

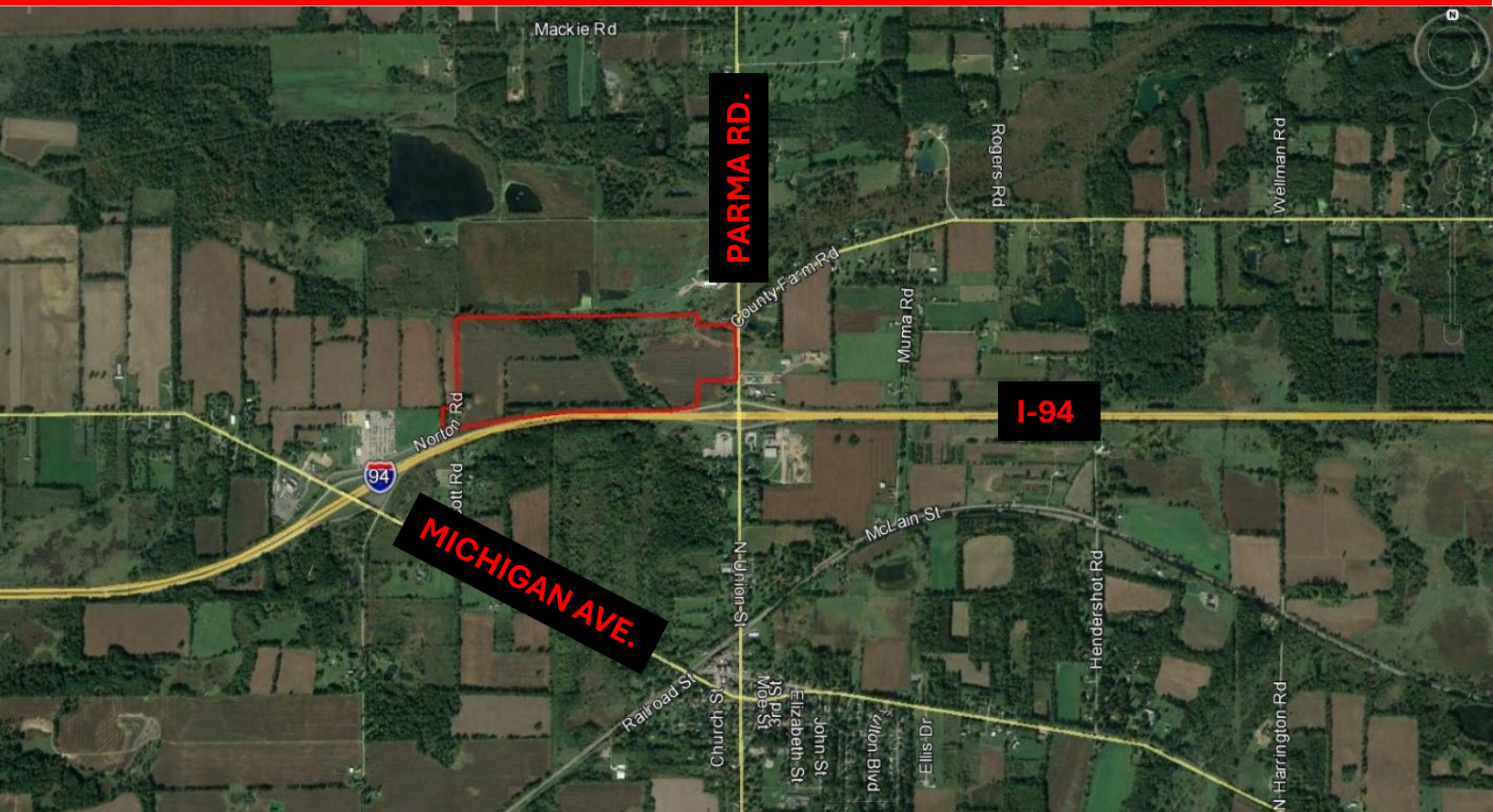
# FOR SALE

Vacant Land – Parma Twp.

**Insite**  
**COMMERCIAL**

Established 2001

2019 Township Drive  
Suite 104  
Commerce, MI 48390



**NWC I-94 & Parma Rd.  
Parma Twp., MI 49269**

EXCLUSIVELY LISTED BY:

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**PROPERTY OVERVIEW**

Located on the westbound I-94 entrance ramp from Parma Road, also access from Michigan Ave. exit off I-94. Frontage on both Parma Road and I-94. Land contract, joint venture, or build to suit with experienced developers possible. Central geographic location in Michigan that would be great for warehousing and distribution.

<b>OFFERING SUMMARY</b>	
<b>Sale Price:</b>	<b>\$1,950,000.00</b>
<b>Land Size:</b>	<b>117.99 AC</b>
<b>Parcel IDs:</b>	<b>025-06-25-301-002-00 025-06-25-326-001-00 025-06-25-176-001-00 025-06-25-276-002-02</b>
<b>Utilities:</b>	<b>No city water/sewer</b>
<b>School District:</b>	<b>Western</b>
<b>Property Taxes:</b>	<b>\$7,923.00 (2024) Total</b>
<b>Zoning:</b>	<b>MHP*</b>

**DEMOGRAPHICS (5-Mile Radius)**

- **Population:** 9,304 people
- **Households:** 3,338 homes
- **Avg. HH Income:** \$105,790 USD
- **Traffic Counts:**
  - 2,991 VPD – Parma Rd.
  - 35,067 VPD – I-94

\*Rezoning for industrial possible, see site plan on page



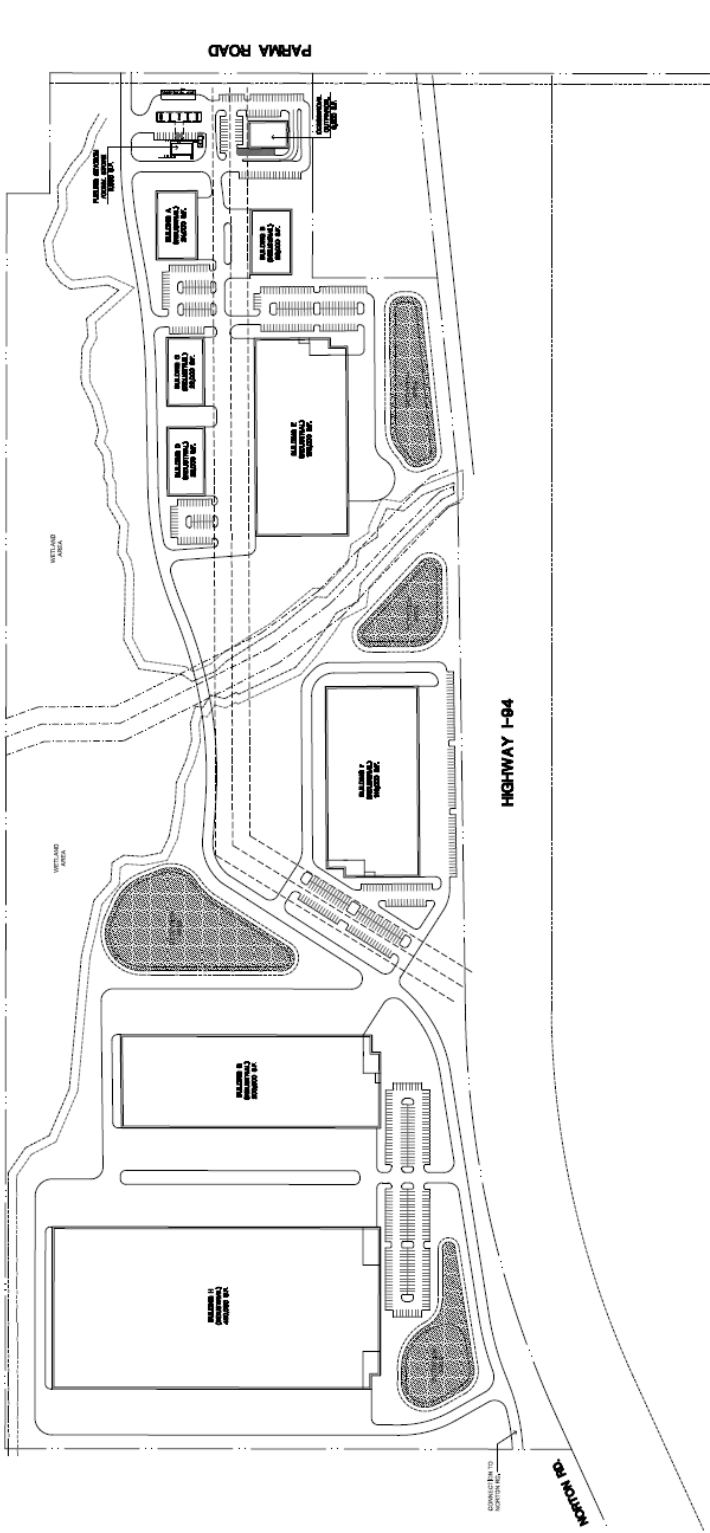
# PROPERTY INFORMATION

## Site Plan

Proposed  
**Industrial Developme**  
18000 Parma Rd. & I-94  
Madison County, Michigan

**ROGVOY**  
ARCHITECTS  
18000 Parma Rd. & I-94  
Madison County, Michigan

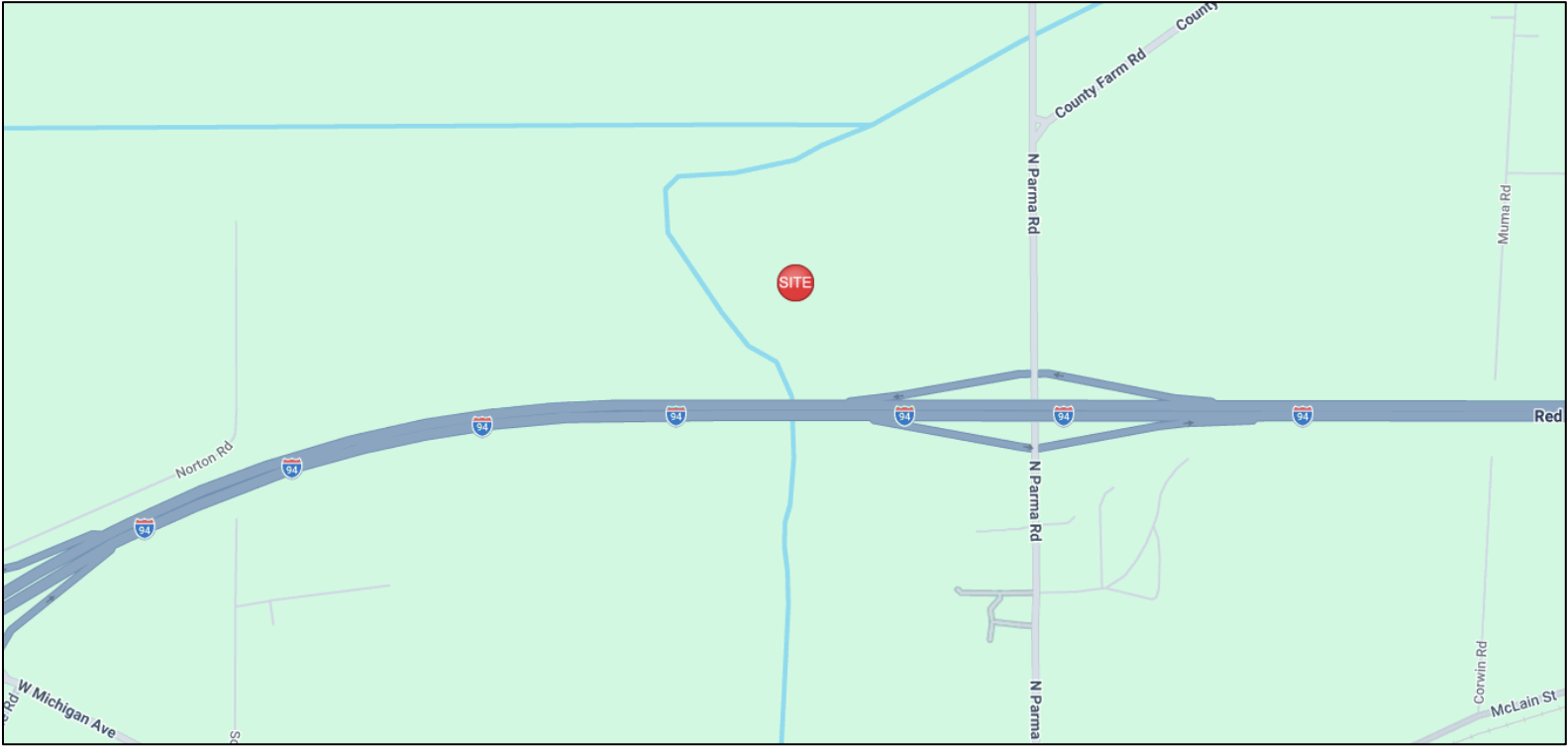
Conceptual  
Site Plan  
DATE: 08/14/2019  
DRAWN BY: J. BROWN  
CHECKED BY: J. BROWN  
DATE: 08/14/2019  
PROJECT NO: 18000-170008  
SHEET NO: 1 OF 1  
SCALE: 1"=40'-0"



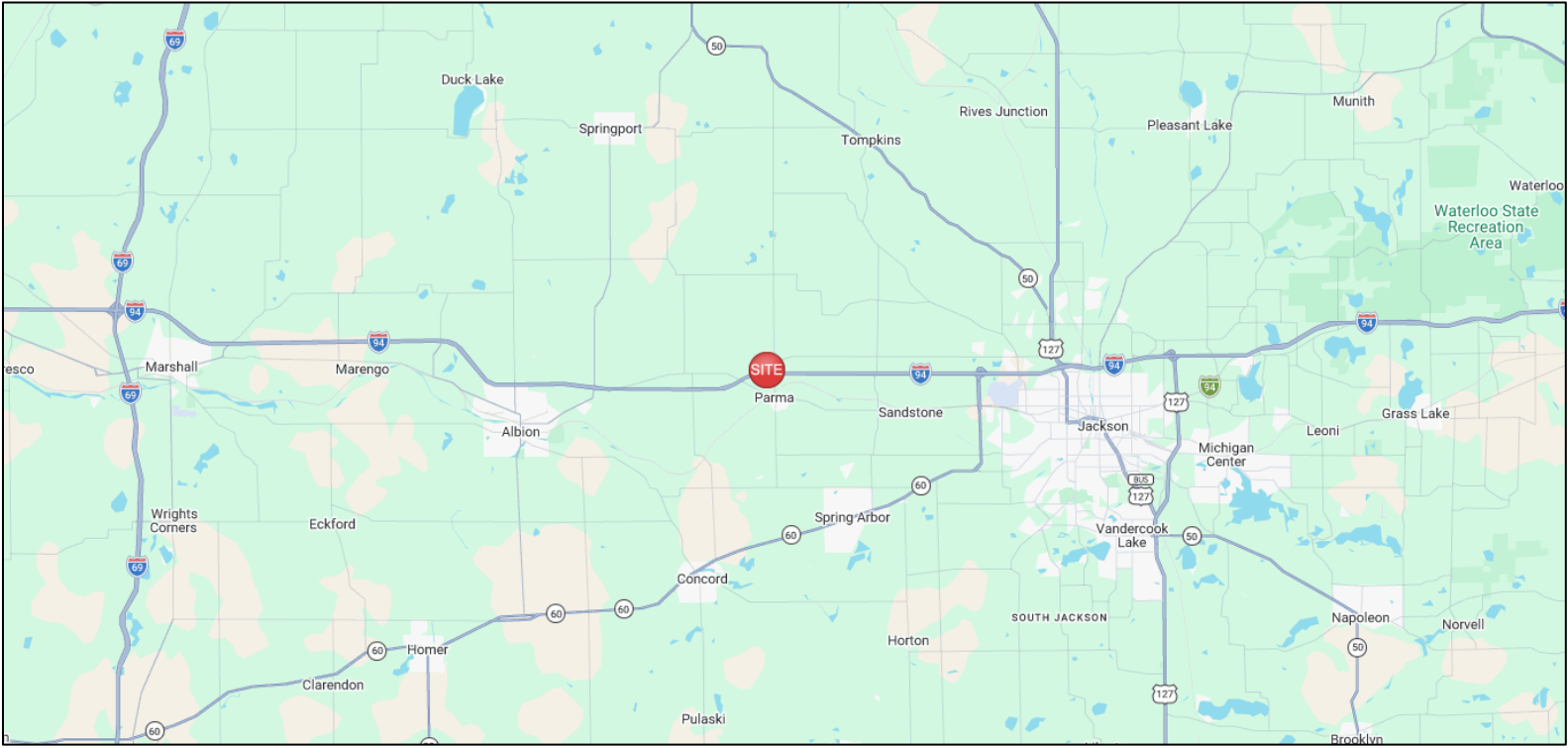
**CONCEPTUAL**  
**Site Plan**  
Scale: 1"=40'-0"

SP-1

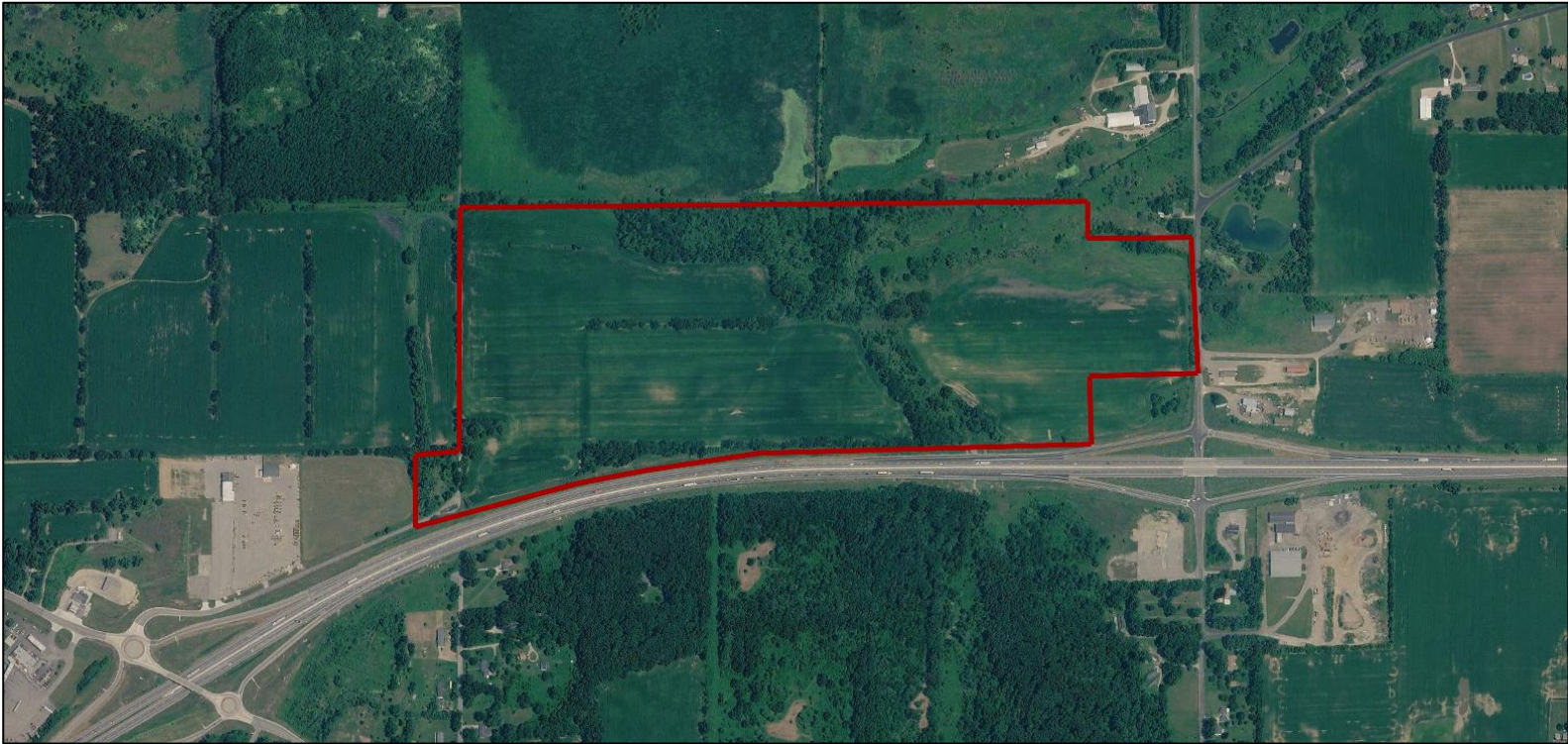
### LOCAL



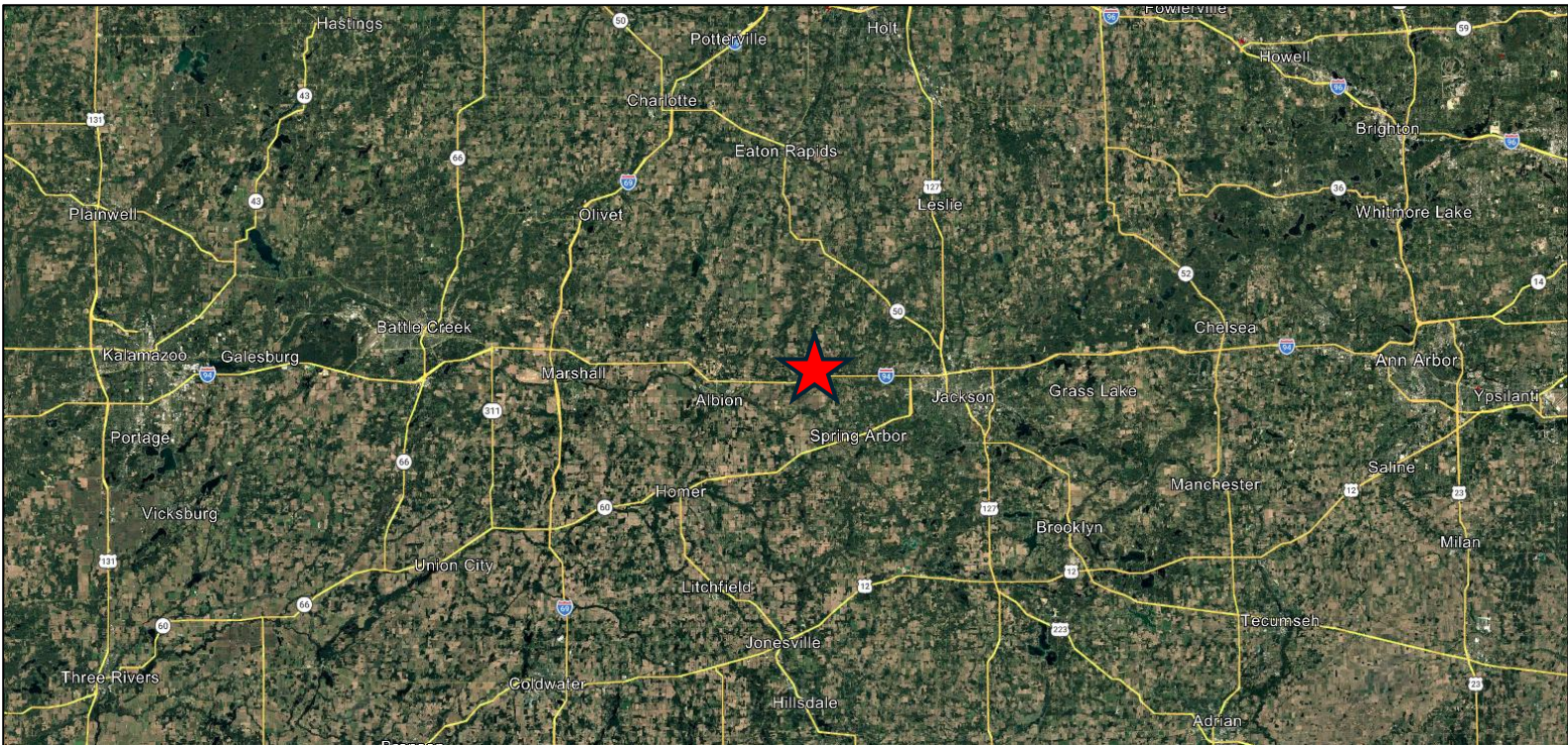
### REGIONAL



### LOCAL



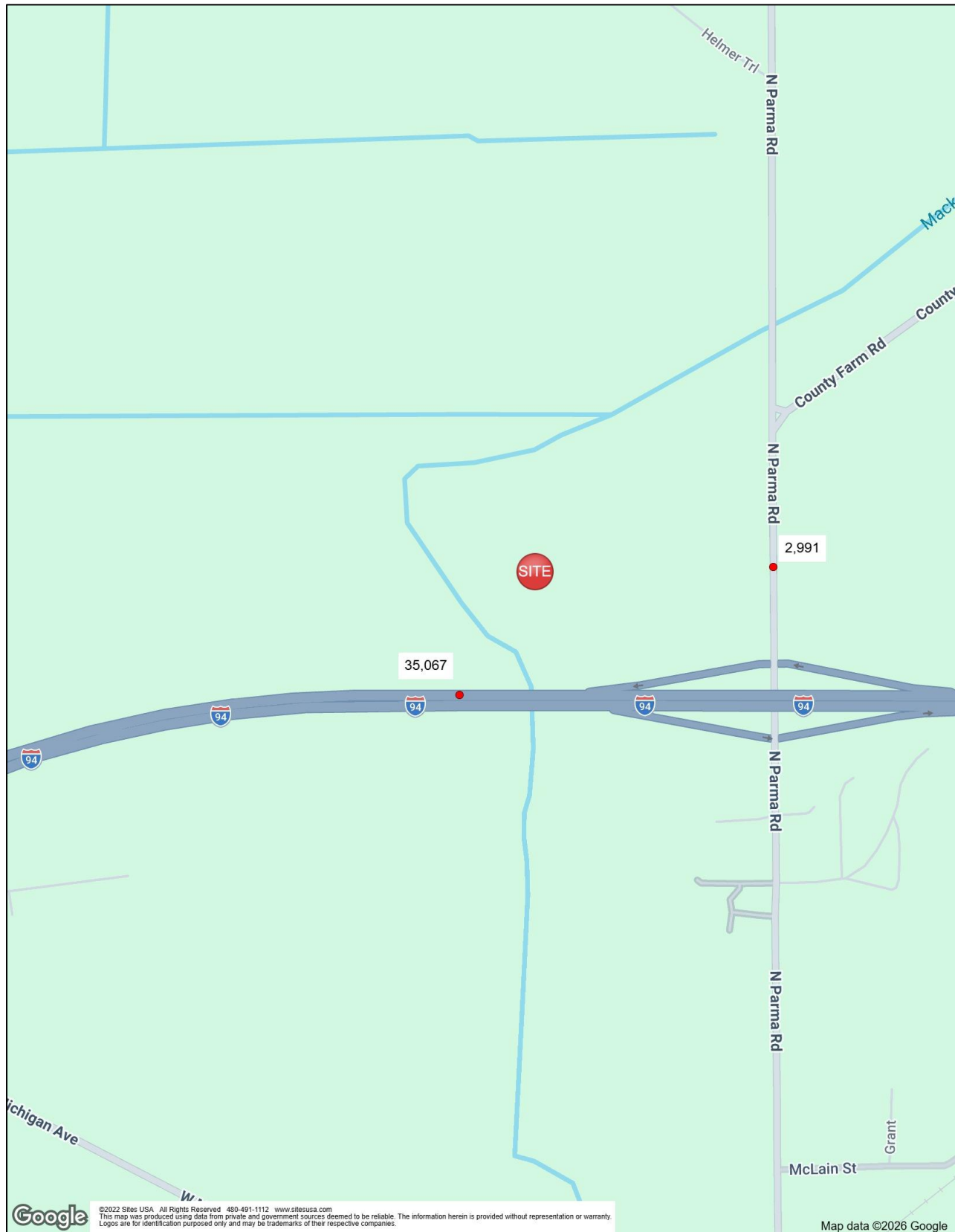
### REGIONAL



NWC I-94 & Parma Rd. Parma, MI 49269	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	486	2,763	9,304
2030 Projected Population	483	2,749	9,241
2020 Census Population	477	2,925	9,535
2010 Census Population	475	2,922	9,403
Projected Annual Growth 2025 to 2030	-0.1%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2025	0.2%	-0.4%	-
<b>Households</b>			
2025 Estimated Households	179	1,052	3,338
2030 Projected Households	180	1,056	3,341
2020 Census Households	174	1,078	3,325
2010 Census Households	178	1,075	3,286
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	-	-0.1%	0.1%
<b>Age</b>			
2025 Est. Population Under 10 Years	11.9%	11.0%	9.9%
2025 Est. Population 10 to 19 Years	14.0%	13.6%	14.5%
2025 Est. Population 20 to 29 Years	12.4%	11.2%	15.8%
2025 Est. Population 30 to 44 Years	18.9%	18.3%	16.6%
2025 Est. Population 45 to 59 Years	18.8%	19.4%	17.4%
2025 Est. Population 60 to 74 Years	17.5%	19.3%	17.9%
2025 Est. Population 75 Years or Over	6.5%	7.3%	7.9%
2025 Est. Median Age	38.2	40.6	39.0
<b>Marital Status &amp; Gender</b>			
2025 Est. Male Population	52.0%	51.4%	55.1%
2025 Est. Female Population	48.0%	48.6%	44.9%
2025 Est. Never Married	27.6%	27.0%	34.6%
2025 Est. Now Married	61.0%	60.5%	53.0%
2025 Est. Separated or Divorced	9.1%	8.9%	8.3%
2025 Est. Widowed	2.3%	3.6%	4.1%
<b>Income</b>			
2025 Est. HH Income \$200,000 or More	7.9%	9.9%	9.2%
2025 Est. HH Income \$150,000 to \$199,999	9.6%	9.7%	10.7%
2025 Est. HH Income \$100,000 to \$149,999	23.4%	22.2%	21.1%
2025 Est. HH Income \$75,000 to \$99,999	12.7%	13.7%	15.9%
2025 Est. HH Income \$50,000 to \$74,999	26.1%	21.2%	15.8%
2025 Est. HH Income \$35,000 to \$49,999	6.7%	8.4%	11.9%
2025 Est. HH Income \$25,000 to \$34,999	7.9%	6.7%	5.4%
2025 Est. HH Income \$15,000 to \$24,999	3.2%	4.5%	5.2%
2025 Est. HH Income Under \$15,000	2.5%	3.7%	4.8%
2025 Est. Average Household Income	\$109,035	\$110,463	\$105,790
2025 Est. Median Household Income	\$82,509	\$85,200	\$83,987
2025 Est. Per Capita Income	\$40,346	\$42,196	\$39,330
2025 Est. Total Businesses	15	61	137
2025 Est. Total Employees	107	645	1,432

NWC I-94 & Parma Rd. Parma, MI 49269	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2025 Est. White	91.2%	92.2%	91.8%
2025 Est. Black	2.4%	2.1%	2.2%
2025 Est. Asian or Pacific Islander	1.0%	0.8%	0.8%
2025 Est. American Indian or Alaska Native	0.4%	0.3%	0.3%
2025 Est. Other Races	5.0%	4.6%	4.9%
<b>Hispanic</b>			
2025 Est. Hispanic Population	19	88	355
2025 Est. Hispanic Population	3.8%	3.2%	3.8%
2030 Proj. Hispanic Population	3.9%	3.4%	4.2%
2020 Hispanic Population	3.0%	2.8%	3.2%
<b>Education (Adults 25 &amp; Older)</b>			
2025 Est. Adult Population (25 Years or Over)	333	1,937	6,019
2025 Est. Elementary (Grade Level 0 to 8)	0.6%	1.0%	1.4%
2025 Est. Some High School (Grade Level 9 to 11)	4.0%	5.0%	4.4%
2025 Est. High School Graduate	35.0%	37.2%	35.3%
2025 Est. Some College	21.8%	20.1%	20.6%
2025 Est. Associate Degree Only	14.7%	14.2%	13.3%
2025 Est. Bachelor Degree Only	16.5%	14.5%	16.9%
2025 Est. Graduate Degree	7.5%	7.9%	8.0%
<b>Housing</b>			
2025 Est. Total Housing Units	192	1,126	3,578
2025 Est. Owner-Occupied	77.8%	80.1%	76.7%
2025 Est. Renter-Occupied	15.6%	13.3%	16.6%
2025 Est. Vacant Housing	6.6%	6.5%	6.7%
<b>Homes Built by Year</b>			
2025 Homes Built 2010 or later	8.0%	6.4%	5.5%
2025 Homes Built 2000 to 2009	5.8%	8.5%	13.4%
2025 Homes Built 1990 to 1999	9.3%	10.2%	10.4%
2025 Homes Built 1980 to 1989	9.5%	10.0%	9.5%
2025 Homes Built 1970 to 1979	17.8%	20.1%	19.5%
2025 Homes Built 1960 to 1969	8.7%	8.4%	8.4%
2025 Homes Built 1950 to 1959	10.4%	8.9%	9.4%
2025 Homes Built Before 1949	23.9%	21.1%	17.2%
<b>Home Values</b>			
2025 Home Value \$1,000,000 or More	0.2%	0.1%	0.1%
2025 Home Value \$500,000 to \$999,999	7.3%	5.8%	4.3%
2025 Home Value \$400,000 to \$499,999	2.7%	4.8%	6.5%
2025 Home Value \$300,000 to \$399,999	7.4%	11.5%	13.4%
2025 Home Value \$200,000 to \$299,999	32.6%	34.7%	32.6%
2025 Home Value \$150,000 to \$199,999	22.1%	19.9%	21.6%
2025 Home Value \$100,000 to \$149,999	19.7%	15.3%	11.9%
2025 Home Value \$50,000 to \$99,999	4.8%	4.5%	5.1%
2025 Home Value \$25,000 to \$49,999	0.5%	0.8%	2.4%
2025 Home Value Under \$25,000	2.7%	2.5%	2.1%
2025 Median Home Value	\$207,777	\$219,001	\$218,496
2025 Median Rent	\$795	\$805	\$856

NWC I-94 & Parma Rd. Parma, MI 49269	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	388	2,232	7,686
2025 Est. Civilian Employed	48.5%	48.7%	52.8%
2025 Est. Civilian Unemployed	8.4%	5.5%	3.5%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	43.1%	45.8%	43.7%
2025 Labor Force Males	51.9%	51.4%	55.9%
2025 Labor Force Females	48.1%	48.6%	44.1%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	188	1,088	4,055
2025 Mgmt, Business, & Financial Operations	14.2%	15.8%	13.0%
2025 Professional, Related	32.2%	29.2%	27.1%
2025 Service	13.5%	13.9%	16.3%
2025 Sales, Office	15.9%	13.8%	15.3%
2025 Farming, Fishing, Forestry	0.6%	0.4%	0.3%
2025 Construction, Extraction, Maintenance	7.1%	6.4%	8.0%
2025 Production, Transport, Material Moving	16.5%	20.5%	19.9%
2025 White Collar Workers	62.2%	58.7%	55.4%
2025 Blue Collar Workers	37.8%	41.3%	44.6%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	76.8%	81.9%	76.5%
2025 Drive to Work in Carpool	8.1%	5.8%	7.8%
2025 Travel to Work by Public Transportation	-	-	-
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	2.6%	2.0%	6.7%
2025 Other Means	0.7%	0.5%	0.4%
2025 Work at Home	11.8%	9.7%	8.5%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	20.2%	24.3%	27.5%
2025 Travel to Work in 15 to 29 Minutes	53.6%	48.3%	43.3%
2025 Travel to Work in 30 to 59 Minutes	17.4%	20.1%	24.3%
2025 Travel to Work in 60 Minutes or More	8.7%	7.3%	5.0%
2025 Average Travel Time to Work	18.6	19.5	19.5
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$18.98 M	\$112.43 M	\$349.69 M
2025 Est. Apparel	\$355.59 K	\$2.09 M	\$6.48 M
2025 Est. Contributions, Tax and Retirement	\$5.12 M	\$30.96 M	\$95.52 M
2025 Est. Education	\$435.6 K	\$2.58 M	\$8 M
2025 Est. Entertainment	\$1.1 M	\$6.45 M	\$20.06 M
2025 Est. Food, Beverages, Tobacco	\$2.33 M	\$13.51 M	\$42.1 M
2025 Est. Health Care	\$1.21 M	\$7.2 M	\$22.97 M
2025 Est. Household Furnishings and Equipment	\$510.72 K	\$3 M	\$9.33 M
2025 Est. Household Operations, Shelter, Utilities	\$4.17 M	\$24.18 M	\$75.89 M
2025 Est. Miscellaneous Expenses	\$328.67 K	\$1.93 M	\$6.01 M
2025 Est. Personal Care	\$248.72 K	\$1.44 M	\$4.49 M
2025 Est. Transportation	\$3.17 M	\$19.09 M	\$58.83 M



Section 4.6     **MHP/MHD: MOBILE HOME PARK/MANUFACTURED HOUSING DEVELOPMENT DISTRICT.**

A.     Purpose

It is the intent of the Mobile Home Park/Manufactured Housing Development District to provide opportunities for the development of mobile home parks/manufactured housing developments to meet the varied housing needs of the Township's present and future residents while similarly limiting excessive public costs and demands placed upon public facilities and services which may be associated with such housing developments. It is the intent of this district that all mobile home parks/manufactured housing developments be adequately served by public facilities and services and provide for a healthy residential environment. The regulations established by the Mobile Home Commission Act (Michigan Public Act 96 of 1987, as amended) and the Mobile Home Commission Rules govern all mobile home parks/manufactured housing developments and shall apply to all mobile home parks/manufactured housing developments in Parma Township.

B.     Permitted Uses

1.     Mobile home parks/manufactured housing developments.
2.     Day care facility, family home.
3.     Foster care facility, family home

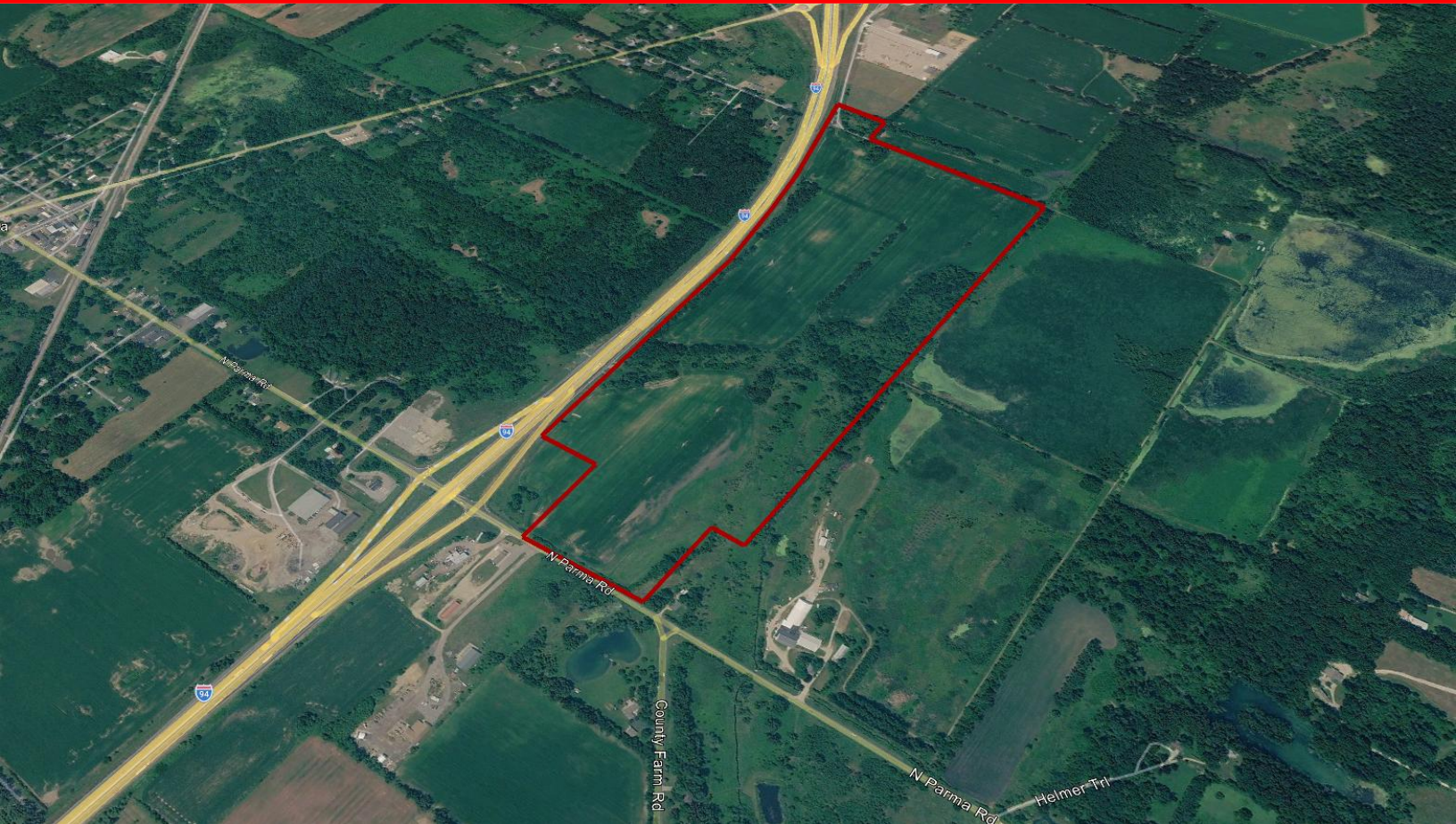
C.     Permitted Accessory Uses

1.     Accessory uses and structures customarily incidental to and subordinate to the permitted principal use.

D.     Site Development Requirements

The following shall apply to all uses and structures in the Mobile Home Park/Manufactured Housing Development District, in addition to all other applicable standards of Public Act 96 of 1987, as amended, and the Mobile Home Commission Rules:

1.     **Initiation of Construction:** The construction of a mobile home park/manufactured housing development shall not be initiated, nor shall a mobile home park/manufactured housing development be inhabited or operated until all necessary permits have been acquired from the Michigan Department of Public Health, Michigan Department of Consumer and Industry Services, and all other agencies pursuant to the Mobile Home Commission Act.
2.     **Site Plan Review:** Pursuant to Section 11 of Michigan Public Act 96 of 1987, as amended, a preliminary plan shall be submitted to the Township for review by the Planning Commission. The preliminary plan shall include the location, layout, general design, and general description of the project. The preliminary plan shall not include detailed construction plans. Pursuant to Section 11 of Michigan Public Act 96 of 1987, as amended, the Planning Commission shall take action on the preliminary plan within sixty (60) days after a completed preliminary plan is submitted to the Zoning Administrator and all zoning permit application fees have been paid.



## **Randy Thomas**

President/CEO

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