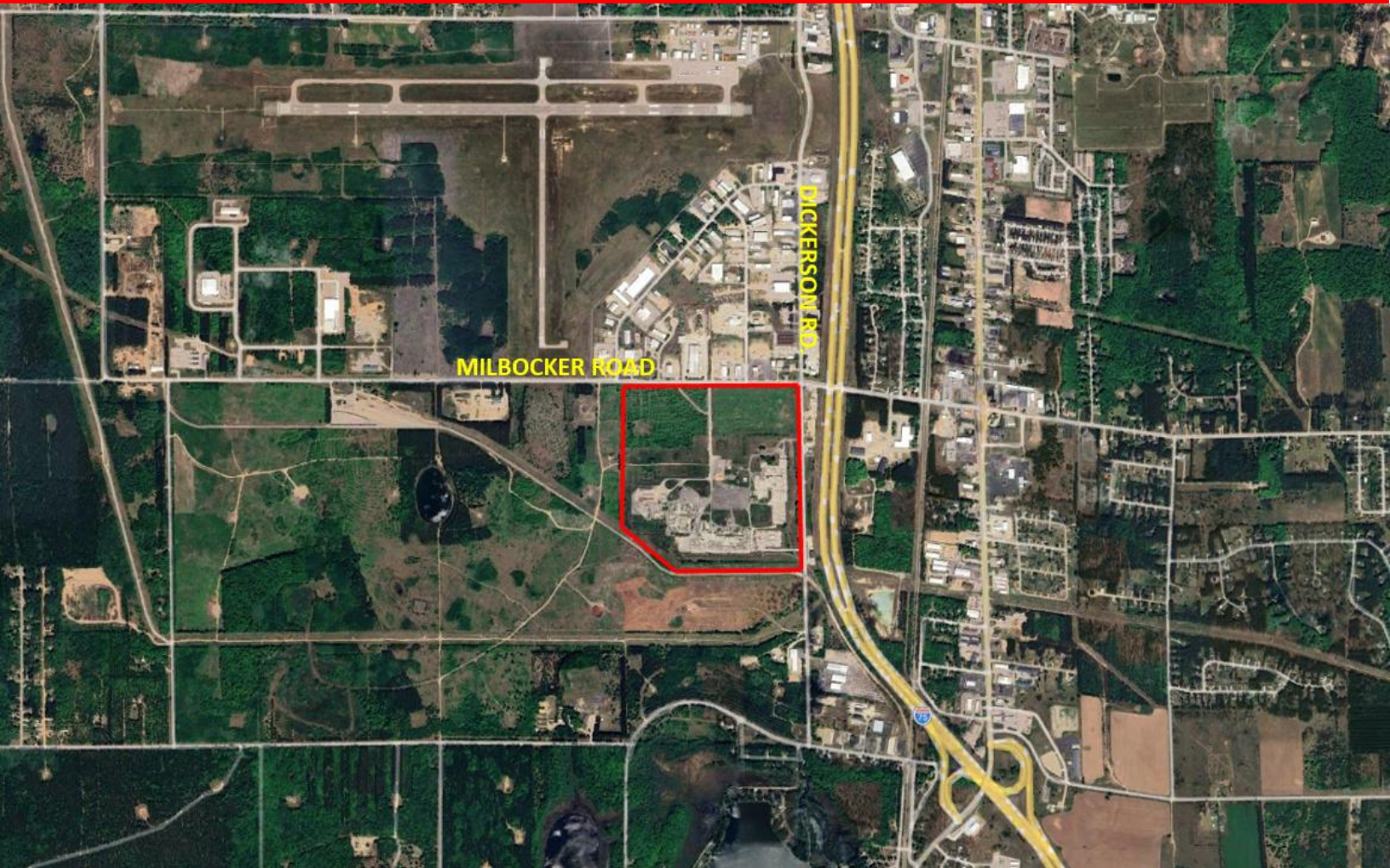


FOR SALE

Land – Gaylord, MI
154 Acres located just N. of I-75 exit ramp

Insite
COMMERCIAL
Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



I-75 & Milbocker Rd.
Gaylord, MI

EXCLUSIVELY LISTED BY:

RANDY THOMAS
CEO/President
C: (248) 891-5050
O: (248) 359-9000 x9
rthomas@insitecommercial.com

(248) 359-9000
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PROPERTY INFORMATION

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ZONING ORDINANCE

M-1 Manufacturing	page 11
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CONTACT INFORMATION

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PROPERTY OVERVIEW

Large track of industrial zoned land located at the southwest corner of Milbocker Road and Dickerson Road, in Gaylord, MI. The property is located about 1 mile north from I-75 entrance and exit ramps and convenient to downtown Gaylord (and located about 2 miles south of the I-75 downtown Gaylord/Main Street exit/entrance ramps). Gaylord Regional Airport is located directly north of the site. Potential for commercial outlots fronting Millbocker Road. Redundant power and fiber optics provided by both Great Lakes Energy and Consumers Energy, and backup power generation plant directly across Milbocker Rd.

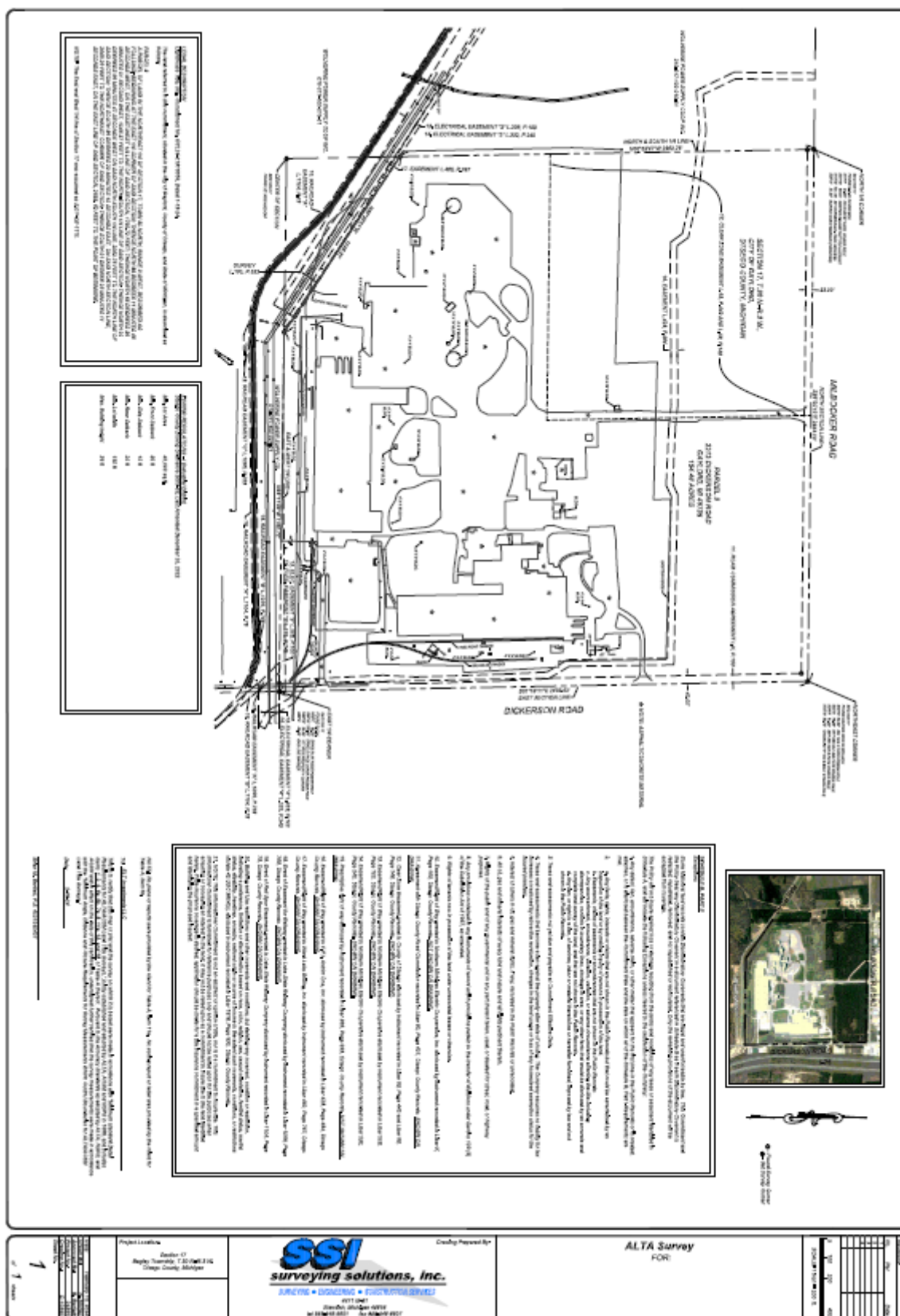
OFFERING SUMMARY

Parcel ID#:	102-017-100-005-00
Sale Price:	Contact Randy Thomas 248-891-5050
Property Size:	154 Acres
Property Taxes:	+/- \$17,732 Annually
Utilities:	All available
Zoning:	M-1 Manufacturing

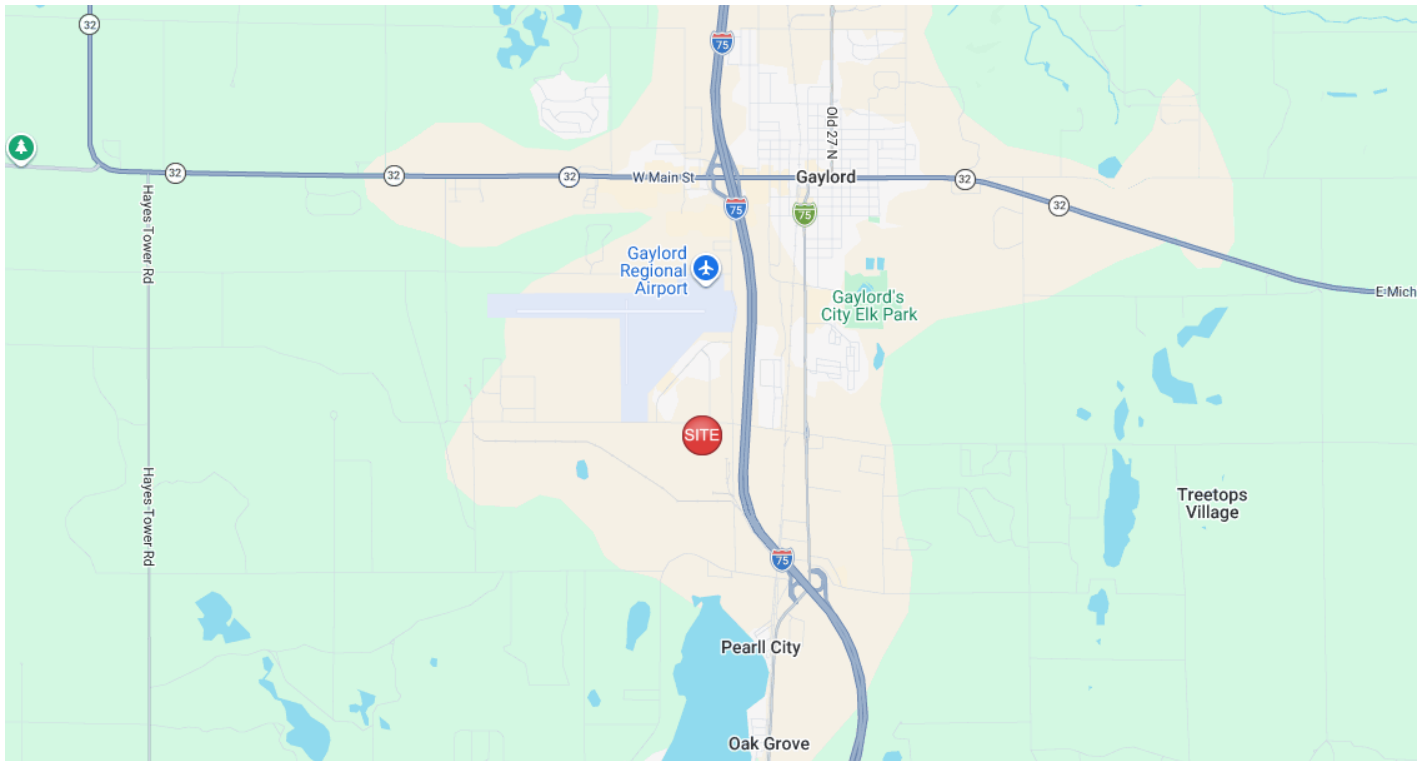
PROPERTY HIGHLIGHTS:

- Direct Lake State Rail access
- Redundant power, redundant fiber, class-A road access
- Water and sewer available along the north side of Milbocker Road
- Potential uses include data center, warehouse/distribution, logistics, manufacturing, R & D, solar farming and more
- Property may qualify for Brownfield incentives

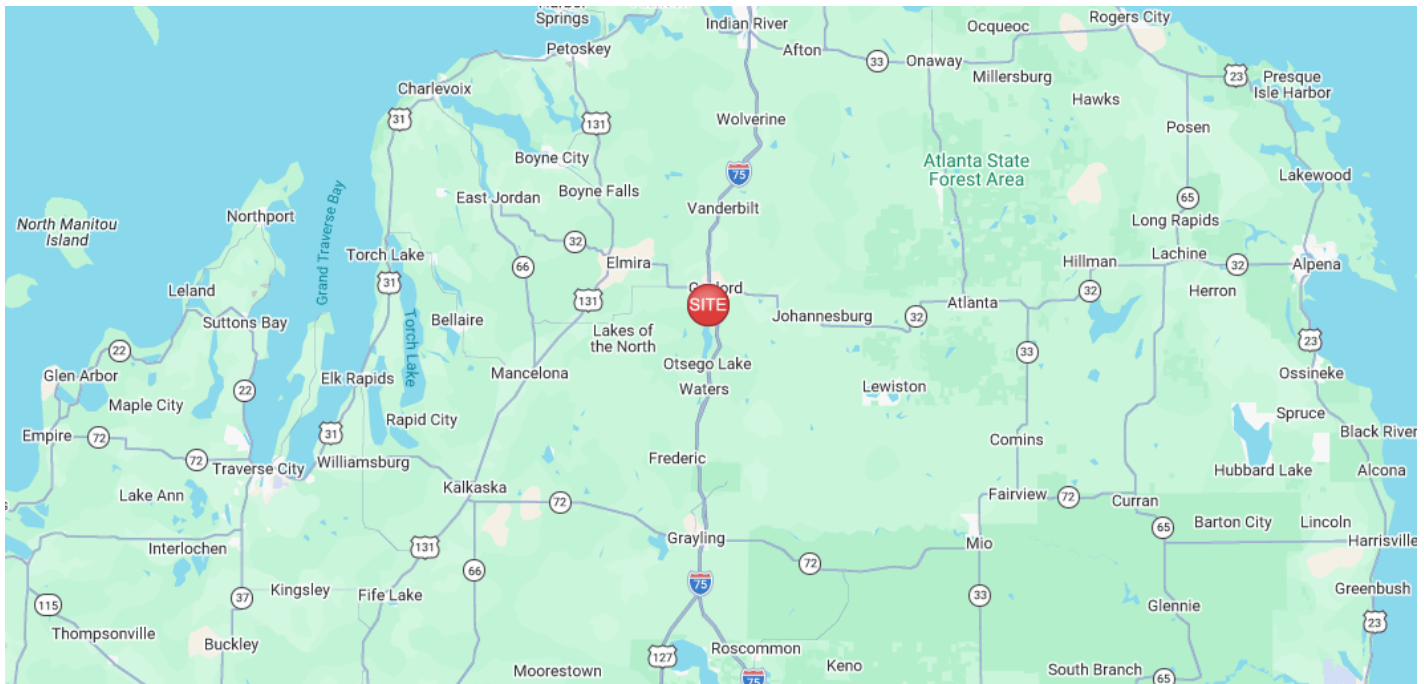
PROPERTY INFORMATION Survey



LOCAL



REGIONAL



LOCATION INFORMATION

Retailer Map



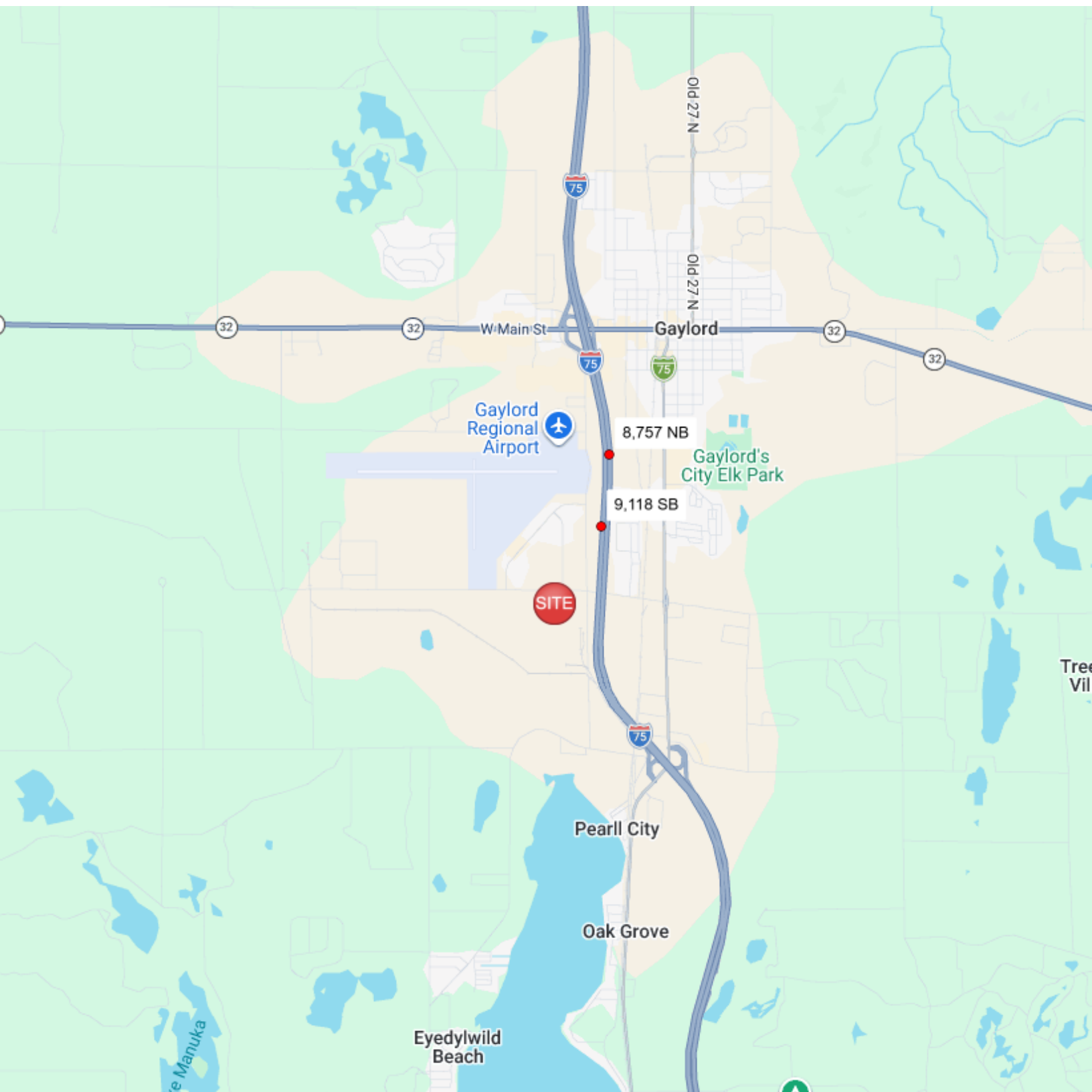


Gaylord, MI 49735				
	1 mi radius	3 mi radius	5 mi radius	
Population				
2025 Estimated Population	548	9,160	13,953	
2030 Projected Population	573	9,510	14,514	
2020 Census Population	621	10,068	14,879	
2010 Census Population	586	9,242	13,980	
Projected Annual Growth 2025 to 2030	0.9%	0.8%	0.8%	
Historical Annual Growth 2010 to 2025	-0.4%	-	-	
Households				
2025 Estimated Households	227	3,882	5,826	
2030 Projected Households	234	4,008	6,032	
2020 Census Households	248	4,218	6,150	
2010 Census Households	228	3,763	5,607	
Projected Annual Growth 2025 to 2030	0.6%	0.7%	0.7%	
Historical Annual Growth 2010 to 2025	-	0.2%	0.3%	
Age				
2025 Est. Population Under 10 Years	10.8%	10.9%	10.9%	
2025 Est. Population 10 to 19 Years	12.1%	12.0%	12.0%	
2025 Est. Population 20 to 29 Years	12.6%	12.6%	11.6%	
2025 Est. Population 30 to 44 Years	21.2%	20.1%	19.5%	
2025 Est. Population 45 to 59 Years	17.2%	16.6%	17.2%	
2025 Est. Population 60 to 74 Years	16.9%	18.5%	19.7%	
2025 Est. Population 75 Years or Over	9.3%	9.4%	9.1%	
2025 Est. Median Age	38.7	39.9	41.0	
Marital Status & Gender				
2025 Est. Male Population	51.1%	50.9%	50.7%	
2025 Est. Female Population	48.9%	49.1%	49.3%	
2025 Est. Never Married	29.7%	32.2%	29.6%	
2025 Est. Now Married	47.9%	45.1%	49.5%	
2025 Est. Separated or Divorced	14.7%	16.0%	15.1%	
2025 Est. Widowed	7.7%	6.7%	5.8%	
Income				
2025 Est. HH Income \$200,000 or More	4.2%	3.1%	4.9%	
2025 Est. HH Income \$150,000 to \$199,999	6.4%	5.8%	7.1%	
2025 Est. HH Income \$100,000 to \$149,999	15.2%	14.9%	16.5%	
2025 Est. HH Income \$75,000 to \$99,999	10.3%	12.8%	13.2%	
2025 Est. HH Income \$50,000 to \$74,999	21.2%	23.1%	22.1%	
2025 Est. HH Income \$35,000 to \$49,999	13.5%	11.1%	11.1%	
2025 Est. HH Income \$25,000 to \$34,999	8.3%	9.3%	8.1%	
2025 Est. HH Income \$15,000 to \$24,999	9.0%	10.3%	8.9%	
2025 Est. HH Income Under \$15,000	12.0%	9.6%	8.1%	
2025 Est. Average Household Income	\$76,677	\$76,473	\$86,409	
2025 Est. Median Household Income	\$58,183	\$59,824	\$67,103	
2025 Est. Per Capita Income	\$32,130	\$32,740	\$36,317	
2025 Est. Total Businesses	59	460	485	
2025 Est. Total Employees	641	4,789	4,950	

Gaylord, MI 49735				
	1 mi radius	3 mi radius	5 mi radius	
Race				
2025 Est. White	92.9%	93.2%	93.6%	
2025 Est. Black	1.0%	1.0%	0.8%	
2025 Est. Asian or Pacific Islander	1.3%	1.0%	1.0%	
2025 Est. American Indian or Alaska Native	0.5%	0.5%	0.4%	
2025 Est. Other Races	4.3%	4.3%	4.2%	
Hispanic				
2025 Est. Hispanic Population	16	254	364	
2025 Est. Hispanic Population	2.9%	2.8%	2.6%	
2030 Proj. Hispanic Population	4.3%	4.3%	4.3%	
2020 Hispanic Population	2.7%	2.3%	2.1%	
Education (Adults 25 & Older)				
2025 Est. Adult Population (25 Years or Over)	389	6,502	9,957	
2025 Est. Elementary (Grade Level 0 to 8)	1.9%	2.1%	1.8%	
2025 Est. Some High School (Grade Level 9 to 11)	4.9%	4.4%	3.9%	
2025 Est. High School Graduate	36.4%	32.5%	31.3%	
2025 Est. Some College	23.1%	22.0%	22.3%	
2025 Est. Associate Degree Only	10.7%	12.4%	12.5%	
2025 Est. Bachelor Degree Only	17.8%	18.3%	18.6%	
2025 Est. Graduate Degree	5.3%	8.2%	9.6%	
Housing				
2025 Est. Total Housing Units	282	4,990	7,637	
2025 Est. Owner-Occupied	48.9%	46.3%	51.5%	
2025 Est. Renter-Occupied	31.4%	31.5%	24.7%	
2025 Est. Vacant Housing	19.8%	22.2%	23.7%	
Homes Built by Year				
2025 Homes Built 2010 or later	5.0%	5.1%	4.1%	
2025 Homes Built 2000 to 2009	11.4%	9.6%	10.8%	
2025 Homes Built 1990 to 1999	14.2%	13.0%	14.6%	
2025 Homes Built 1980 to 1989	10.3%	10.3%	10.0%	
2025 Homes Built 1970 to 1979	17.2%	19.0%	18.8%	
2025 Homes Built 1960 to 1969	10.3%	6.7%	6.3%	
2025 Homes Built 1950 to 1959	5.8%	6.1%	5.1%	
2025 Homes Built Before 1949	6.0%	7.9%	6.6%	
Home Values				
2025 Home Value \$1,000,000 or More	-	0.3%	1.0%	
2025 Home Value \$500,000 to \$999,999	0.5%	2.1%	2.4%	
2025 Home Value \$400,000 to \$499,999	1.9%	4.4%	5.3%	
2025 Home Value \$300,000 to \$399,999	10.1%	12.8%	13.9%	
2025 Home Value \$200,000 to \$299,999	24.6%	25.2%	26.7%	
2025 Home Value \$150,000 to \$199,999	17.7%	23.0%	21.5%	
2025 Home Value \$100,000 to \$149,999	25.6%	18.8%	18.2%	
2025 Home Value \$50,000 to \$99,999	7.3%	7.9%	6.7%	
2025 Home Value \$25,000 to \$49,999	-	0.3%	0.4%	
2025 Home Value Under \$25,000	12.1%	5.2%	3.8%	
2025 Median Home Value	\$171,042	\$200,113	\$211,959	
2025 Median Rent	\$764	\$739	\$744	

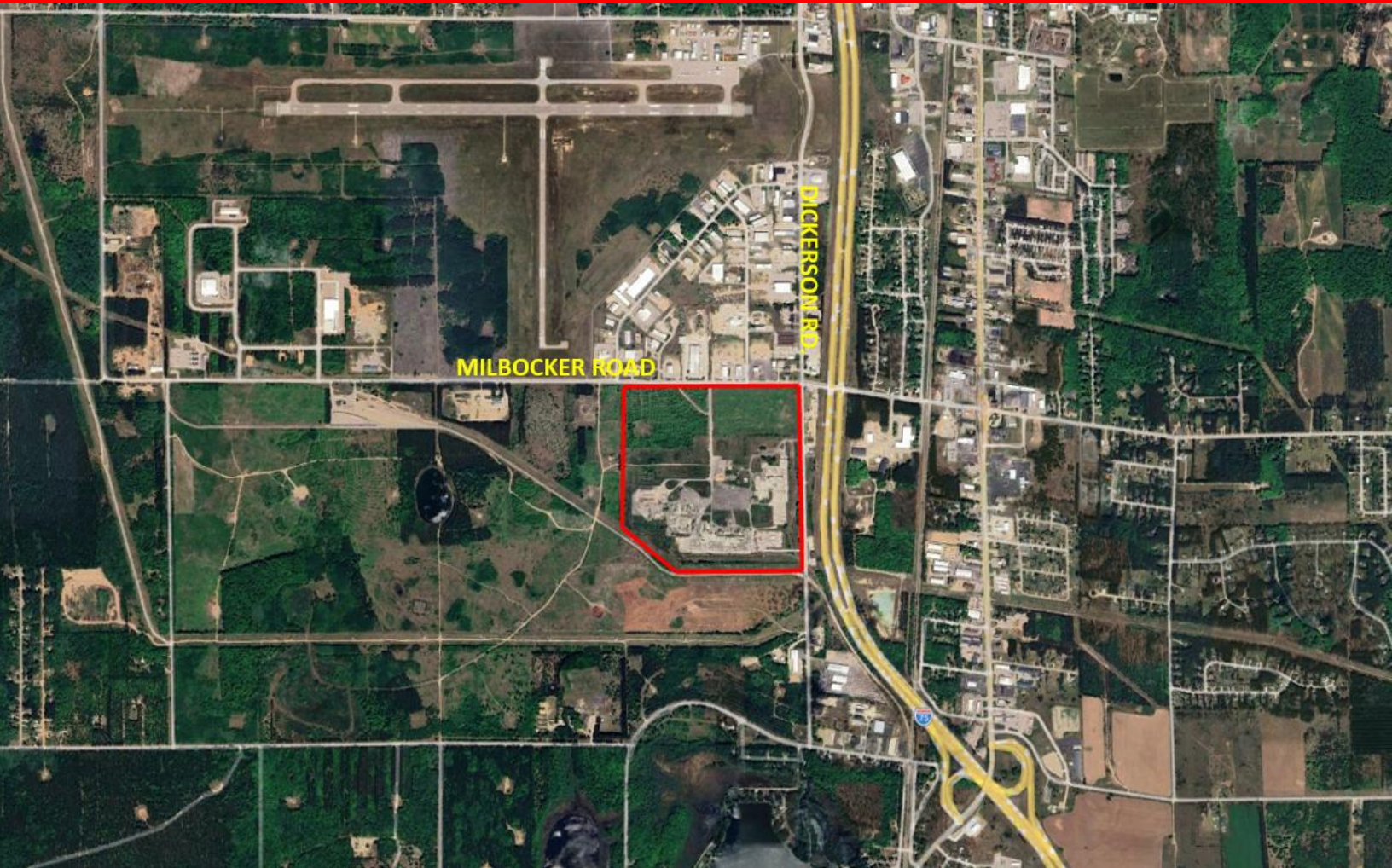
LOCATION INFORMATION

Traffic Counts



XI. SECTION 11. M-1 MANUFACTURING DISTRICT.

- A. The regulations set forth in this Section or set forth elsewhere in this Ordinance, when referred to in this Section are the regulations in the M-1 Manufacturing District.
- B. Use Regulations.
1. A building or premises may be used for any purpose, except that:
 - a. No building shall be erected, converted, reconstructed, or structurally altered for residential purposes, except that each individual permitted use may provide accommodations for one resident watchman or caretaker.
 - b. The following uses are subject to special permit in accordance with the procedures and under the conditions set out in Section 13 of this Ordinance.
 - (1) Distillation of bones.
 - (2) Fat rendering.
 - (3) Junk and salvage yards.
 - (4) Manufacture of the following:
 - (a) Cement, lime, gypsum, plaster of Paris.
 - (b) Explosives.
 - (c) Fertilizer.
 - (d) Glue.
 - (e) Stockyard, feeding pen.
 - (f) Slaughter of animals.
 - (g) Tannery, curing of raw hides.
 - (h) Wool pulling or scouring.
 - (i) Chemicals.
 - (j) Oil refinery.
 - (k) Trailer park.
 - (l) Sanitary landfills and dumps.
 - c. Deleted – Ord. Amend. Eff. 01/30/05
- C. Height Regulation.
1. Buildings and structures shall exceed neither 100 feet, nor eight (8) stories in height except as provided in Section 15 of this Ordinance.
- D. Area Regulations.
1. Front Yard: Except as hereinafter provided in Section 15, the front yard regulations are the same as those in the C-1 District.
 2. Side Yard: No side yard is required except on the side of a lot abutting an "R" District, in which case there shall be a side yard of not less than five (5) feet.
 3. Rear yard: Except as hereinafter provided in Section 15, there shall be a rear yard having a depth of fifteen (15) feet.
- E. Off-Street Parking: Off-street parking spaces shall be provided in accordance with requirements for specific uses set forth in Section 12 of this Ordinance.



Randy Thomas

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