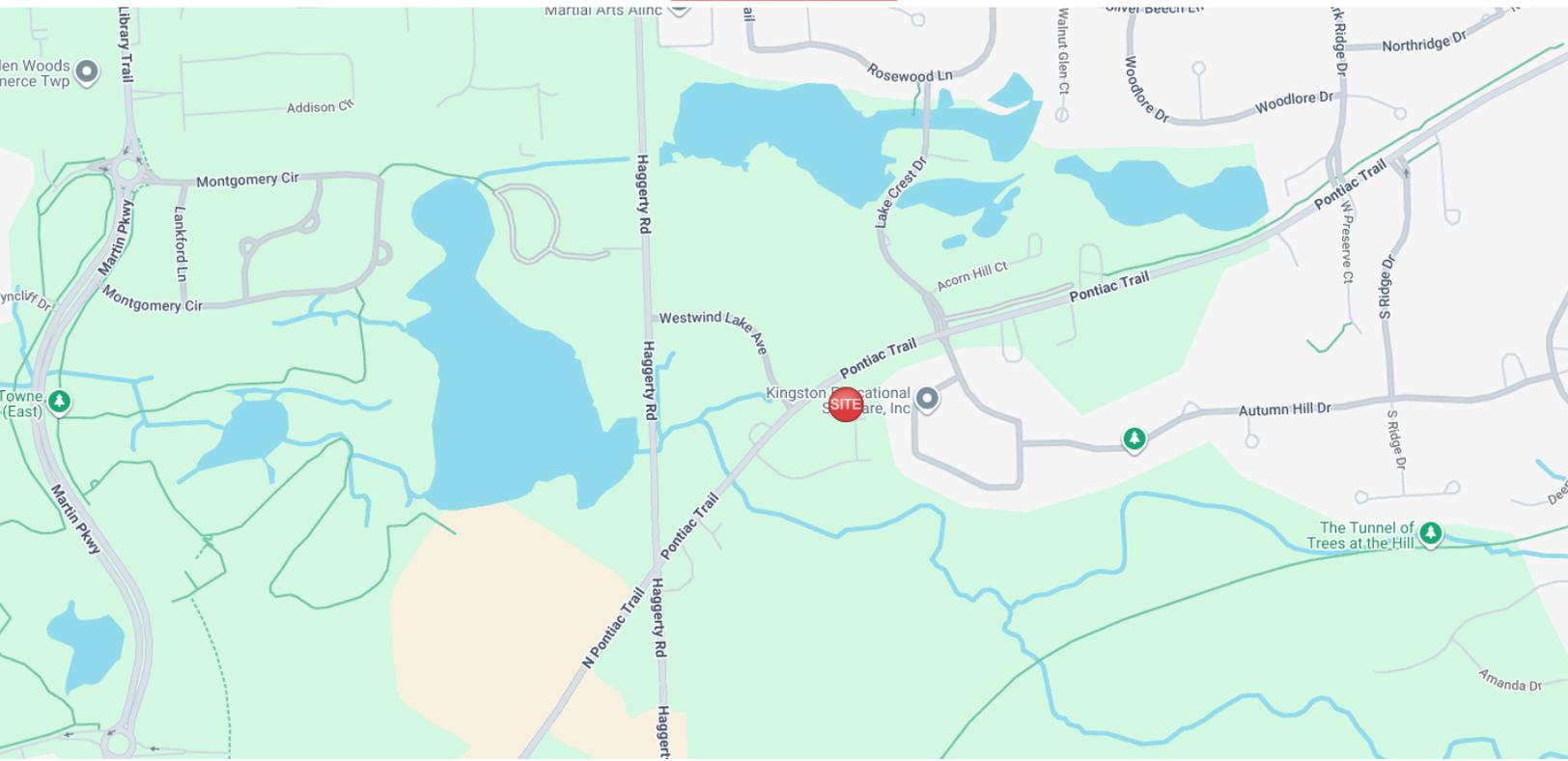


LOCATION INFORMATION

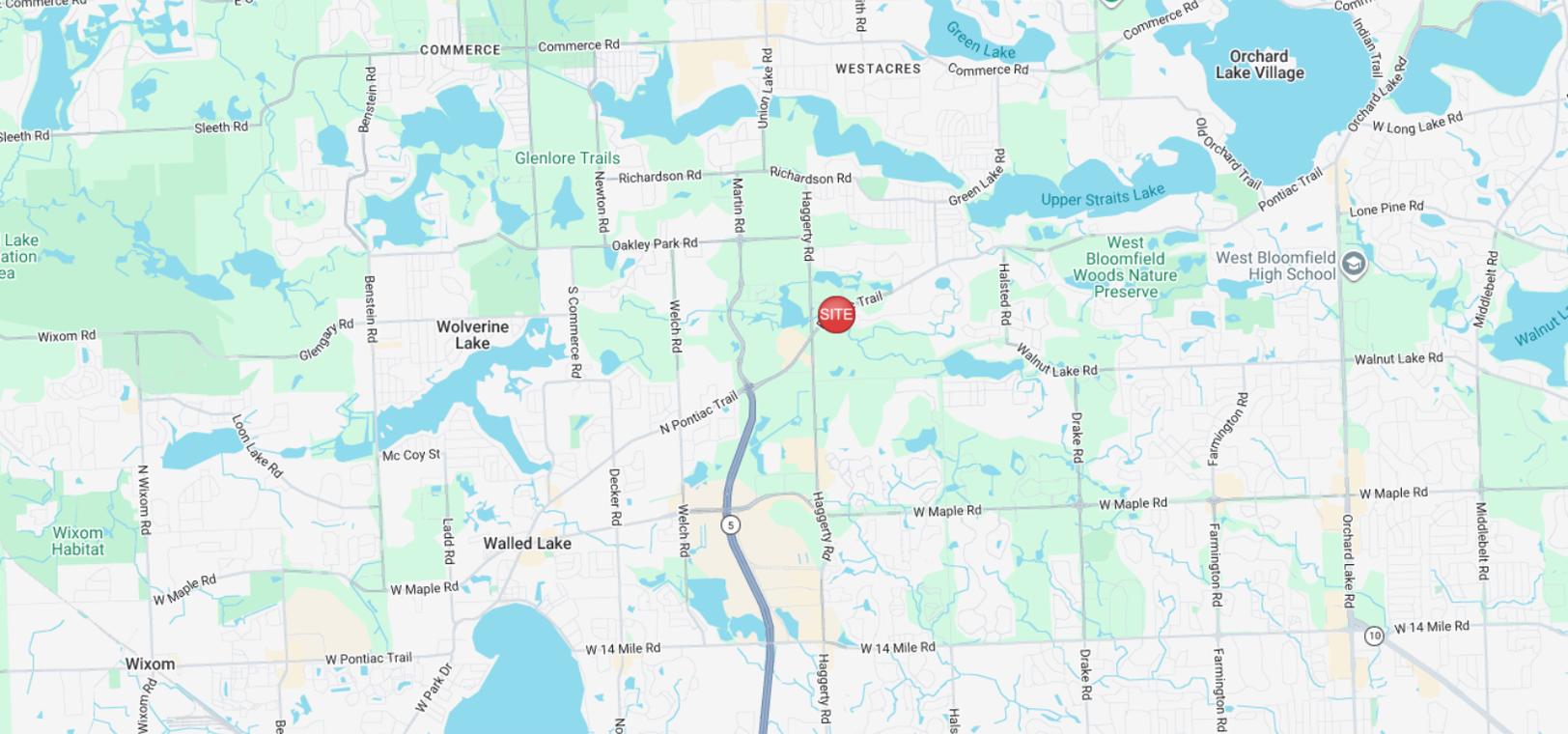
Retailer Map



LOCAL



REGIONAL



7791 Pontiac Trail , MI 48323	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	3,735	58,489	162,533
2030 Projected Population	3,813	58,483	162,441
2020 Census Population	3,624	57,398	160,726
2010 Census Population	3,485	55,139	151,071
Projected Annual Growth 2025 to 2030	0.4%	-	-
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.5%
Households			
2025 Estimated Households	1,295	23,792	67,032
2030 Projected Households	1,348	24,207	68,258
2020 Census Households	1,232	22,875	64,442
2010 Census Households	1,167	21,493	59,143
Projected Annual Growth 2025 to 2030	0.8%	0.3%	0.4%
Historical Annual Growth 2010 to 2025	0.7%	0.7%	0.9%
Age			
2025 Est. Population Under 10 Years	11.5%	9.8%	10.0%
2025 Est. Population 10 to 19 Years	11.3%	10.8%	11.1%
2025 Est. Population 20 to 29 Years	11.2%	10.8%	11.0%
2025 Est. Population 30 to 44 Years	17.1%	17.8%	18.8%
2025 Est. Population 45 to 59 Years	19.7%	19.3%	19.3%
2025 Est. Population 60 to 74 Years	19.5%	21.0%	19.7%
2025 Est. Population 75 Years or Over	9.7%	10.4%	10.1%
2025 Est. Median Age	43.9	45.3	44.2
Marital Status & Gender			
2025 Est. Male Population	51.1%	48.9%	48.9%
2025 Est. Female Population	48.9%	51.1%	51.1%
2025 Est. Never Married	30.5%	28.4%	27.9%
2025 Est. Now Married	51.6%	53.4%	53.9%
2025 Est. Separated or Divorced	12.6%	13.1%	12.4%
2025 Est. Widowed	5.3%	5.1%	5.8%
Income			
2025 Est. HH Income \$200,000 or More	38.2%	23.1%	22.3%
2025 Est. HH Income \$150,000 to \$199,999	15.2%	12.3%	12.7%
2025 Est. HH Income \$100,000 to \$149,999	9.2%	18.1%	19.0%
2025 Est. HH Income \$75,000 to \$99,999	16.5%	11.2%	12.1%
2025 Est. HH Income \$50,000 to \$74,999	8.7%	13.3%	12.4%
2025 Est. HH Income \$35,000 to \$49,999	1.8%	7.8%	7.1%
2025 Est. HH Income \$25,000 to \$34,999	5.7%	4.2%	4.9%
2025 Est. HH Income \$15,000 to \$24,999	2.5%	4.5%	4.0%
2025 Est. HH Income Under \$15,000	2.3%	5.8%	5.5%
2025 Est. Average Household Income	\$197,643	\$152,641	\$150,100
2025 Est. Median Household Income	\$164,284	\$118,478	\$117,517
2025 Est. Per Capita Income	\$68,681	\$62,163	\$62,001
2025 Est. Total Businesses	340	2,426	6,767
2025 Est. Total Employees	2,944	18,758	80,095

7791 Pontiac Trail , MI 48323	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	77.5%	75.0%	73.2%
2025 Est. Black	8.6%	11.3%	11.6%
2025 Est. Asian or Pacific Islander	8.2%	9.1%	10.3%
2025 Est. American Indian or Alaska Native	0.1%	-	0.1%
2025 Est. Other Races	5.5%	4.6%	4.7%
Hispanic			
2025 Est. Hispanic Population	121	2,063	6,433
2025 Est. Hispanic Population	3.2%	3.5%	4.0%
2030 Proj. Hispanic Population	3.8%	4.1%	4.5%
2020 Hispanic Population	2.1%	2.8%	3.5%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	2,644	43,257	119,426
2025 Est. Elementary (Grade Level 0 to 8)	2.0%	2.5%	2.0%
2025 Est. Some High School (Grade Level 9 to 11)	2.7%	2.6%	2.5%
2025 Est. High School Graduate	18.0%	17.0%	16.0%
2025 Est. Some College	14.1%	18.7%	18.4%
2025 Est. Associate Degree Only	8.3%	7.4%	8.2%
2025 Est. Bachelor Degree Only	30.7%	30.2%	30.3%
2025 Est. Graduate Degree	24.2%	21.4%	22.5%
Housing			
2025 Est. Total Housing Units	1,353	24,895	70,030
2025 Est. Owner-Occupied	88.7%	72.6%	70.7%
2025 Est. Renter-Occupied	7.0%	23.0%	25.0%
2025 Est. Vacant Housing	4.3%	4.4%	4.3%
Homes Built by Year			
2025 Homes Built 2010 or later	10.1%	6.5%	7.7%
2025 Homes Built 2000 to 2009	12.7%	10.7%	12.0%
2025 Homes Built 1990 to 1999	41.2%	20.1%	18.4%
2025 Homes Built 1980 to 1989	5.2%	19.6%	17.2%
2025 Homes Built 1970 to 1979	11.7%	16.2%	17.4%
2025 Homes Built 1960 to 1969	3.2%	6.2%	8.8%
2025 Homes Built 1950 to 1959	3.1%	9.7%	8.7%
2025 Homes Built Before 1949	8.4%	6.7%	5.4%
Home Values			
2025 Home Value \$1,000,000 or More	1.1%	3.9%	3.2%
2025 Home Value \$500,000 to \$999,999	39.7%	23.2%	20.1%
2025 Home Value \$400,000 to \$499,999	20.9%	14.1%	17.3%
2025 Home Value \$300,000 to \$399,999	19.1%	25.2%	26.0%
2025 Home Value \$200,000 to \$299,999	12.8%	21.0%	21.5%
2025 Home Value \$150,000 to \$199,999	2.4%	6.5%	6.5%
2025 Home Value \$100,000 to \$149,999	3.1%	2.9%	2.3%
2025 Home Value \$50,000 to \$99,999	0.1%	0.9%	1.0%
2025 Home Value \$25,000 to \$49,999	0.5%	1.1%	1.1%
2025 Home Value Under \$25,000	0.3%	1.2%	1.1%
2025 Median Home Value	\$459,485	\$378,671	\$377,619
2025 Median Rent	\$1,407	\$1,418	\$1,382



3.1.17 I-OP Industrial-Office Park District

A. INTENT

The Industrial-Office Park District is designed to accommodate a variety of light industrial, applied technology, research and related office uses within a subdivision setting. The use of this specialized district is intended to provide a campus environment through the coordinated application of development standards such as building height, gross area coverage, signage, landscaping and other unifying elements. The use permitted in this district and the application of required development standards will create compatible and orderly development of the area and will promote both safe and convenient vehicular and pedestrian traffic.

B. PRINCIPAL USES PERMITTED

- i. Uses primarily engaged in research activities, including, but not limited to, research laboratories and facilities and pilot or experimental product development
- ii. Light manufacturing, research, assembly, testing and repair of components, devices, equipment and systems and parts and components such as, but not limited to, the following examples:
 - a. Communication, transmission and reception equipment such as coils, tubes, semiconductors, navigation control equipment and systems guidance equipment
 - b. Data processing equipment and systems
 - c. Graphics and art equipment
 - d. Metering instruments
 - e. Optical devices, equipment and systems
 - f. Phonographic, audio units, radio equipment and television equipment
 - g. Photographic equipment
 - h. Radar, infrared and ultraviolet equipment and systems
 - i. Scientific and mechanical instruments such as calipers and transits
 - j. Testing equipment
- iii. Light manufacturing, compounding, procession, packaging or treatment of such products, as, but not limited to, bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery, tool, die, gauge and machine shops
- iv. Light manufacturing, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials such as, but not limited to, bone, canvass,

B. PRINCIPAL USES PERMITTED (CONTINUED)

- cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stampings such as automobile fenders, bumpers or bodies), shell, textiles, tobacco, wax, wire, wood and yarns
- v. Distribution and warehousing facilities not including self-service warehouses
- vi. Professional and medical office buildings
- vii. Blueprinting, photostating, photoengraving, printing, publishing and bookbinding
- viii. **Fortune telling for payment**⁽¹⁾
- ix. **Registered animal shelters**⁽¹⁾
- x. **Pet boarding facility**⁽¹⁾
- xi. **Sexually oriented businesses**⁽¹⁾
- xii. Establishments with accessory alcoholic liquor licenses⁽¹⁾
- xiii. Non-motorized pathways or trails

C. SPECIAL LAND USES

- i. **Retail uses** subject to the standards of Section 26-4.41

I-OP Industrial-Office Park District 3.1.17

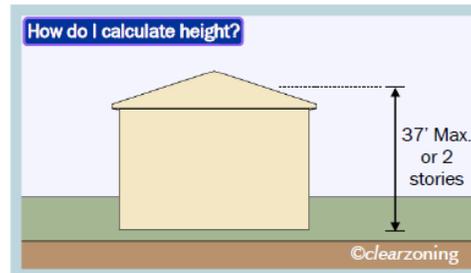
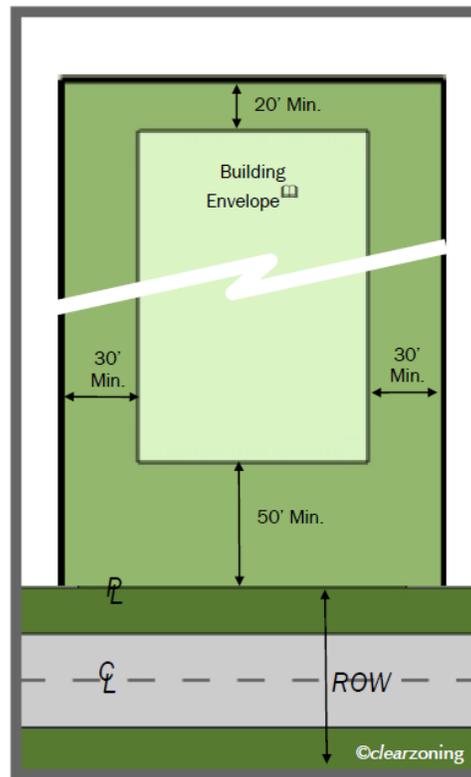
D. DEVELOPMENT STANDARDS

- Lot Size**
- Minimum lot area [Ⓜ]: 2 Acres
 - Minimum lot width [Ⓜ]: None Specified
- Lot Coverage [Ⓜ]**
- Maximum lot coverage: 35%
- Setbacks [Ⓜ]**
- Minimum front yard setback: 50 ft
 - Minimum rear yard setback: 20 ft
 - Minimum side yard setback: 30 ft (60 ft combined)
- Building Height [Ⓜ]**
- Maximum building height: 37 feet
 - Maximum number stories: 2

Special District Provisions (Sec. 26-3.6)

NOTES

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



The above drawings are not to scale.

SUGGESTED REFERENCES

- | | | |
|--|---|---|
| <p>3. Zoning Districts</p> <ul style="list-style-type: none"> ■ Woodland Conservation Overlay ■ Wireless Communication Facilities <p>4. Use Standards</p> <ul style="list-style-type: none"> ■ Uses Not Otherwise Included Within Specific Use District <p>5. Site Standards</p> <ul style="list-style-type: none"> ■ Accessory Buildings ■ Corner Clearance ■ Environmental Features Setback ■ Exterior Appliances ■ Exterior Lighting | <p>5. Site Standards (Continued)</p> <ul style="list-style-type: none"> ■ Greenbelts and Obscuring Fences / Walls ■ Landscaping, Environmental Provisions, and Trees ■ Lot Accessibility ■ Loading and Unloading ■ Parking Space Layout ■ Parking Requirements ■ Performance Standards ■ Screening Requirements ■ Signs ■ Site Access ■ Trash | <p>6. Development Procedures</p> <ul style="list-style-type: none"> ■ Site Plan Review ■ Standards and Procedures for Special Land Uses ■ Public Hearing Requirements and Notification Procedures ■ Submittal Procedure for Subdivision Plats <p>Other Ordinances</p> <ul style="list-style-type: none"> ■ Wetlands Protection |
|--|---|---|



Randy Thomas

President/CEO

C: (248) 891-5050

O: (248) 359-9000 x9

rthomas@insitecommercial.com