

FOR SALE

Vacant Land – Walled Lake



Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



EXCLUSIVELY LISTED BY:

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Easy St., N. of Maple Rd.
Walled Lake, MI 48390

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PROPERTY INFORMATION

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LOCATION INFORMATION

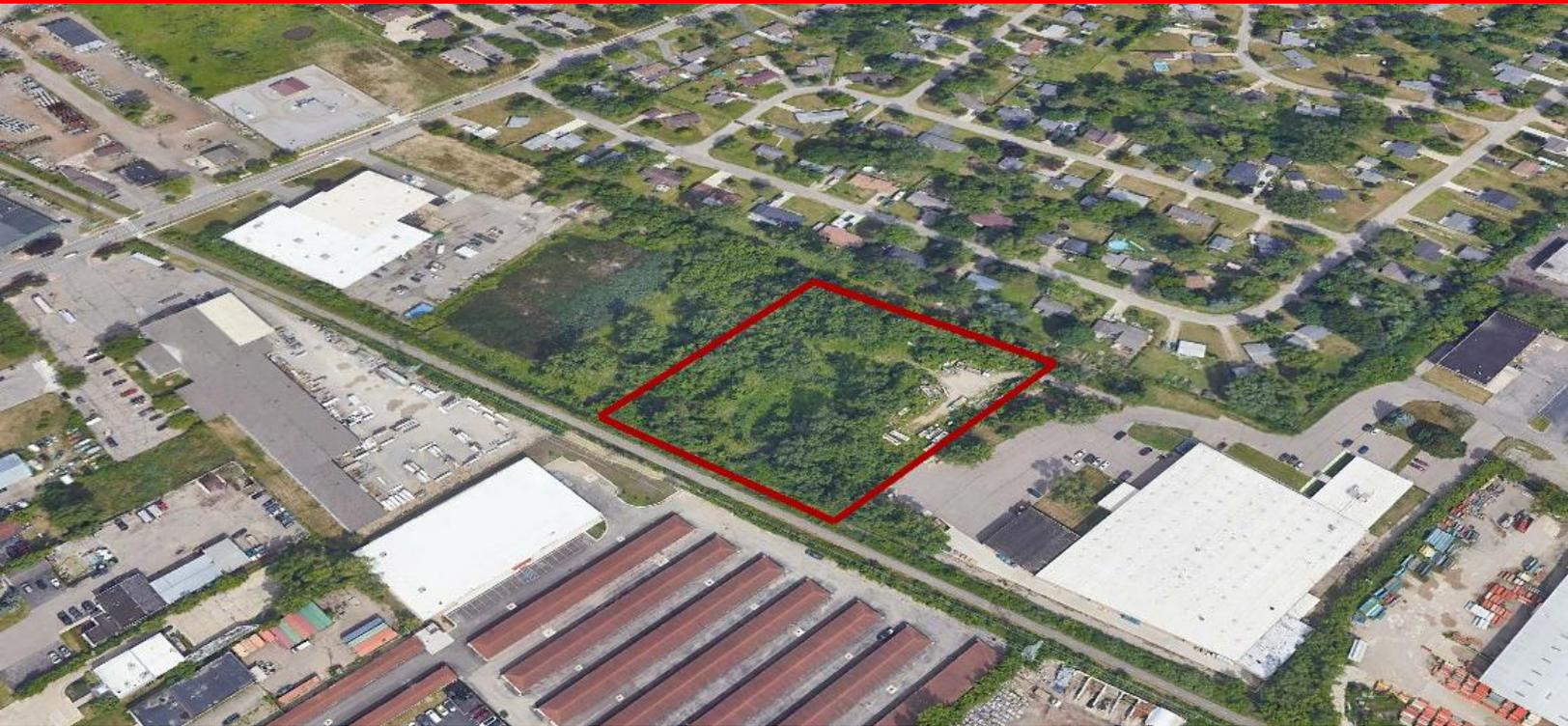
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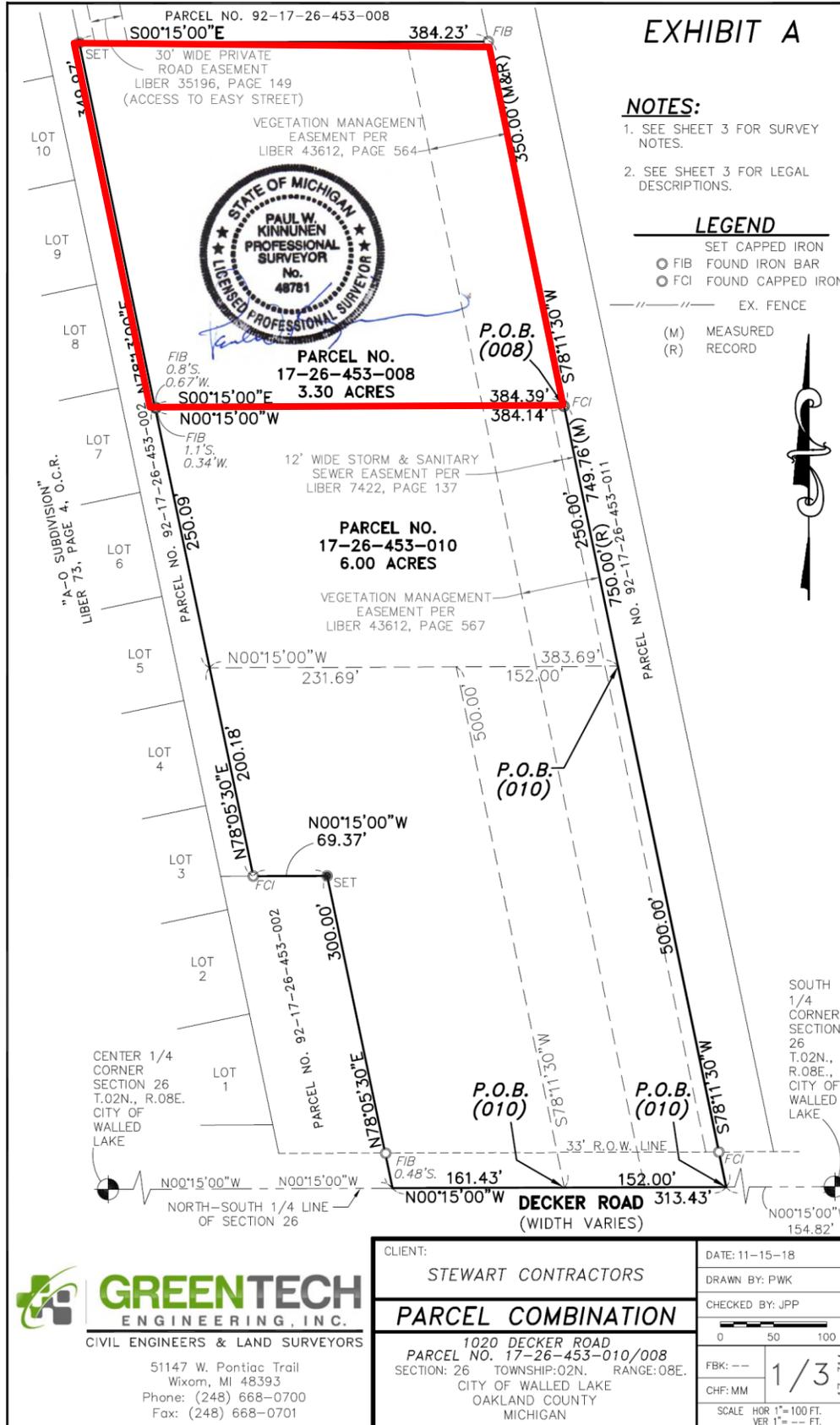
PROPERTY OVERVIEW

3.3 Acres located west off of Easy Street, north of Maple Road, between Decker and Welch, in Walled Lake, MI. The property is zoned I-1 (limited industrial district), which allows for marijuana grow, process, lab and transport. There is also a tenant that currently stores construction equipment on the front of the property for \$1,000/month that can be transferred over to the new owner. Easy access to either Pontiac Trail and M-5 or Maple and M-5.

OFFERING SUMMARY	
Sale Price:	\$554,400 (\$168,000/AC)
Land Size:	3.30 AC
Parcel ID:	17-26-453-008
Property Taxes:	\$11,098.48 (2024)
School District:	Walled Lake Consol.
Utilities:	City water/No sewer
Zoning:	I-1

DEMOGRAPHICS (5-Mile Radius)

- **Population:** 153,521 people
- **Households:** 65,126 homes
- **Avg. HH Income:** \$141,915 USD
- **Traffic Counts:**
 - 18,219 VPD – Maple Rd.
 - 8,090 VPD – Decker Rd.

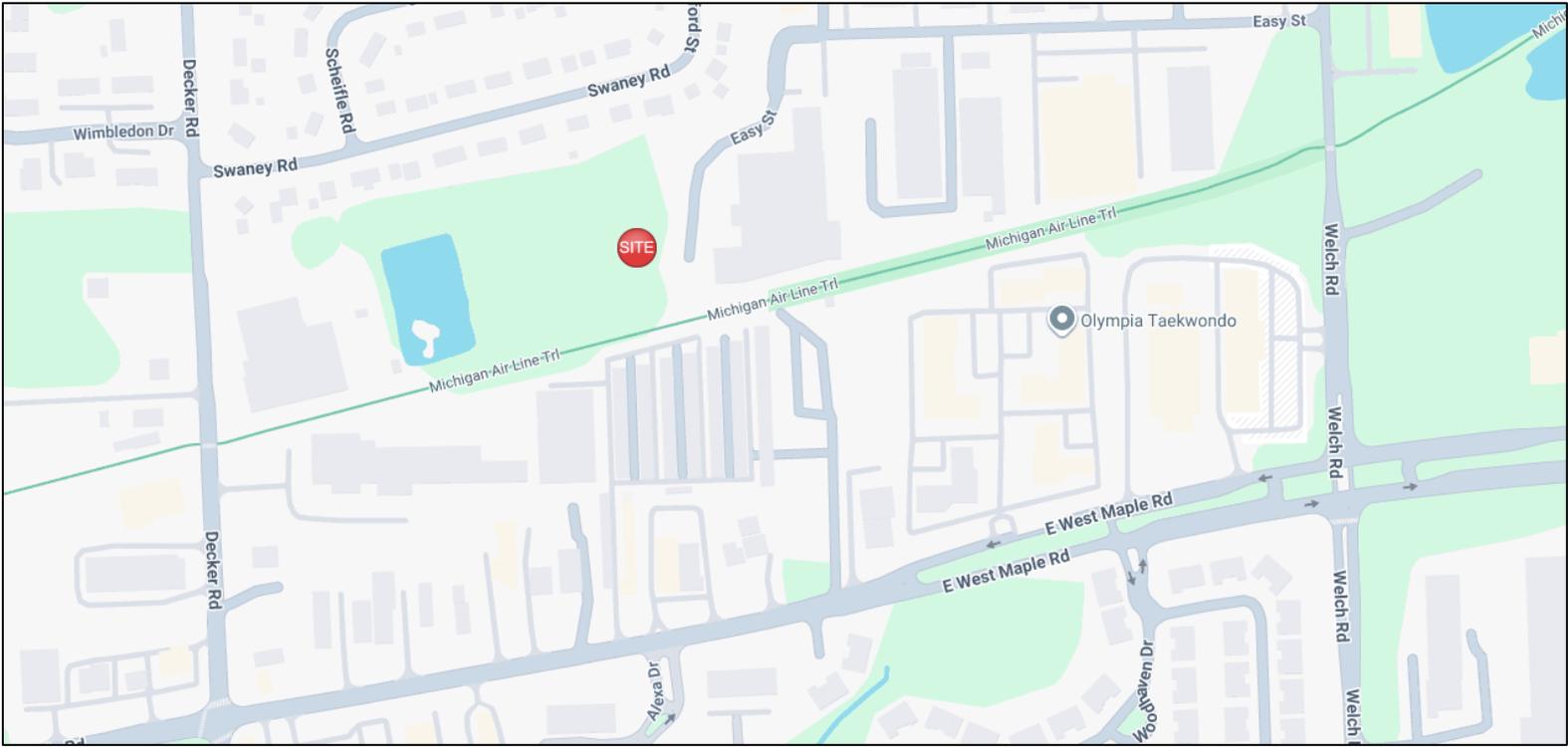


LEGAL DESCRIPTION PARCEL NO. 17-26-453-008 (BY OTHERS):

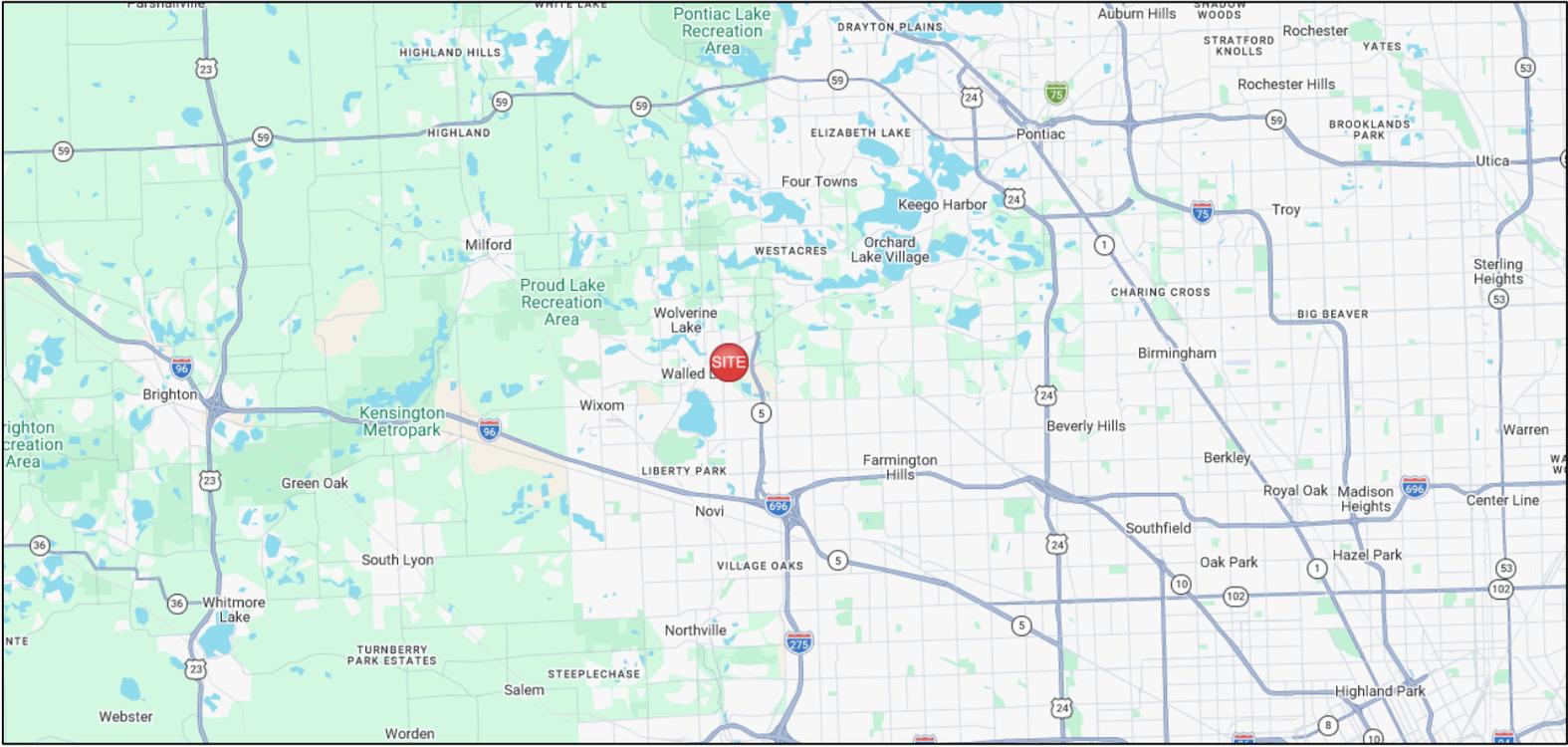
LAND IN THE SOUTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 8 EAST, CITY OF WALLED LAKE AND COMMERCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT A POINT BEING DISTANT N00°15'00"W 154.82 FEET AND N78°11'30"E 750 FEET FROM THE SOUTH 1/4 CORNER; THENCE N00°15'00"W 384.39 FEET; THENCE N78°13'00"E 349.97 FEET; THENCE S00°15'00"E 384.23 FEET; THENCE S78°11'30"W 350 FEET TO THE **POINT OF BEGINNING**. CONTAINING 3.03 ACRES AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

LOCAL



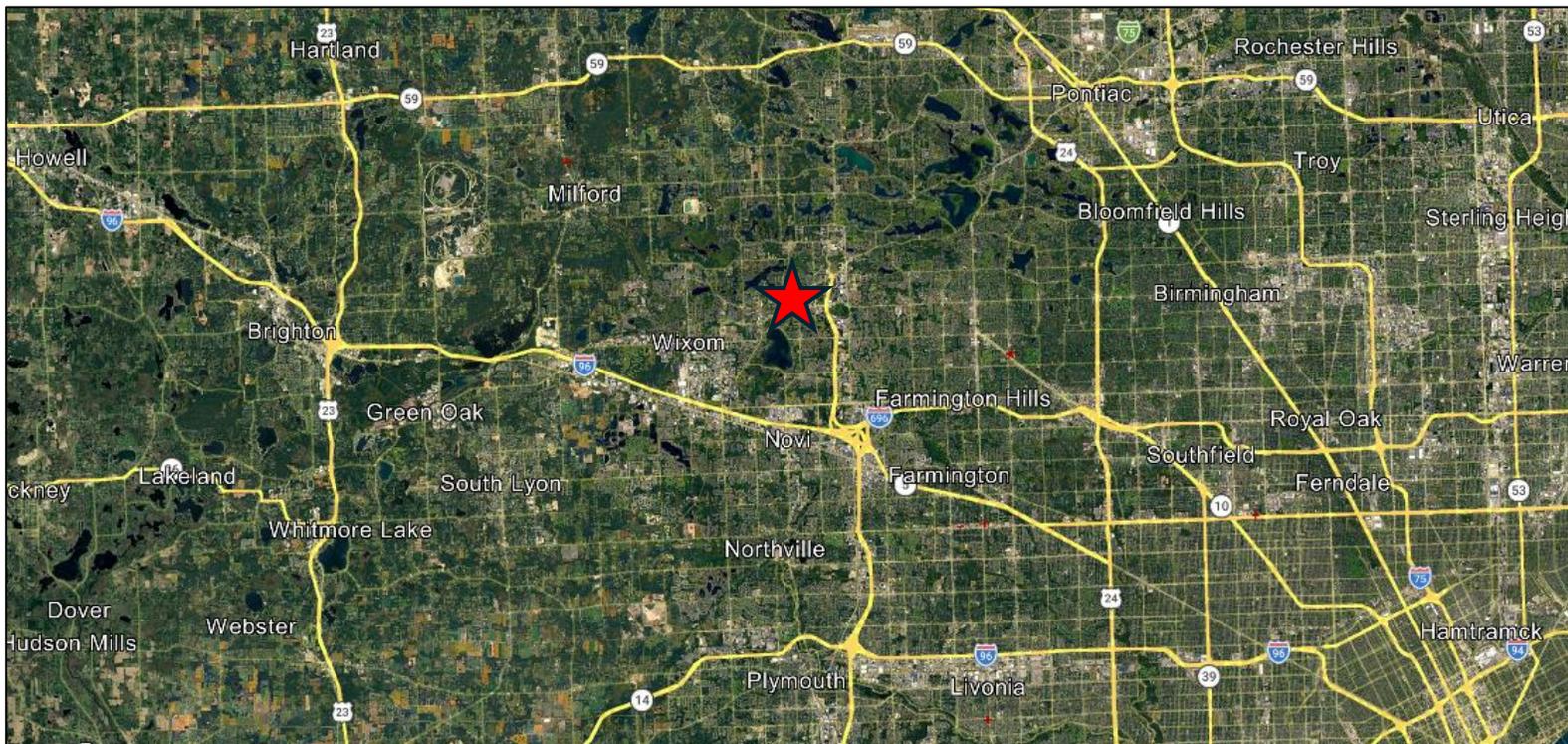
REGIONAL



LOCAL



REGIONAL



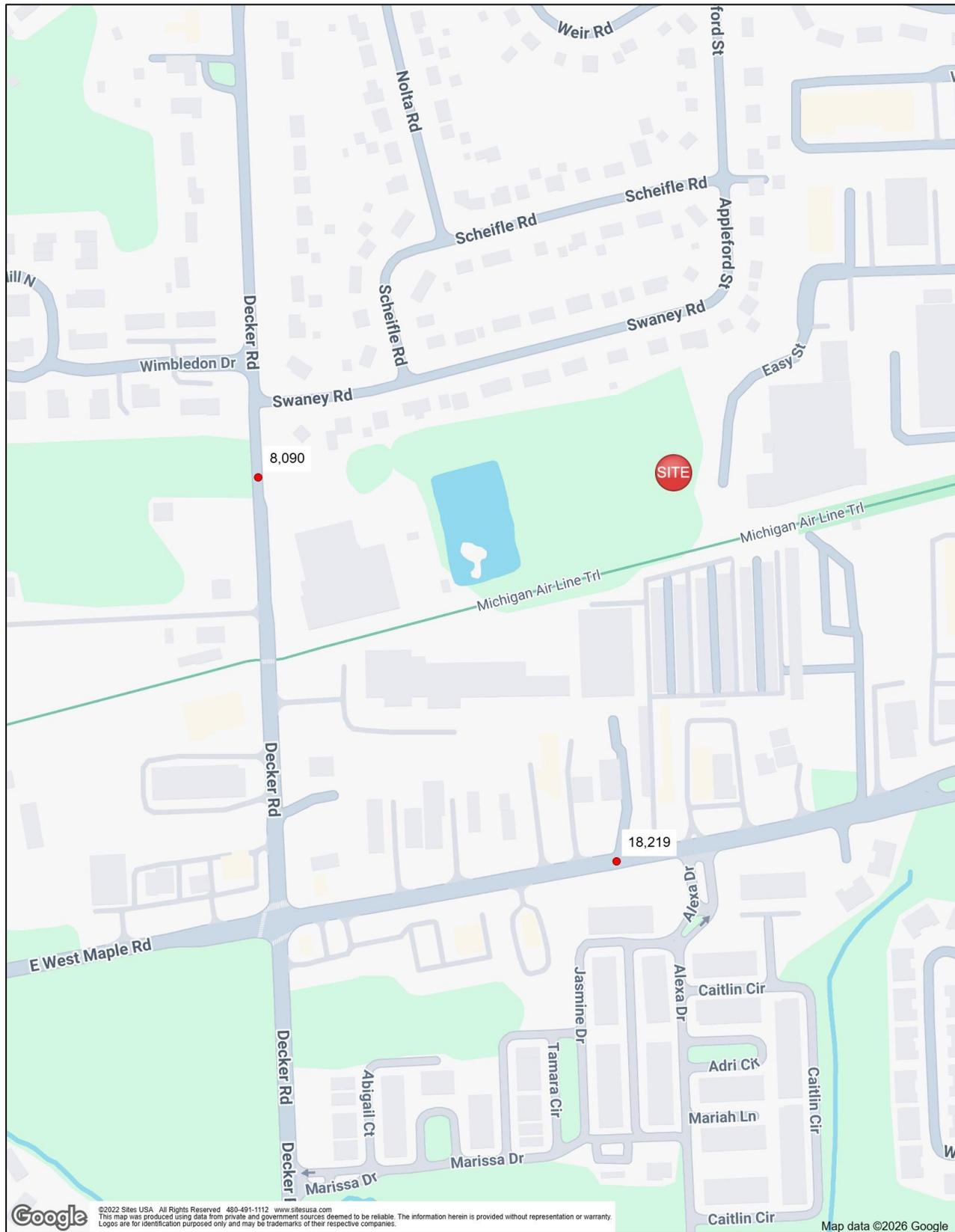
Easy St., N. of Maple Rd. Walled Lake, MI 48390	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,475	66,717	153,521
2030 Projected Population	7,666	67,396	154,300
2020 Census Population	7,209	64,032	149,512
2010 Census Population	7,007	57,991	135,735
Projected Annual Growth 2025 to 2030	0.5%	0.2%	0.1%
Historical Annual Growth 2010 to 2025	0.4%	1.0%	0.9%
Households			
2025 Estimated Households	3,623	29,532	65,126
2030 Projected Households	3,768	30,296	66,611
2020 Census Households	3,485	27,661	61,718
2010 Census Households	3,248	24,396	54,146
Projected Annual Growth 2025 to 2030	0.8%	0.5%	0.5%
Historical Annual Growth 2010 to 2025	0.8%	1.4%	1.4%
Age			
2025 Est. Population Under 10 Years	9.9%	10.4%	10.2%
2025 Est. Population 10 to 19 Years	8.6%	10.2%	10.9%
2025 Est. Population 20 to 29 Years	10.3%	12.0%	12.0%
2025 Est. Population 30 to 44 Years	19.7%	20.5%	19.9%
2025 Est. Population 45 to 59 Years	18.5%	18.3%	19.1%
2025 Est. Population 60 to 74 Years	21.8%	17.8%	18.4%
2025 Est. Population 75 Years or Over	11.1%	10.8%	9.4%
2025 Est. Median Age	45.9	43.3	43.0
Marital Status & Gender			
2025 Est. Male Population	47.8%	48.4%	49.3%
2025 Est. Female Population	52.2%	51.6%	50.7%
2025 Est. Never Married	28.6%	30.1%	29.5%
2025 Est. Now Married	46.2%	49.2%	52.7%
2025 Est. Separated or Divorced	18.2%	15.0%	12.6%
2025 Est. Widowed	7.0%	5.7%	5.2%
Income			
2025 Est. HH Income \$200,000 or More	9.5%	17.6%	20.2%
2025 Est. HH Income \$150,000 to \$199,999	10.5%	10.7%	12.3%
2025 Est. HH Income \$100,000 to \$149,999	18.3%	19.1%	18.8%
2025 Est. HH Income \$75,000 to \$99,999	14.5%	13.3%	12.1%
2025 Est. HH Income \$50,000 to \$74,999	19.7%	14.5%	13.4%
2025 Est. HH Income \$35,000 to \$49,999	10.0%	8.0%	8.0%
2025 Est. HH Income \$25,000 to \$34,999	7.4%	6.1%	5.5%
2025 Est. HH Income \$15,000 to \$24,999	5.4%	4.8%	4.4%
2025 Est. HH Income Under \$15,000	4.7%	6.0%	5.2%
2025 Est. Average Household Income	\$101,217	\$129,813	\$141,915
2025 Est. Median Household Income	\$87,171	\$101,856	\$111,829
2025 Est. Per Capita Income	\$49,059	\$57,491	\$60,298
2025 Est. Total Businesses	389	2,519	7,592
2025 Est. Total Employees	2,986	37,566	113,120

Easy St., N. of Maple Rd. Walled Lake, MI 48390	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	76.9%	72.0%	70.8%
2025 Est. Black	7.3%	11.2%	11.6%
2025 Est. Asian or Pacific Islander	10.0%	11.4%	12.4%
2025 Est. American Indian or Alaska Native	0.2%	0.1%	0.1%
2025 Est. Other Races	5.6%	5.2%	5.0%
Hispanic			
2025 Est. Hispanic Population	385	3,034	6,545
2025 Est. Hispanic Population	5.2%	4.5%	4.3%
2030 Proj. Hispanic Population	5.6%	5.1%	4.8%
2020 Hispanic Population	4.0%	4.3%	4.0%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	5,764	49,321	112,320
2025 Est. Elementary (Grade Level 0 to 8)	1.4%	2.2%	2.1%
2025 Est. Some High School (Grade Level 9 to 11)	1.1%	2.6%	2.4%
2025 Est. High School Graduate	21.6%	17.4%	15.7%
2025 Est. Some College	21.1%	19.9%	18.7%
2025 Est. Associate Degree Only	12.0%	8.5%	8.4%
2025 Est. Bachelor Degree Only	28.7%	29.6%	30.5%
2025 Est. Graduate Degree	14.0%	19.7%	22.2%
Housing			
2025 Est. Total Housing Units	3,783	30,821	67,984
2025 Est. Owner-Occupied	70.7%	58.7%	64.7%
2025 Est. Renter-Occupied	25.0%	37.1%	31.1%
2025 Est. Vacant Housing	4.2%	4.2%	4.2%
Homes Built by Year			
2025 Homes Built 2010 or later	4.5%	10.6%	9.1%
2025 Homes Built 2000 to 2009	18.5%	16.5%	13.4%
2025 Homes Built 1990 to 1999	20.6%	22.4%	19.5%
2025 Homes Built 1980 to 1989	12.3%	16.8%	17.8%
2025 Homes Built 1970 to 1979	13.3%	12.0%	16.7%
2025 Homes Built 1960 to 1969	5.7%	5.9%	7.3%
2025 Homes Built 1950 to 1959	16.5%	7.0%	7.2%
2025 Homes Built Before 1949	4.5%	4.6%	4.8%
Home Values			
2025 Home Value \$1,000,000 or More	2.0%	1.6%	2.6%
2025 Home Value \$500,000 to \$999,999	5.2%	19.6%	20.3%
2025 Home Value \$400,000 to \$499,999	6.3%	15.3%	17.6%
2025 Home Value \$300,000 to \$399,999	28.8%	24.6%	25.1%
2025 Home Value \$200,000 to \$299,999	30.3%	24.4%	20.8%
2025 Home Value \$150,000 to \$199,999	14.1%	7.4%	5.6%
2025 Home Value \$100,000 to \$149,999	7.2%	2.7%	2.0%
2025 Home Value \$50,000 to \$99,999	2.1%	1.6%	1.3%
2025 Home Value \$25,000 to \$49,999	0.7%	1.2%	1.6%
2025 Home Value Under \$25,000	3.3%	1.8%	3.0%
2025 Median Home Value	\$265,518	\$350,558	\$363,539
2025 Median Rent	\$1,313	\$1,392	\$1,331

Easy St., N. of Maple Rd. Walled Lake, MI 48390	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	6,351	55,712	127,858
2025 Est. Civilian Employed	61.7%	63.4%	64.9%
2025 Est. Civilian Unemployed	3.6%	3.5%	3.0%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	34.7%	33.1%	32.0%
2025 Labor Force Males	46.9%	47.7%	48.9%
2025 Labor Force Females	53.1%	52.3%	51.1%
Occupation			
2025 Occupation: Population Age 16 Years or Over	3,921	35,323	82,944
2025 Mgmt, Business, & Financial Operations	25.1%	23.5%	23.6%
2025 Professional, Related	28.4%	31.3%	31.8%
2025 Service	10.4%	11.7%	11.8%
2025 Sales, Office	20.7%	20.3%	19.7%
2025 Farming, Fishing, Forestry	1.4%	0.3%	0.2%
2025 Construction, Extraction, Maintenance	4.8%	4.1%	3.7%
2025 Production, Transport, Material Moving	9.3%	8.8%	9.3%
2025 White Collar Workers	74.2%	75.1%	75.1%
2025 Blue Collar Workers	25.8%	24.9%	24.9%
Transportation to Work			
2025 Drive to Work Alone	77.5%	75.4%	74.6%
2025 Drive to Work in Carpool	6.9%	7.1%	6.6%
2025 Travel to Work by Public Transportation	0.6%	0.3%	0.3%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.3%	1.4%	1.6%
2025 Other Means	0.4%	0.6%	0.6%
2025 Work at Home	13.3%	15.2%	16.4%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	20.2%	23.0%	21.5%
2025 Travel to Work in 15 to 29 Minutes	45.2%	37.5%	37.1%
2025 Travel to Work in 30 to 59 Minutes	28.3%	33.3%	36.5%
2025 Travel to Work in 60 Minutes or More	6.3%	6.2%	4.9%
2025 Average Travel Time to Work	22.5	24.2	24.9
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$356.25 M	\$3.33 B	\$7.75 B
2025 Est. Apparel	\$6.58 M	\$60.84 M	\$141.32 M
2025 Est. Contributions, Tax and Retirement	\$100.67 M	\$1.03 B	\$2.45 B
2025 Est. Education	\$8.29 M	\$78.32 M	\$182.73 M
2025 Est. Entertainment	\$20.37 M	\$187.83 M	\$435.93 M
2025 Est. Food, Beverages, Tobacco	\$41.71 M	\$373.96 M	\$862.55 M
2025 Est. Health Care	\$24.57 M	\$199.41 M	\$437.95 M
2025 Est. Household Furnishings and Equipment	\$9.54 M	\$88.61 M	\$206.03 M
2025 Est. Household Operations, Shelter, Utilities	\$77.44 M	\$716.13 M	\$1.63 B
2025 Est. Miscellaneous Expenses	\$6.16 M	\$56.79 M	\$131.76 M
2025 Est. Personal Care	\$4.42 M	\$39.38 M	\$90.77 M
2025 Est. Transportation	\$56.49 M	\$501.42 M	\$1.18 B

LOCATION INFORMATION

Traffic Counts



Jan. 2003

Limited Industrial

ARTICLE 14.00

I-1 LIMITED INDUSTRIAL DISTRICT

Section 14.01 -- STATEMENT OF PURPOSE

The I-1 Limited Industrial Districts are designed so as to primarily accommodate wholesale activities, warehousing, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-1 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared material. The processing of raw material for shipment in bulk form, to be used at another location, is not permitted in this District.

Section 14.02 -- PERMITTED PRINCIPAL USES

In the I-1 District, no uses shall be permitted except the following:

- (a) Any use charged with the principal function of basic research, design, and pilot or experimental project development when conducted within a completely enclosed building. The growing of any vegetation requisite to the conducting of basic research shall be excluded from the requirement of enclosure.
- (b) Any of the following uses:
 - 1. Wholesaling, warehousing, storage and distribution facilities.
 - 2. The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as, but not limited to: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, rubber, precious or semi-precious metals or stones, sheet metal (excluding large stampings such as automobile fenders and bodies), shell textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarns.
 - 3. Low-nuisance light manufacturing, fabricating, processing, cleaning, servicing, testing, repair, and assembly facilities not listed elsewhere as Permitted or Special Approval Uses, but excluding the following and similar type uses, which are prohibited in all districts in the City as Permitted or Special Approval Uses:
 - a. abatoirs or slaughterhouses
 - b. arsenals
 - c. batch asphaltic concrete, Portland Cement, or mortar mixing plants
 - d. distillation of tar
 - e. dumping or reduction of garbage, dead animals, offal, or refuse, including recycling centers
 - f. fat rendering
 - g. manufacture or treatment of:
 - 1) Acid

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- 2) natural or synthetic rubber, caoutchouc, or gutta percha
 - 3) creosote
 - 4) fertilizer
 - 5) sauerkraut
 - 6) soap
 - 7) synthetic
 - 8) tallow, grease, or lard
- h. ore reduction
- i. processing or refining of petroleum or coal oil
- j. salt works
- k. smelters
- l. stock yards or slaughter of animals
- m. tanning, curing, or storage of rawhides or skins
4. The manufacturer of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
 5. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
 6. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
 7. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
 8. Storage and transfer, and electric and gas service buildings and yards; public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations; water supply and sewage disposal plants; water and propane tank holders; railroad transfer and storage tracks; Railroad rights-of-way; freight terminals.
- (c) Central dry cleaning plants or laundries, provided that such plants shall not deal directly with consumers at retail.
- (d) Major vehicular repair; vehicular body repair, steam cleaning, rustproofing, undercoating, painting, and upholstery; tire recapping; auto glass work; and similar uses.
- (e) Non-accessory signs.
- (f) Kennel, commercial.
- (g) Uses which are determined to be similar to the above uses by the Planning Commission.
- (h) Uses or structures accessory to the above, subject to the regulations in Section 21.11.

Section 14.03 -- PERMITTED USES AFTER SPECIAL APPROVAL (amended eff. Dec. 2002)

City of Walled Lake Zoning Ordinance

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Limited Industrial

The following uses may be permitted by the Planning Commission subject to the conditions herein imposed for each use, including the review and approval of the site plan by the Planning Commission, and the imposition of special conditions which, in the opinion of the Commission, are necessary to insure that the land use activity authorized shall be compatible with adjacent uses of land, the natural environment and the capabilities of public services and facilities affected by the land use, and subject further to the provisions and public hearing requirements set forth in Section 21.29:

- (a) Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities (such as, but not limited to: lumber yards, building materials, outlets, upholsterer, cabinet maker, outdoor boat, or house trailer, automobile, or agricultural implement sales).
- (b) Lumber and planing mills when completely enclosed and when located in the interior of the district so that no property line shall form the exterior boundary of the "I-1" District.
- (c) Metal plating, buffering and polishing, subject to appropriate conditions to prevent nuisances.
- (d) Radio and television towers and their attendant facilities shall be permitted in I-1 District provided said use shall be located centrally on a parcel having a dimension of not less than one and one half (1 1/2) times the height of the tower measured from the base of said tower to all points on each property line.
- (e) Automobile Service Stations, quick oil change or lubrication centers, and similar uses.
- (f) Restaurants or other places serving food or beverages, except those having the character of a drive-in, and newsstand, tobacco shops and similar convenience goods stores which the Planning Commission determines are intended to serve the convenience needs of the person working in the I-1 District.
- (g) Storage facilities for building materials, sand, gravel, stone, lumber, open storage or construction contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall. In I-1 Districts, the extent and height of such wall shall be determined by the Planning Commission, provided that such wall shall not be less than six (6) feet in height.
- (h) Outside storage accessory to any use in the I-1 District provided that such shall be enclosed by an obscuring wall or other similar screening method, provided that such wall or screening shall not be less than six (6) feet in height.
- (i) Laboratories - experimental testing.
- (j) Indoor commercial recreation uses including indoor archery range, indoor tennis courts, indoor skating rink, indoor paintball arenas, or other similar uses. (See specific minimum requirements set forth in Section 21.29(I)(6).)
- (k) Uses which are determined to be similar to the above uses by the Planning Commission.
- (l) Uses or structures accessory to the above, subject to the regulations in Section 21.11.

Section 14.04 -- AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Article 17.00, Schedule of Regulations.

Section 14.05 -- SITE PLAN REVIEW

City of Walled Lake Zoning Ordinance

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Limited Industrial

Site plan review requirements are as provided in Section 21.28.

Section 5. Amendment to Article 14.00

The City of Walled Lake Zoning Ordinance is hereby amended at Article 14.00, “Limited Industrial District”, Section 14.02, “Permitted Principal Uses” by amending subsection (b) to add a new subparagraph 9, which shall read as follows:

9. Marijuana Facilities as follows:
 - A. Not more than three (3) Marijuana Grower Facilities;
 - B. Not more than three (3) Marijuana Processor Facilities;
 - C. Not more than three (3) Marijuana Transporter Facilities;
 - D. Not more than one (1) Marijuana Safety Compliance Facility;



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