

11.12 Acres 13 Mile & M5

40695 13 Mile Road Novi, MI 48377



FOR SALE

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248.476.3700

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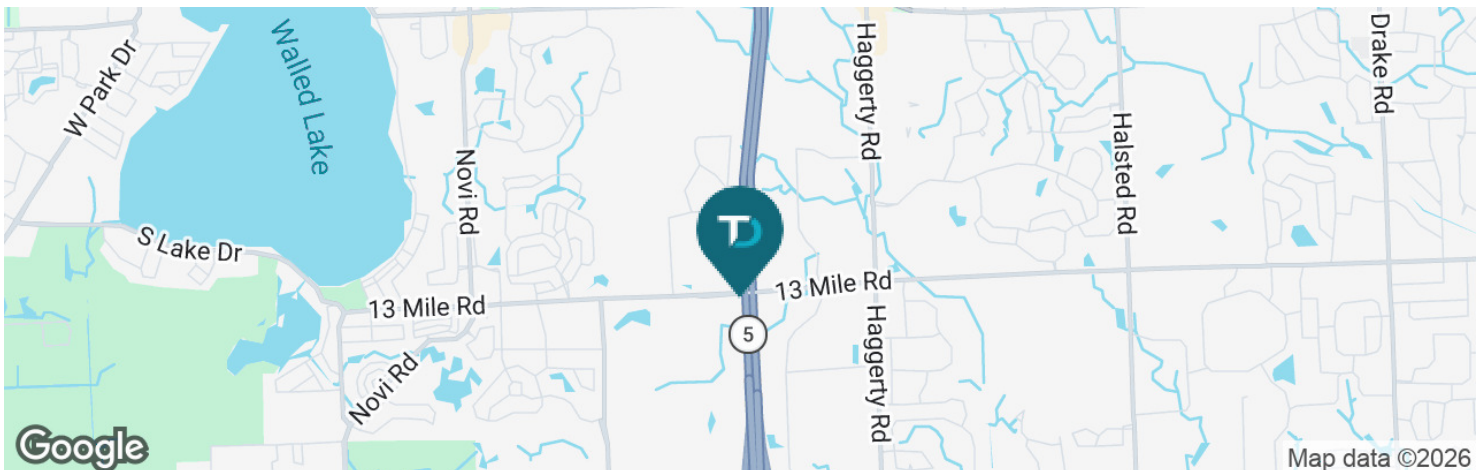
Price Reduced: \$1,750,000.00

DESCRIPTION

11.12 acres of vacant land for sale at the Southwest corner of 13 Mile and M-5.

PROPERTY HIGHLIGHTS

- Proposed rezoning to Multi Family or Office.
- Located on the hard corner of 13 Mile and the M-5 Expressway.
- Highly visible property with approximately 1000 feet of frontage on M-5.



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PROPERTY INFORMATION

SALE PRICE:	NOW: \$1,750,000.00 Was:\$1,950,000.00
Price per Acre:	\$157,374.00
Utilities:	Municipal Water & Sanitary Sewer

PROPERTY INFORMATION

Lot Size:	11.12 Acres
Property Type:	Land
Zoning	RA - Residential
Traffic Count:	13 Mile Rd = 12,685 M-5 = 84,129
School District:	Walled Lake Consolidated Schools
Legal Description:	Available upon request.
APN:	22-12-101-051; 22-12-101-035; 22-12-101-038; 22-12-101-049



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LOCATION INFORMATION

Located at the southwest corner of 13 Mile & M5.



DEMOGRAPHIC INFORMATION	1 MILE	5 MILES	10 MILES
Total population	5,043	166,895	570,605
Median age	45.5	40.4	41.2
Total households	2,502	69,735	226,188
Average HH income	\$78,981	\$96,682	\$98,686
Average house value	\$196,897	\$267,531	\$281,026