



THE TRIBUTE SHOPS – EAST PHASE PAD SITE

49078 PONTIAC TRAIL | WIXOM, MI

2.73 ACRE MIXED-USE PAD SITE READY AND APPROVED FOR DEVELOPMENT



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JONNA GROUP
REAL ESTATE INVESTMENT SERVICES



INVESTMENT SUMMARY



ASKING PRICE
\$2,700,000



ZONING
VCA (VILLAGE CENTER AREA)



YEAR BUILT
VACANT PAD



LOT SIZE
2.73 ACRES



IMPROVEMENTS
PAD READY WITH PARKING LOT
COMPLETED AND UTILITIES AT SITE



FRONTAGE
380' PONTIAC TRAIL

PROPERTY OUTLINE



OFFERING MEMORANDUM
TRIBUTE SHOPS MIXED USE DEVELOPMENT | WIXOM, MI

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PROPOSED BUILDING PLAN

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PROPERTY HIGHLIGHTS

Shovel-Ready Development Opportunity – Fully approved 2.73-acre parcel allows for immediate execution, reducing entitlement risk and accelerating project timelines.

Mixed-Use Zoning in Place – Entitlements support flexible development concepts including retail + office or retail + multifamily, enabling developers to align with current market demand.

Part of Master-Planned Community – Situated within an established, integrated development that provides built-in synergy, infrastructure, and long-term value creation.

Proven Retail Environment – Located within an active commercial corridor with existing on-site businesses that drive consistent traffic and visibility.

Strong Frontage on Pontiac Trail – Excellent exposure along a well-traveled artery provides high visibility and branding potential for future tenants.

Utilities & Infrastructure Ready – Site benefits from existing infrastructure, minimizing upfront site work and lowering development costs.

Affluent & Growing Trade Area – Positioned in Wixom with strong household demographics and continued residential growth supporting mixed-use density.



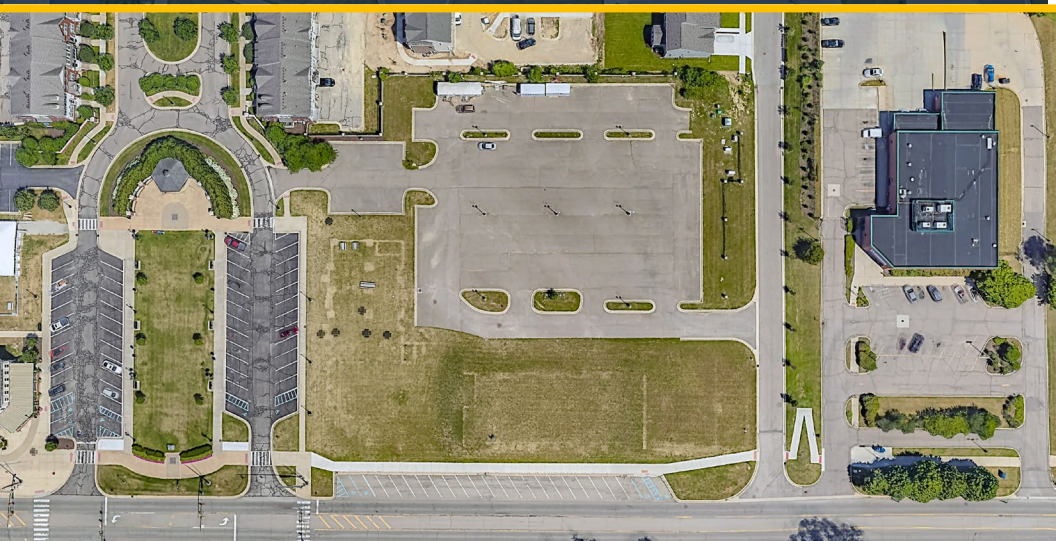
MASTER PLAN OVERVIEW



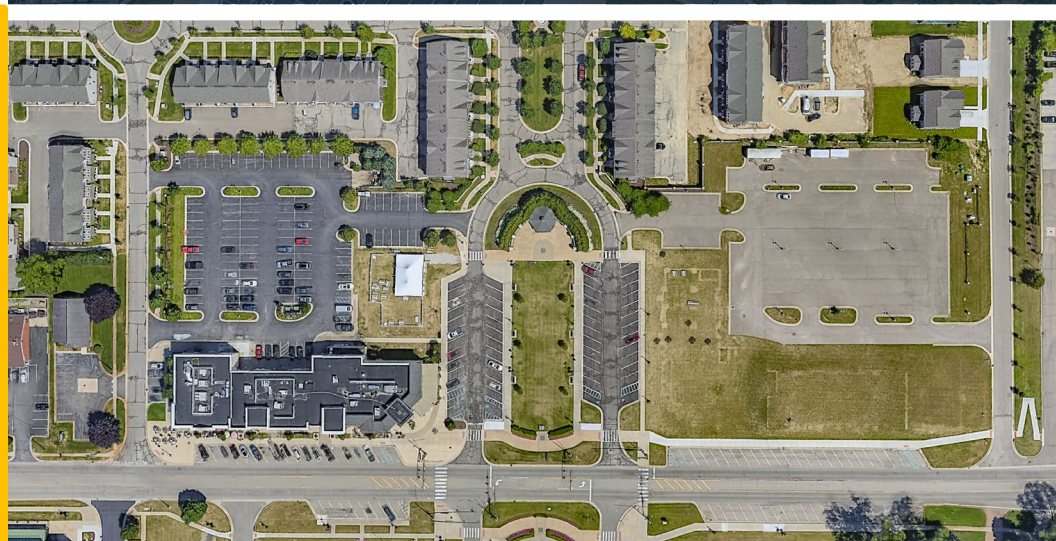
WEST PHASE 1 – Built in 2006



WEST PHASE 2 PAD – +/- 8,000 SF – To be Built



EAST PHASE PAD – 26,500 SF - To be Built



TOTAL SITE - 4.93 TOTAL ACRES

LOCAL OVERVIEW



LOCATION OVERVIEW

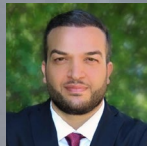


Wixom, Michigan is an emerging retail investment market in western Oakland County, benefiting from its strategic location along the I-96 corridor and close proximity to Novi, Commerce Township, and Walled Lake. The city has grown to more than 17,400 residents, posting steady population gains since 2010 as new housing and infill development continue to come online. Median household income ranges from approximately \$65,000 to \$68,000, with a strong presence of professional, college-educated households—nearly 47% of residents hold a bachelor’s degree or higher—supporting consistent discretionary and service-oriented retail demand.

Retail fundamentals are strengthened by high-visibility corridors such as Grand River Avenue, Wixom Road, and Pontiac Trail, which capture both local traffic and commuter flow to Novi’s regional retail base. Per-capita retail sales exceed \$52,000, underscoring strong consumer spending power for neighborhood and convenience retail formats. Recent new-construction retail and multifamily developments in nearby Novi—anchored by national tenants including Target, Sam’s Club, and Starbucks—are expanding the regional trade area and driving cross-shopping that benefits Wixom assets. Combined with rising home values exceeding \$360,000 and comparatively attainable entry pricing, Wixom presents a compelling opportunity for investors seeking long-term retail stability and measured growth upside within Oakland County

Demographic Summary within 5-Mile Radius

	1-Mile	3-Mile	5-Mile
Total Population	9,369	43,624	103,684
Total Households	5,641	20,571	45,261
Total Family Households	1,869	10,784	27,421
Average Household Size	1.65	2.12	2.28
Median Age	32.9	37.3	40.6
Population Age 25+	6,916	31,109	74,283
2010-2020 Total Population: Annual Growth Rate (CAGR)	3.95%	2.21%	1.93%
Average Household Income	\$72,889	\$111,947	\$136,210
Total Businesses	307	2,045	4,327
Total Daytime Population	9,777	49,810	113,749
Daytime Population: Workers	6,533	31,411	65,789
Daytime Population: Residents	3,244	18,399	47,960



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- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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