

FOR SALE

Site Plan Approved Multi-Family Development
Approved for 328 units

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



SEQ North Territorial & US-23
Northfield Township, 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



PROPERTY INFORMATION

Executive Summary	page 3
Approved Proposed Site Plan	page 4
Topo Survey	page 5
Proposed Elevations	pages 6-7

LOCATION INFORMATION

Aerial	page 8
Location Maps	page 9
Demographics	pages 10-11
Traffic Counts	page 12

ZONING ORDINANCE

General Commercial	pages 13-15
--------------------	-------------

CONTACT INFORMATION

page 16

PROPERTY INFORMATION

Executive Summary

PROPERTY OVERVIEW:

65 Acres of vacant land for sale in Northfield Township, located off of N. Territorial, just east of US-23, with over 1,100' of frontage along US-23. The property is site plan approved for 328 apartments with a 7,000 SF amenity center, and 8,000 SF of freestanding multi-tenant retail space. There are 4+ miles of trails and pedestrian circulation proposed throughout the site, including a +/-20 acre nature preserve with walking trails in the southern portion of the property.

The site plan is approved through May 2027. Electric, gas and sanitary sewer are all at N. Territorial Road, and a type 1 community well will be required for the project (a 600 GPM system has been approved with EGLE, and the first of two 12" production wells installed, tested and approved). The site contains 2 regulated wetlands, of which both are avoided in the approved site design with no required wetland impacts.

This site is located approximately 10 minutes from downtown Ann Arbor and the University of Michigan Hospital. Meijer owns the adjacent 40 acre site that runs along US-23, and is planning a Meijer Supercenter here. The 100 acres across N. Territorial is zoned Planned Shopping Center.

OFFERING SUMMARY

Sale Price:	\$9,850,000
Site Plan Approved:	328 Units
Land Size:	65.46 Acres
Property Taxes:	+/- \$62,841
Zoning:	General Commercial
School District:	Whitmore Lake Public Schools

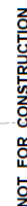
DEMOGRAPHICS:

(within a 5 mile radius)

- Population: 28,1523 People
- Average HH Income: \$171,837
- Households: 11,390 Homes
- Traffic Counts: 75,253 VPD on US-23 and 8,124 VPD on N. Territorial Road

Insite
COMMERCIAL
Established 2001





PROPERTY INFORMATION

Proposed Elevations



PROPERTY INFORMATION

Proposed Elevations



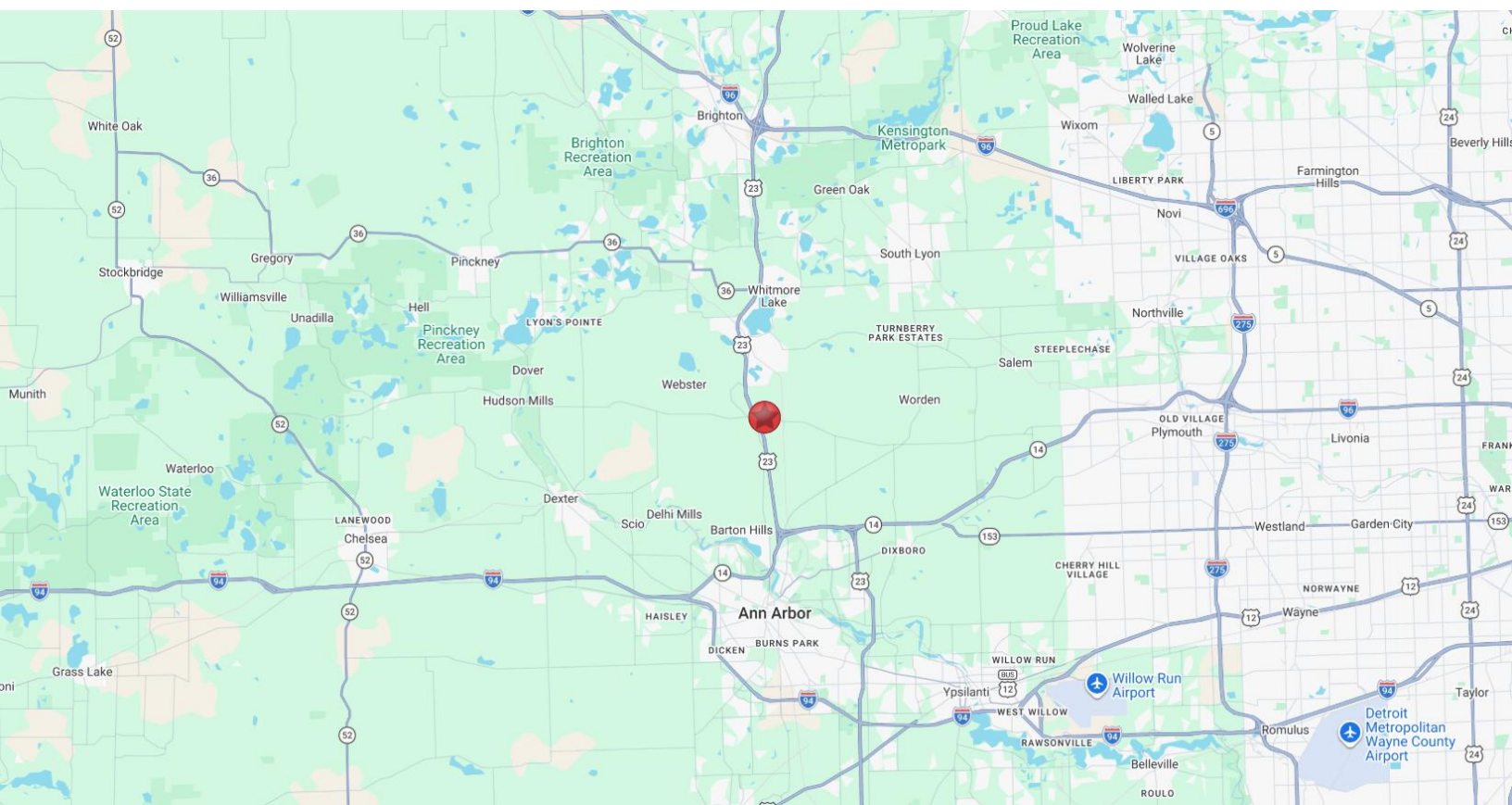
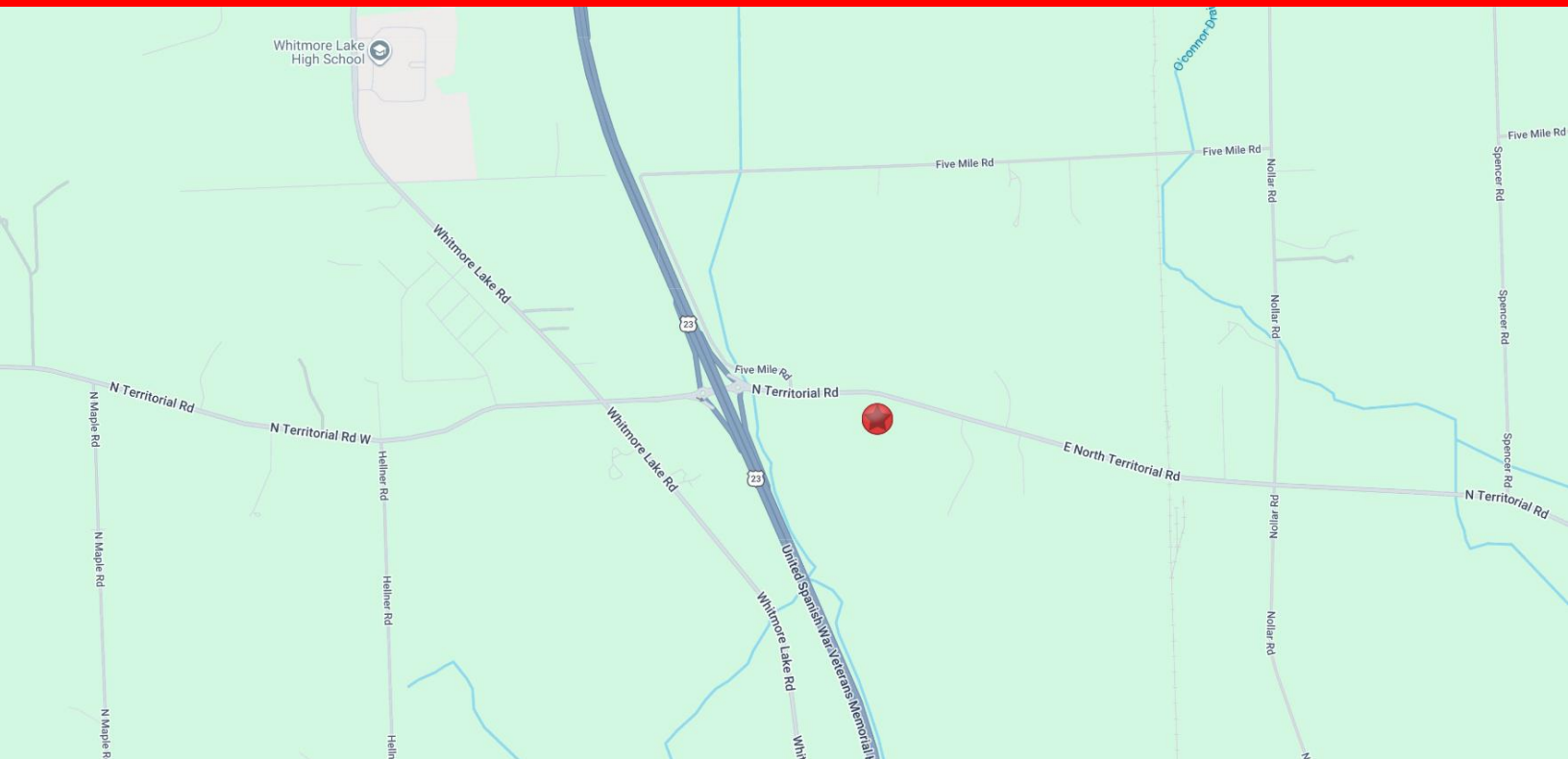
INSITE COMMERCIAL // 2019 Township Drive, Suite 104, Commerce, MI 48390 // insitecommercial.com

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

Location Maps



Full Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3787/-83.7502

615 E North Territorial Rd Whitmore Lake, MI 48189	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	252	5,555	28,152
2031 Projected Population	238	5,294	27,739
2020 Census Population	235	5,616	27,612
2010 Census Population	210	5,323	24,624
Projected Annual Growth 2026 to 2031	-1.1%	-0.9%	-0.3%
Historical Annual Growth 2010 to 2026	1.2%	0.3%	0.9%
Households			
2026 Estimated Households	104	2,319	11,390
2031 Projected Households	101	2,270	11,516
2020 Census Households	94	2,316	10,853
2010 Census Households	84	2,152	9,629
Projected Annual Growth 2026 to 2031	-0.6%	-0.4%	0.2%
Historical Annual Growth 2010 to 2026	1.5%	0.5%	1.1%
Age			
2026 Est. Population Under 10 Years	8.2%	9.4%	10.3%
2026 Est. Population 10 to 19 Years	11.9%	11.9%	12.2%
2026 Est. Population 20 to 29 Years	14.2%	12.7%	12.8%
2026 Est. Population 30 to 44 Years	19.2%	19.7%	19.6%
2026 Est. Population 45 to 59 Years	18.5%	19.8%	19.2%
2026 Est. Population 60 to 74 Years	19.7%	18.9%	18.7%
2026 Est. Population 75 Years or Over	8.4%	7.6%	7.2%
2026 Est. Median Age	41.3	41.3	41.0
Marital Status & Gender			
2026 Est. Male Population	52.8%	51.5%	50.9%
2026 Est. Female Population	47.2%	48.5%	49.1%
2026 Est. Never Married	35.8%	32.3%	32.3%
2026 Est. Now Married	45.6%	52.0%	52.8%
2026 Est. Separated or Divorced	12.1%	10.5%	10.4%
2026 Est. Widowed	6.5%	5.2%	4.5%
Income			
2026 Est. HH Income \$200,000 or More	12.2%	17.4%	26.3%
2026 Est. HH Income \$150,000 to \$199,999	7.8%	13.5%	13.2%
2026 Est. HH Income \$100,000 to \$149,999	26.7%	22.4%	16.3%
2026 Est. HH Income \$75,000 to \$99,999	17.5%	13.9%	10.5%
2026 Est. HH Income \$50,000 to \$74,999	23.0%	14.2%	12.6%
2026 Est. HH Income \$35,000 to \$49,999	7.1%	6.1%	7.3%
2026 Est. HH Income \$25,000 to \$34,999	5.7%	3.0%	4.1%
2026 Est. HH Income \$15,000 to \$24,999	-	7.4%	4.0%
2026 Est. HH Income Under \$15,000	-	2.1%	5.5%
2026 Est. Average Household Income	\$113,916	\$134,444	\$171,837
2026 Est. Median Household Income	\$97,478	\$111,844	\$127,235
2026 Est. Per Capita Income	\$47,378	\$56,286	\$69,590
2026 Est. Total Businesses	67	191	623
2026 Est. Total Employees	553	1,514	4,332

Full Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

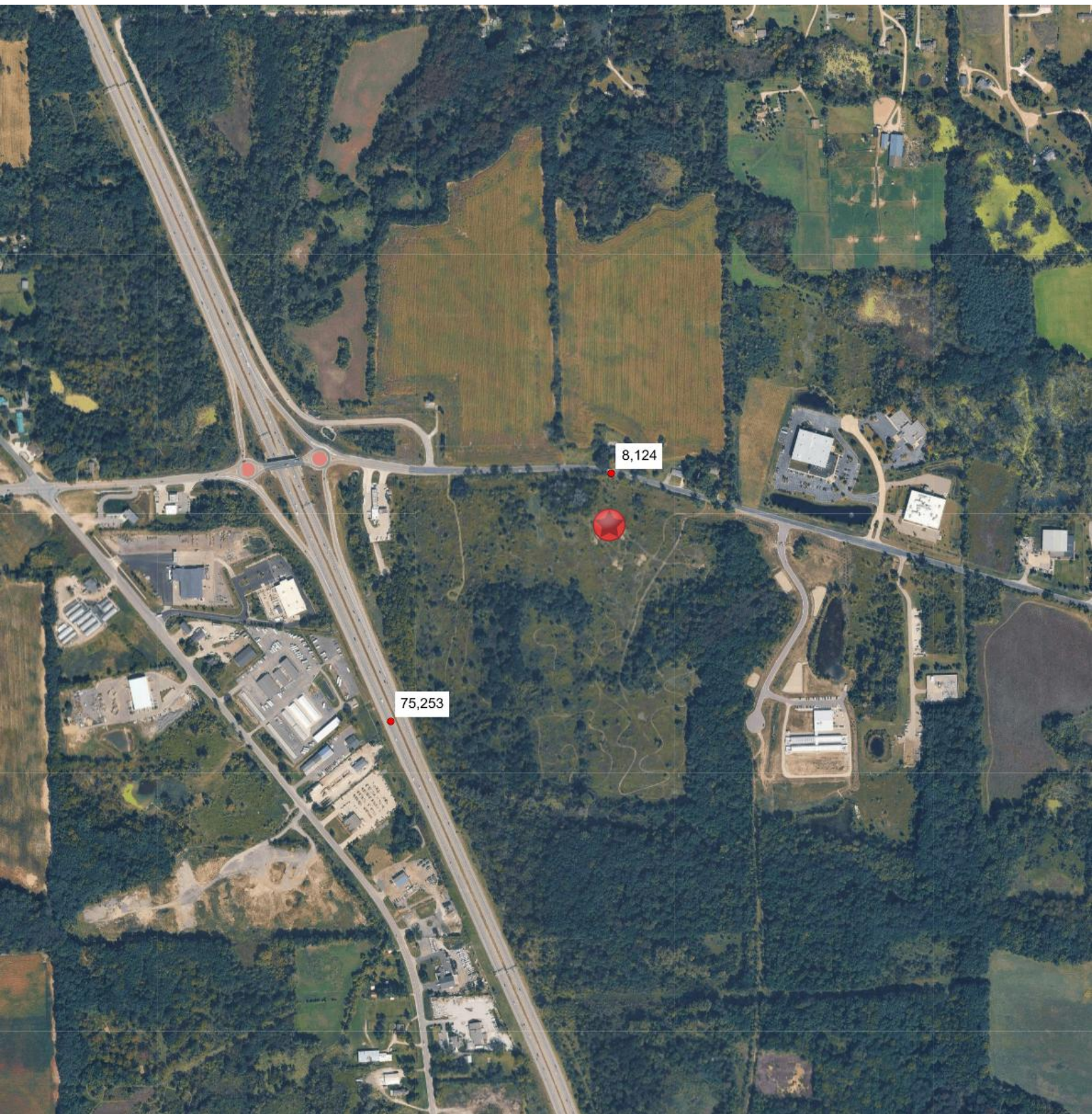


Lat/Lon: 42.3787/-83.7502

615 E North Territorial Rd Whitmore Lake, MI 48189	1 mi radius	3 mi radius	5 mi radius
Race			
2026 Est. White	84.1%	85.9%	77.7%
2026 Est. Black	5.3%	3.4%	4.9%
2026 Est. Asian or Pacific Islander	4.2%	4.1%	11.4%
2026 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%
2026 Est. Other Races	6.1%	6.3%	5.7%
Hispanic			
2026 Est. Hispanic Population	12	269	1,228
2026 Est. Hispanic Population	4.7%	4.8%	4.4%
2031 Proj. Hispanic Population	5.6%	5.9%	5.2%
2020 Hispanic Population	4.1%	3.4%	3.5%
Education (Adults 25 & Older)			
2026 Est. Adult Population (25 Years or Over)	186	4,034	19,927
2026 Est. Elementary (Grade Level 0 to 8)	0.6%	0.6%	0.8%
2026 Est. Some High School (Grade Level 9 to 11)	2.2%	1.8%	1.9%
2026 Est. High School Graduate	29.7%	24.0%	17.2%
2026 Est. Some College	25.5%	23.0%	15.0%
2026 Est. Associate Degree Only	5.4%	6.2%	6.2%
2026 Est. Bachelor Degree Only	17.2%	23.1%	25.6%
2026 Est. Graduate Degree	19.4%	21.3%	33.4%
Housing			
2026 Est. Total Housing Units	113	2,502	12,263
2026 Est. Owner-Occupied	59.3%	69.1%	73.0%
2026 Est. Renter-Occupied	32.8%	23.6%	19.9%
2026 Est. Vacant Housing	7.9%	7.3%	7.1%
Homes Built by Year			
2026 Homes Built 2010 or later	7.8%	5.2%	14.5%
2026 Homes Built 2000 to 2009	19.0%	12.8%	13.2%
2026 Homes Built 1990 to 1999	12.4%	21.8%	18.1%
2026 Homes Built 1980 to 1989	8.2%	8.5%	11.5%
2026 Homes Built 1970 to 1979	11.5%	11.2%	12.7%
2026 Homes Built 1960 to 1969	8.3%	11.6%	8.7%
2026 Homes Built 1950 to 1959	8.9%	7.7%	5.3%
2026 Homes Built Before 1949	16.0%	13.9%	8.8%
Home Values			
2026 Home Value \$1,000,000 or More	1.2%	1.7%	4.9%
2026 Home Value \$500,000 to \$999,999	24.5%	23.2%	32.9%
2026 Home Value \$400,000 to \$499,999	11.7%	13.0%	18.3%
2026 Home Value \$300,000 to \$399,999	22.4%	25.5%	16.9%
2026 Home Value \$200,000 to \$299,999	28.6%	24.9%	11.1%
2026 Home Value \$150,000 to \$199,999	6.2%	6.5%	3.0%
2026 Home Value \$100,000 to \$149,999	1.0%	1.4%	2.7%
2026 Home Value \$50,000 to \$99,999	2.0%	1.0%	4.2%
2026 Home Value \$25,000 to \$49,999	2.1%	1.0%	3.5%
2026 Home Value Under \$25,000	0.5%	1.8%	2.6%
2026 Median Home Value	\$346,351	\$367,383	\$432,074
2026 Median Rent	\$1,615	\$1,475	\$1,468

LOCATION INFORMATION

Traffic Counts



ARTICLE XIV. GC—GENERAL COMMERCIAL DISTRICT

Sec. 36-389. Purpose.

This district is composed of those areas of the township whose principal use is and ought to be general comparison retail, service and repair business activities which serve the entire township and surrounding area. It is the intent of this district to be located along major transportation networks within the township. This district has been located within the township to permit the development of these business activities, to protect adjacent agricultural, residential and industrial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district, have been excluded.

(Ord. of 7-22-2013, § 32.01; Ord. of 7-8-2014, § 32.01)

Sec. 36-390. Permitted uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- (1) All permitted uses allowed in LC—Local Commercial Districts as provided in section 36-363.
- (2) Business and professional offices, such as legal, engineering, accounting, financial and insurance.
- (3) Retail services, including department stores, furniture stores, appliance stores, and super markets.
- (4) Agricultural services, including machinery sales and repair establishments, and farm supply stores.
- (5) Showroom and sales of new automobiles, farm machinery, and other vehicle and equipment, and the display and sale of used cars, farm machinery, and other vehicles and equipment when in conjunction with a showroom and sales of new units thereof; and repair of same when in conjunction with a showroom and sales of new units thereof. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip.
- (6) Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.
- (7) Printing, lithographic, blueprinting and similar uses.
- (8) Funeral establishments, mortuary.
- (9) Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed 50 percent of the total gross receipts.
- (10) Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735.
- (11) Indoor contractor wholesale supply when in conjunction with general retail sales of items including indoor storage of electrical, plumbing, lumber, and/or garden supplies.

(Ord. of 7-22-2013, § 32.02; Ord. of 7-8-2014, § 32.02; Ord. No. 16-48, § 4(a), 4-12-2016; Ord. No. 17-53, § 5, 2-14-2017)

Sec. 36-391. Conditional uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted subject to obtaining a conditional use permit as provided in article XXVII of this chapter:

- (1) Bars or establishments principally used for the sale of beer, wine or intoxicating liquor for consumption on the premises, including restaurants primarily devoted to serving alcoholic liquors for consumption on the premises and/or providing entertainment, subject to the requirements of section 36-710.
- (2) Hotel, motel, tourist home and boarding and rooming house.
- (3) Animal hospital or clinic.
- (4) Open air display area for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, small tools, pneumatic-tired two-wheeled and four-wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment. Displays must be located behind all setback lines and shall be related to the principal use of the site. Open air displays shall meet the requirements of section 36-701.
- (5) Automotive service station, including minor repair services, subject to the requirements of section 36-712.
- (6) Boat sales and marinas.
- (7) One dwelling unit within the principal building or structure for security purposes only, provided that the dwelling unit is accessory to the principal use.
- (8) Mini-warehousing, subject to the requirements of section 36-736.
- (9) Lots for the sale of used cars, used farm machinery, and other used vehicles and equipment, when not sold in conjunction with sales of new cars, machinery, vehicles, or equipment. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip.
- (10) Minor repair of vehicles, provided all work, materials, equipment, and waste products shall be contained within a completely enclosed building, subject to the requirements of section 36-712.
- (11) Drive-through facilities for a use permitted in the GC district, subject to the requirements of section 36-737.
- (12) Temporary outdoor sales, subject to the requirements of section 36-734.
- (13) Indoor and outdoor commercial recreation facilities, including theaters (indoor or drive-in), racket clubs, bowling alleys, miniature golf courses, commercial swimming pools, skating rinks.
- (14) Controlled uses as defined in section 36-710.
- (15) Child care facilities.
- (16) Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII (conditional uses) of this chapter.
- (17) Sexually oriented businesses, as defined within section 36-721 and subject to the requirements of sections 36-721 and 36-710.
- (18) A church, synagogue, cathedral, mosque, temple or other building used for public worship.
- (19) A cemetery.

- (20) Hospitals, nursing homes, and sanitariums.
- (21) Marihuana establishments and facilities, subject to the standards of section 36-738, including:
 - a. Retail marihuana and provisioning centers.
 - b. Secure transporters.
 - c. Safety compliance facilities.

(Ord. of 7-22-2013, § 32.03; Ord. of 7-8-2014, § 32.03; Ord. No. 16-48, § 4(b), 4-12-2016; Ord. No. 17-53, § 6, 2-14-2017; Ord. No. 19-66, § F, 11-12-2019; Ord. No. 23-87, § 2, 9-12-2023)

Sec. 36-392. Regulations and standards.

The following regulations shall apply in all GC—General Commercial Districts:

- (1) *Lot area.* No building or structure shall be established on any lot less than one acre in area, except where a lot is served with a central sanitary sewerage system, in which case there shall be provided a minimum lot area of 10,000 square feet for planned shopping centers.
- (2) *Lot width.* The minimum lot width for lots served with a central sanitary sewerage system shall be 80 feet. Where a lot is not so served, the minimum lot width shall be 150 feet.
- (3) *Lot coverage.* The maximum lot coverage shall not exceed 25 percent.
- (4) *Yard and setback requirements.*
 - a. *Front yard.* Not less than 35 feet.
 - b. *Side yards.* Least width of either yard shall not be less than 20 feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than 35 feet.
 - c. *Rear yards.* Not less than 20 feet.

The yard requirements in this subsection (5) shall apply to every lot, building or structure.

- (5) *Height.* No building or structure shall exceed a height of 45 feet.
- (6) *Transition strips.*
 - a. A transition strip shall be required whenever any lot in this district abuts a lot in any rural or residence district. Such a strip shall be provided along every lot line, except front lot lines, which abuts a lot in such district, shall not be included as part of the required yard, and shall be improved with a screen, wall, hedge or shrubbery which will reach a height of four feet one year after planting. The strip shall be maintained in good condition. The planning commission shall have the authority to change the nature of, or reduce the required width of, or to waive completely, the requirement of a transition strip because of a probable change in land use or zoning of adjacent properties. Such determinations and reasons therefore shall be recorded in the minutes of the meeting at which the action is taken. Said transition strip shall comply with the requirements of section 36-706.
 - b. A landscape strip shall be provided along and adjacent to the front property line and shall extend across the entire width of the lot. Driveways may cross the strip but shall not occupy the strip.
- (7) *Required off-street parking.* As required in article XXV of this chapter.
- (8) *Required site plan review.* As required in article XXVIII of this chapter.
- (9) *Supplemental regulations.* As required in article XXIV of this chapter.



Randy Thomas

President/CEO

C: (248) 891-5050

O: (248) 359-9000 x9

rthomas@insitecommercial.com