

FOR SALE

HALL RD. COORIDOR
Vacant Land – Macomb Twp.

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



ROMEO PLANK RD.

HALL RD.

EXCLUSIVELY LISTED BY:

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45400 Romeo Plank Rd.
Macomb Twp., MI

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PROPERTY OVERVIEW

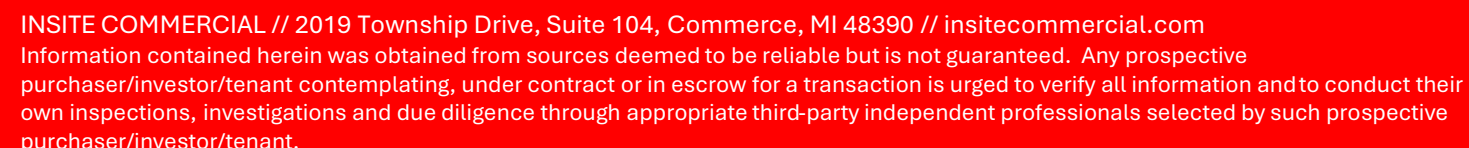
This is a tremendous opportunity for a hospital, senior living facility, medical group, etc.. to combine the properties attributes of scenic wetlands, rivers, and ponds into a campus type oasis. In addition, this property sits in the heart of the “Hall Road Corridor” with easy access to all the retail and restaurant venues.

OFFERING SUMMARY

Sale Price:	\$4,000,000.00
Parcel ID#:	08-33-376-019
Total Land Size:	13.99 AC
Buildable Land:	+/- 5.0 AC
Utilities On Site:	Water & Sanitary
Zoning:	Comm. Facilities
School District:	Chippawa Valley

DEMOGRAPHICS (5-Mile Radius)

- **Population:** 244,093 people
- **Households:** 99,969 homes
- **Avg. HH Income:** \$119, 259 USD
- **Traffic Counts:**
 - **Romeo Plank Rd:** 26,008 VPD
 - **Hall Rd:** 97,255 VPD



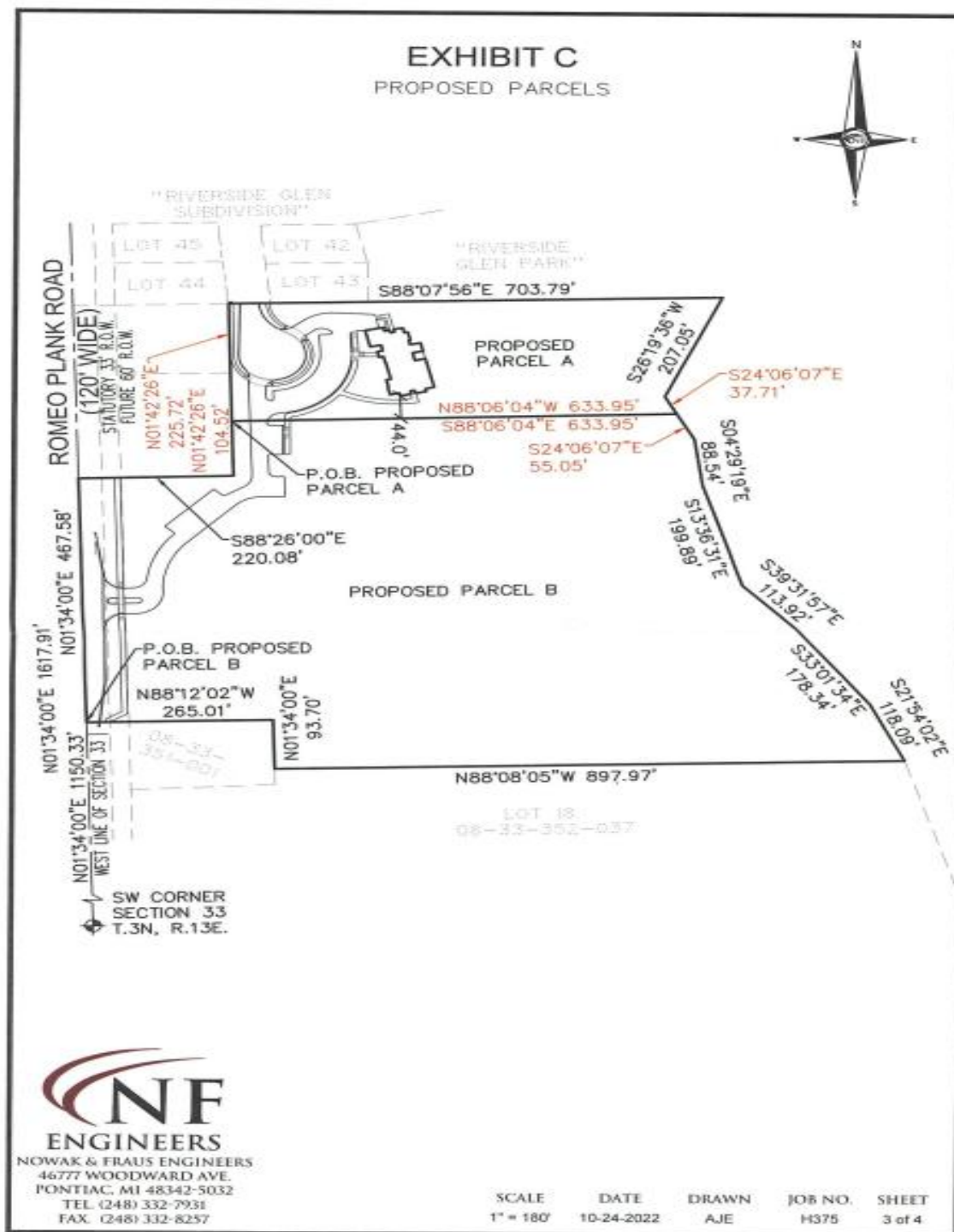


EXHIBIT D

PROPOSED PARCELS (LEGAL DESCRIPTIONS)

LEGAL DESCRIPTION - PROPOSED PARCEL A

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF MACOMB, TOWNSHIP OF MACOMB.

PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 13 EAST, MACOMB TOWNSHIP, MACOMB COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 01 DEGREE 34 MINUTES 00 SECONDS EAST 1617.91 FEET ALONG THE WEST LINE OF SECTION 33; THENCE SOUTH 88 DEGREES 26 MINUTES 00 SECONDS EAST 220.08 FEET; THENCE NORTH 01 DEGREE 42 MINUTES 26 SECONDS EAST 104.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 42 MINUTES 26 SECONDS EAST 225.72 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 56 SECONDS EAST 703.79 FEET; THENCE SOUTH 26 DEGREES 19 MINUTES 36 SECONDS WEST 207.05 FEET; THENCE SOUTH 24 DEGREES 06 MINUTES 07 SECONDS EAST 37.71 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 04 SECONDS WEST 633.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 146,789 SQUARE FEET OR 3.37 ACRES OF LAND

LEGAL DESCRIPTION - PROPOSED PARCEL B

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF MACOMB, TOWNSHIP OF MACOMB.

PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 13 EAST, MACOMB TOWNSHIP, MACOMB COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 01 DEGREE 34 MINUTES 00 SECONDS EAST 1150.33 FEET ALONG THE WEST LINE OF SECTION 33 TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 34 MINUTES 00 SECONDS EAST 467.58 FEET; THENCE SOUTH 88 DEGREES 26 MINUTES 00 SECONDS EAST 220.08 FEET; THENCE NORTH 01 DEGREE 42 MINUTES 26 SECONDS EAST 104.52 FEET; THENCE SOUTH 88 DEGREES 06 MINUTES 04 SECONDS EAST 633.95 FEET; THENCE SOUTH 24 DEGREES 06 MINUTES 07 SECONDS EAST 55.05 FEET; THENCE SOUTH 04 DEGREES 29 MINUTES 19 SECONDS EAST 88.54 FEET; THENCE SOUTH 13 DEGREES 36 MINUTES 31 SECONDS EAST 199.89 FEET; THENCE SOUTH 39 DEGREES 31 MINUTES 57 SECONDS EAST 113.92 FEET; THENCE SOUTH 33 DEGREES 01 MINUTES 34 SECONDS EAST 178.34 FEET; THENCE SOUTH 21 DEGREES 54 MINUTES 02 SECONDS EAST 118.09 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 05 SECONDS WEST 897.97 FEET; THENCE NORTH 01 DEGREE 34 MINUTES 00 SECONDS EAST 93.70 FEET; THENCE NORTH 88 DEGREES 12 MINUTES 02 SECONDS WEST 265.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 609,347 SQUARE FEET OR 13.99 ACRES OF LAND



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
BENTON, MI 48312-8012

Macomb Township

17 acres property purchased 12/2013

Approximately 5 acres buildable land for assisted living center

Rezoned property to 'community facilities'

Wetlands abatement. Initial approval granted – in 5 year monitoring period with \$56K bond

'Balanced' entire property

Conservation agreement entered into

Created detention basin and entered into operation and maintenance agreement

Environmental assessment phase I

Right of way permits and construction + deceleration lane

Water main installed, looped line from Delta drive to Romeo Plank for redundant supply

Sanitary sewer installed

Masonry wall

Cul-de-sac built

Entrance and access drives

Fire hydrants

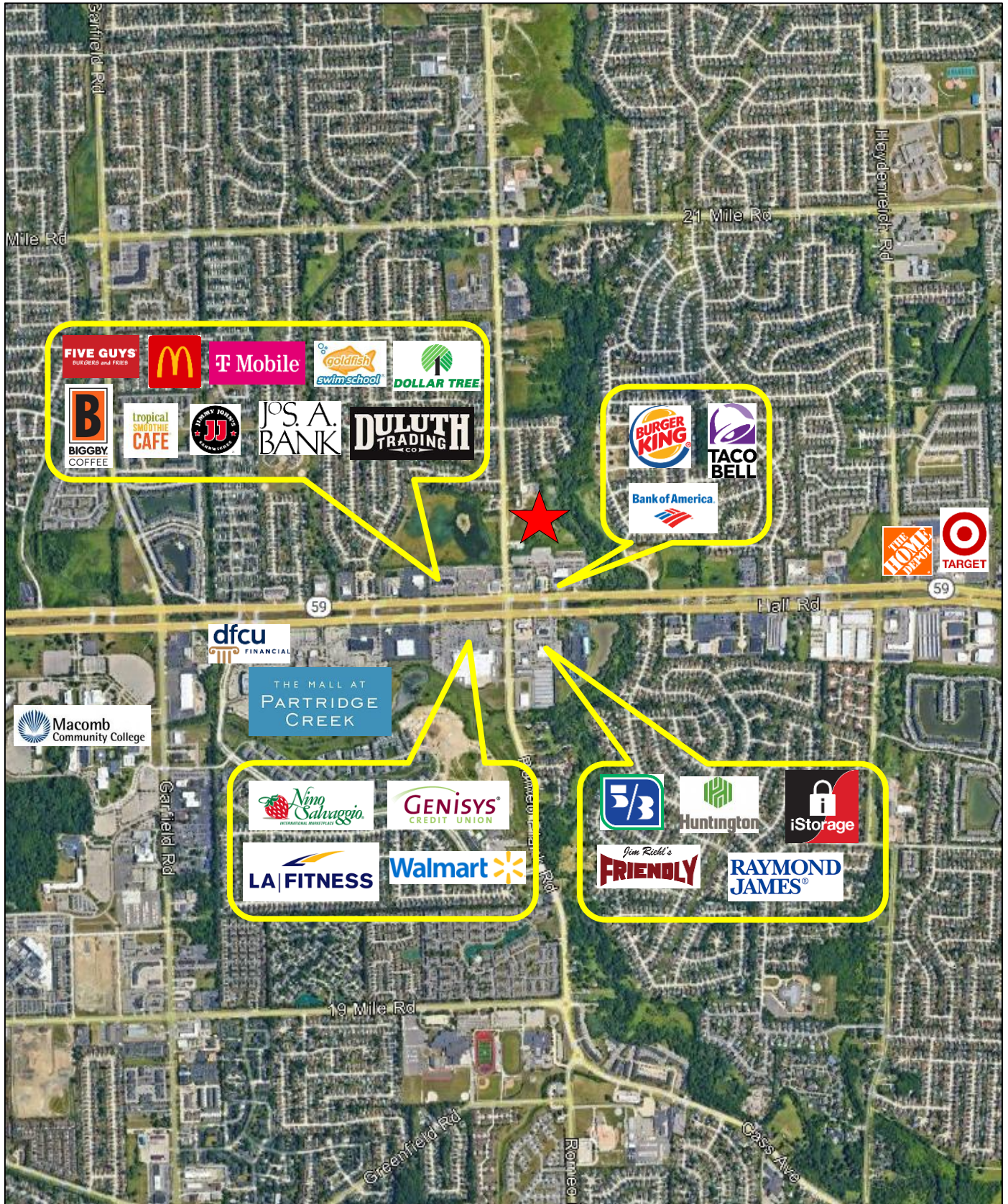
Landscaping

Site lighting

Ongoing maintenance

LOCATION INFORMATION

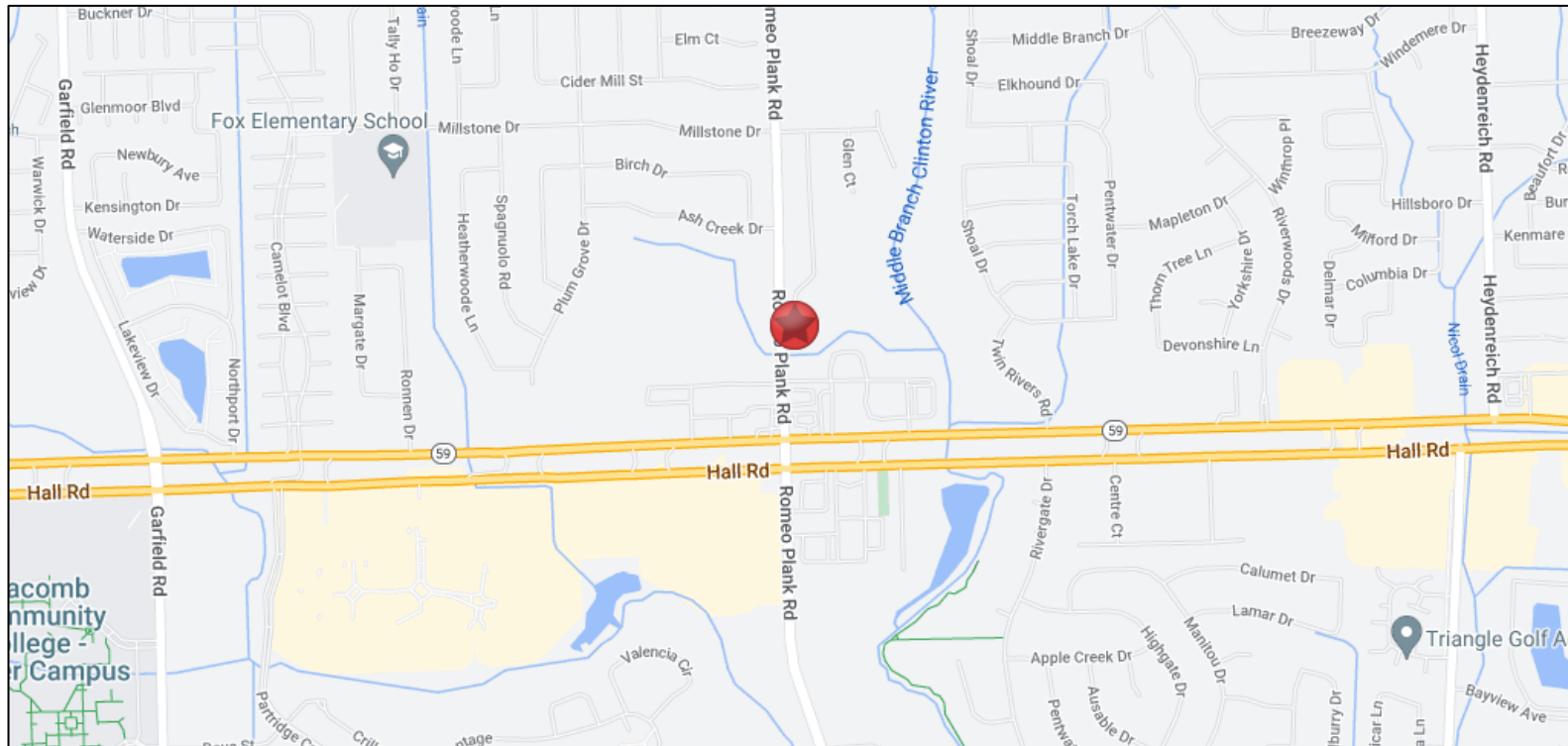
Retailer Map



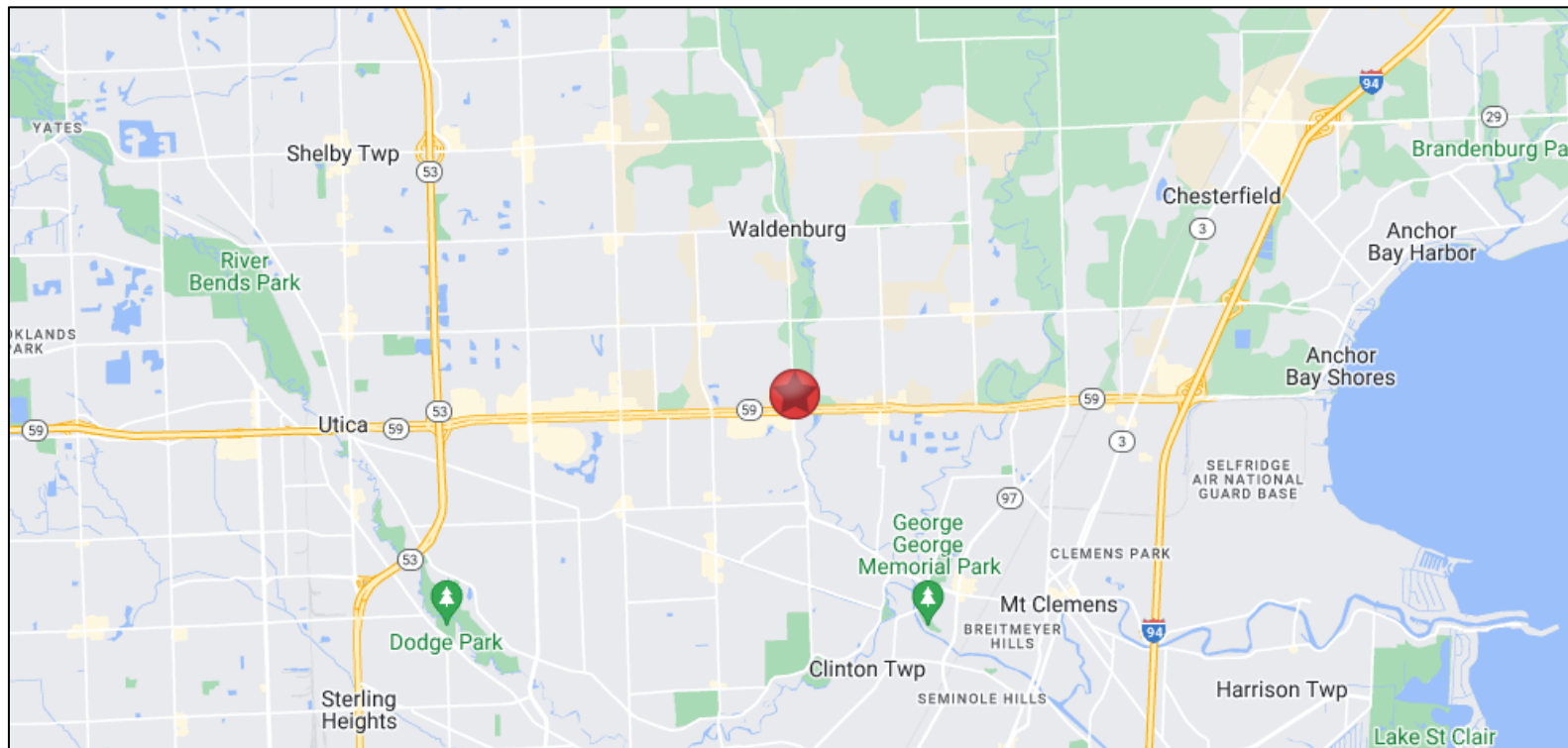
LOCATION INFORMATION

Location Maps

LOCAL



REGIONAL



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.

45400 Romeo Plank Rd Macomb, MI 48044	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	13,127	113,210	244,093
2031 Projected Population	13,120	114,212	247,995
2020 Census Population	12,975	112,213	239,732
2010 Census Population	11,397	103,982	224,878
Projected Annual Growth 2026 to 2031	-	0.2%	0.3%
Historical Annual Growth 2010 to 2026	0.9%	0.6%	0.5%
Households			
2026 Estimated Households	5,174	46,218	99,969
2031 Projected Households	5,213	46,985	102,221
2020 Census Households	5,031	44,841	96,272
2010 Census Households	4,249	40,394	88,118
Projected Annual Growth 2026 to 2031	0.2%	0.3%	0.5%
Historical Annual Growth 2010 to 2026	1.4%	0.9%	0.8%
Age			
2026 Est. Population Under 10 Years	11.1%	10.3%	10.4%
2026 Est. Population 10 to 19 Years	11.9%	11.9%	11.7%
2026 Est. Population 20 to 29 Years	12.5%	12.8%	12.0%
2026 Est. Population 30 to 44 Years	20.0%	19.0%	19.1%
2026 Est. Population 45 to 59 Years	19.3%	19.7%	19.4%
2026 Est. Population 60 to 74 Years	18.3%	18.1%	19.1%
2026 Est. Population 75 Years or Over	6.8%	8.3%	8.3%
2026 Est. Median Age	40.3	41.9	42.2
Marital Status & Gender			
2026 Est. Male Population	48.6%	48.9%	48.9%
2026 Est. Female Population	51.4%	51.1%	51.1%
2026 Est. Never Married	32.3%	31.8%	31.1%
2026 Est. Now Married	51.0%	49.0%	48.8%
2026 Est. Separated or Divorced	12.0%	12.5%	13.4%
2026 Est. Widowed	4.7%	6.8%	6.7%
Income			
2026 Est. HH Income \$200,000 or More	14.4%	13.7%	12.6%
2026 Est. HH Income \$150,000 to \$199,999	16.5%	11.9%	12.0%
2026 Est. HH Income \$100,000 to \$149,999	21.9%	20.9%	20.9%
2026 Est. HH Income \$75,000 to \$99,999	11.1%	13.9%	13.3%
2026 Est. HH Income \$50,000 to \$74,999	14.2%	13.8%	14.6%
2026 Est. HH Income \$35,000 to \$49,999	10.2%	8.8%	9.1%
2026 Est. HH Income \$25,000 to \$34,999	4.6%	6.2%	6.0%
2026 Est. HH Income \$15,000 to \$24,999	1.5%	4.9%	5.0%
2026 Est. HH Income Under \$15,000	5.5%	5.9%	6.4%
2026 Est. Average Household Income	\$127,562	\$122,282	\$119,259
2026 Est. Median Household Income	\$108,156	\$99,193	\$96,015
2026 Est. Per Capita Income	\$50,276	\$50,005	\$48,915
2026 Est. Total Businesses	396	3,403	8,021
2026 Est. Total Employees	4,301	38,791	91,699

45400 Romeo Plank Rd Macomb, MI 48044	1 mi radius	3 mi radius	5 mi radius
Race			
2026 Est. White	77.7%	77.4%	78.0%
2026 Est. Black	11.6%	12.0%	12.1%
2026 Est. Asian or Pacific Islander	5.1%	5.6%	4.8%
2026 Est. American Indian or Alaska Native	-	0.1%	0.1%
2026 Est. Other Races	5.5%	4.9%	4.9%
Hispanic			
2026 Est. Hispanic Population	571	3,961	8,280
2026 Est. Hispanic Population	4.4%	3.5%	3.4%
2031 Proj. Hispanic Population	5.1%	4.2%	4.1%
2020 Hispanic Population	4.4%	3.2%	3.0%
Education (Adults 25 & Older)			
2026 Est. Adult Population (25 Years or Over)	9,289	80,938	175,721
2026 Est. Elementary (Grade Level 0 to 8)	2.3%	3.1%	3.2%
2026 Est. Some High School (Grade Level 9 to 11)	6.0%	3.8%	4.0%
2026 Est. High School Graduate	23.4%	26.9%	27.5%
2026 Est. Some College	22.1%	21.0%	21.6%
2026 Est. Associate Degree Only	10.1%	10.9%	11.4%
2026 Est. Bachelor Degree Only	22.9%	21.9%	20.6%
2026 Est. Graduate Degree	13.1%	12.3%	11.6%
Housing			
2026 Est. Total Housing Units	5,344	47,782	103,486
2026 Est. Owner-Occupied	72.8%	68.6%	72.3%
2026 Est. Renter-Occupied	24.0%	28.1%	24.3%
2026 Est. Vacant Housing	3.2%	3.3%	3.4%
Homes Built by Year			
2026 Homes Built 2010 or later	14.1%	10.7%	10.1%
2026 Homes Built 2000 to 2009	16.6%	19.8%	15.2%
2026 Homes Built 1990 to 1999	24.0%	22.7%	18.7%
2026 Homes Built 1980 to 1989	23.7%	17.1%	14.5%
2026 Homes Built 1970 to 1979	9.6%	14.6%	15.9%
2026 Homes Built 1960 to 1969	2.9%	4.4%	8.6%
2026 Homes Built 1950 to 1959	3.4%	4.0%	8.4%
2026 Homes Built Before 1949	2.5%	3.3%	5.2%
Home Values			
2026 Home Value \$1,000,000 or More	0.5%	0.7%	0.8%
2026 Home Value \$500,000 to \$999,999	10.1%	8.5%	8.4%
2026 Home Value \$400,000 to \$499,999	16.9%	20.2%	17.0%
2026 Home Value \$300,000 to \$399,999	35.2%	27.6%	24.8%
2026 Home Value \$200,000 to \$299,999	19.6%	26.9%	28.8%
2026 Home Value \$150,000 to \$199,999	6.1%	7.1%	8.1%
2026 Home Value \$100,000 to \$149,999	2.0%	2.8%	3.6%
2026 Home Value \$50,000 to \$99,999	1.8%	2.1%	3.1%
2026 Home Value \$25,000 to \$49,999	4.3%	1.6%	2.0%
2026 Home Value Under \$25,000	3.5%	2.6%	3.4%
2026 Median Home Value	\$330,792	\$325,503	\$307,208
2026 Median Rent	\$1,100	\$1,103	\$1,099

45400 Romeo Plank Rd Macomb, MI 48044	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2026 Est. Labor Population Age 16 Years or Over	10,747	93,697	201,751
2026 Est. Civilian Employed	67.1%	62.0%	60.8%
2026 Est. Civilian Unemployed	2.9%	2.3%	2.5%
2026 Est. in Armed Forces	-	0.3%	0.3%
2026 Est. not in Labor Force	29.9%	35.3%	36.4%
2026 Labor Force Males	48.3%	48.4%	48.4%
2026 Labor Force Females	51.7%	51.6%	51.6%
Occupation			
2026 Occupation: Population Age 16 Years or Over	7,209	58,102	122,632
2026 Mgmt, Business, & Financial Operations	19.6%	18.4%	17.2%
2026 Professional, Related	26.0%	26.0%	25.6%
2026 Service	14.5%	15.1%	15.5%
2026 Sales, Office	20.2%	20.4%	20.9%
2026 Farming, Fishing, Forestry	0.2%	0.3%	0.3%
2026 Construction, Extraction, Maintenance	7.0%	6.3%	6.6%
2026 Production, Transport, Material Moving	12.4%	13.6%	13.9%
2026 White Collar Workers	65.8%	64.8%	63.6%
2026 Blue Collar Workers	34.2%	35.2%	36.4%
Transportation to Work			
2026 Drive to Work Alone	74.0%	77.6%	77.9%
2026 Drive to Work in Carpool	12.0%	7.9%	8.0%
2026 Travel to Work by Public Transportation	0.5%	0.6%	0.9%
2026 Drive to Work on Motorcycle	-	-	0.1%
2026 Walk or Bicycle to Work	1.3%	1.3%	1.3%
2026 Other Means	0.6%	0.8%	0.8%
2026 Work at Home	11.5%	11.8%	11.0%
Travel Time			
2026 Travel to Work in 14 Minutes or Less	24.8%	22.0%	21.4%
2026 Travel to Work in 15 to 29 Minutes	36.9%	37.5%	38.4%
2026 Travel to Work in 30 to 59 Minutes	32.2%	33.9%	34.1%
2026 Travel to Work in 60 Minutes or More	6.1%	6.6%	6.1%
2026 Average Travel Time to Work	23.8	24.8	24.5
Consumer Expenditure			
2026 Est. Total Household Expenditure	\$545.3 M	\$4.62 B	\$9.81 B
2026 Est. Apparel	\$11.81 M	\$100.08 M	\$213.02 M
2026 Est. Contributions, Tax and Retirement	\$152.13 M	\$1.27 B	\$2.65 B
2026 Est. Education	\$9.41 M	\$79.22 M	\$167.64 M
2026 Est. Entertainment	\$26.68 M	\$226.03 M	\$481.22 M
2026 Est. Food, Beverages, Tobacco	\$68.07 M	\$579.87 M	\$1.24 B
2026 Est. Health Care	\$34.84 M	\$311.75 M	\$678.95 M
2026 Est. Household Furnishings and Equipment	\$14.15 M	\$119.59 M	\$254.04 M
2026 Est. Household Operations, Shelter, Utilities	\$132.52 M	\$1.13 B	\$2.4 B
2026 Est. Miscellaneous Expenses	\$8.27 M	\$69.88 M	\$148.53 M
2026 Est. Personal Care	\$5.87 M	\$50.07 M	\$107.19 M
2026 Est. Transportation	\$81.56 M	\$691.46 M	\$1.47 B

LOCATION INFORMATION

Traffic Counts



ARTICLE XII COMMUNITY FACILITIES DISTRICT (CF)

Sec. 10.1201. Intent.

The purpose of this district is to provide for the development of Community Facilities District needed by the community for serving the basic human needs of its people. It is intended that the uses abut major roads and serve as transitional uses between residential and commercial districts.

Sec. 10.1202. Uses permitted.

No structure or part thereof, shall be erected, altered or used, and no land shall be used except for one or more of the following purposes:

- A. Nursery schools, day care centers and similar uses.
 - 1. Any such use shall not be permitted in the interior of any residential block.
 - 2. The use shall be screened from existing or zoned adjacent residential properties by a six (6) foot high masonry wall.
 - 3. The lot shall be provided with an outdoor play area with a minimum of five thousand (5,000) square feet. Said play area shall be defined on the required site plan and fenced.
 - 4. Adequate and safe drop-off and pick-up areas shall be provided on the site.
- B. Funeral homes, mortuaries, not including crematories, subject to the following:
 - 1. Sufficient off-street automobile parking and assembly area is provided for vehicles to be used in a funeral procession. The assembly area shall be provided in addition to any required off-street parking area.
 - 2. Adequate ingress and egress shall be provided to said major thoroughfare.
 - 3. No building shall be located closer than fifty (50) feet to the outer perimeter (property line) of the district when said property line abuts any single-family residential district.
 - 4. Loading and unloading area used by ambulances, hearses or other such service vehicles shall be obscured from all residential view by a wall six (6) feet in height.

Sec. 10.1203. Special Land uses permitted.

Buildings, structures and parts thereof may be erected, altered or used and land may be used for one or more of the following purposes subject to the approval of the Macomb Township Planning Commission and subject to the Special Land uses permit review procedures at Section 10.2401 of this Ordinance.

- A. General hospitals (except those for criminals and those solely for the treatment of persons who are mentally ill or have contagious diseases) subject to the following conditions:
 - 1. All such hospitals shall be developed only on sites consisting of at least ten (10) acres in area, and providing a minimum of one thousand five hundred (1,500) square feet of lot area per bed.

3. Ambulance delivery and services areas, when visible from adjacent land zoned for residential purposes, shall be obscured from view by a wall at least six (6) feet in height.
4. The minimum distance between any structure and a property line shall be seventy-five (75) feet.
5. No hospital shall be permitted unless its size is at least fifty (50) in-patient beds.
6. Licensing. All applicants for a use under this section shall show evidence of procurement of a license to operate a hospital under the Statutes of the State of Michigan and the regulations of any administrative agency required thereby.

B. Nursing, convalescent homes or hospices, subject to the following conditions:

1. All such facilities shall be developed only on sites consisting of at least five (5) acres in area.
2. There shall be provided at least one thousand (1,000) square feet of lot area per bed.
3. Licensing shall be in accordance with the State of Michigan and/or appropriate authority or jurisdiction.

C. Housing for older persons, subject to General Provisions, Section 10.0352 of this Ordinance.

D. All uses in the R-2-L District under Special Land uses permitted Section 10.0803 except for 10.0803A, 10.0803B and 10.0803I.

(Ord. No. 10-39, § 1, 6-24-09)

Sec. 10.1204. Site plan review.

All proposed structures, or use of land or structure, shall be subject to the provisions of Section 10.2402.

Sec. 10.1205. Site limitations.ss

A. Minimum size of each parcel:

1. Area: One (1) acre.
2. Width: One hundred fifty (150) feet.
3. Depth: Two hundred fifty (250) feet.
4. Ratio: Depth of lot shall not exceed three (3) times the width.
5. The area, width and depth of parcels as noted above shall be determined excluding the proposed right-of-way of any abutting streets as noted in the Master Thoroughfare Plan for Macomb Township.

B. Maximum height of any structure:

1. In stories: Two (2)
2. In feet: Twenty-five (25) feet.

C. Minimum building floor area: Eight hundred (800) square feet.

D. Minimum yard setback:

1. Front and street - side setbacks shall be provided in accordance with Section 10.0311.

Front and street - side setbacks, for both buildings and parking areas shall be maintained in accordance with the following dimensions as measured from the center line of the street upon which the property is

is located. For reference, the street or road definitions are those defined in the Macomb Township Master Thoroughfare Plan.

ROAD OR STREET	SETBACK FROM CENTER LINE
204' major road	127 feet
150' major road	100 feet
120' major road	85 feet
86' collector road	68 feet
70' industrial road	60 feet
60' local road	55 feet

In the case of the M-59 (Hall Road) and Gratiot Avenue, setback shall be twenty-five (25) feet except for permanent structures which shall be seventy (70) feet as measured from the right-of-way line as established by the Michigan Department of Transportation.

2. Side yard:
 - A. Abutting agricultural and residential zones or uses: Fifty (50) feet.
 - B. Abutting all other zones or uses: Twenty-five (25) feet.
 3. Rear yard:
 - A. Abutting agricultural and residential zones or uses: Fifty (50) feet except as otherwise required in this Ordinance.
 - B. Abutting all other zones or uses: Seventy-five (75) feet except as otherwise required in this Ordinance.
 - E. *Maximum lot coverage:* Thirty (30) per cent.
 - F. *Distance between buildings:* Twenty-five (25) feet.
 - G. *Screening requirements:* All uses abutting a residential use or zone shall provide an eight (8) foot wide greenbelt or a six (6) foot high wall. All parking lots located twenty-five (25) feet or less from a residential use or zone shall provide a six (6) foot high masonry wall.
 - H. *Off-street parking requirements:* Uses on the site shall meet the requirements of this Zoning Ordinance as to off-street parking spaces, Section 10.0323.
 - I. Reserved.
 - J. *Lighting requirements:* All exterior lighting shall be directed and deflected so as not to shine on the abutting property as per Section 10.0340.
 - K. *Sidewalks:* Sidewalks shall be provided as per Section 10.0404L.
 - L. *Trash areas:* Trash areas shall be provided as per Section 10.0404M.
 - M. *Ground cover:* Ground cover and landscaping shall be provided as per Section 10.0404N.
 - N. *Roof screening:* Roof screening shall be provided as per Section 10.1006N.
- (Ord. No. 10-18, § 1, 4-28-04; Ord. No. 10-40, § 1, 7-22-09)



Pete Brown

Vice President

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pbrown@insitecommercial.com