

10 ACRES MILFORD RD FOR SALE

LYON TWP, MI 48165

EXCLUSIVELY LISTED BY:

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 10 Acres Milford Road | Lyon Township, MI



OFFERING SUMMARY

Sale Price:	PRICE REDUCED! Was: $1,750,000.00 NOW: $1,299,000.00
Price / Acre:	$129,253.73
Lot Size:	10.05 Acres
Location Description:	Southwest corner of Milford Road and Travis Road.
APN:	21-09-276-007
Zoning:	MU - Mixed Use
Utilities:	City Water & Sanitary Sewer nearby.
Surrounding Businesses:	Coyote Golf Course, close proximity to Lyon Towne Center and Lyon Crossing including Walmart and Lowes.

PROPERTY HIGHLIGHTS

- Flexible zoning allows for retail, multi-family and mixed use.
- One of the fastest growing communities in the state.
- Milford Road is one of Lyon Township's main thoroughfares.

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	528	17,178	78,541
Total Population:	1,491	46,009	207,981
Average HH Income:	$88,402	$85,394	$96,210

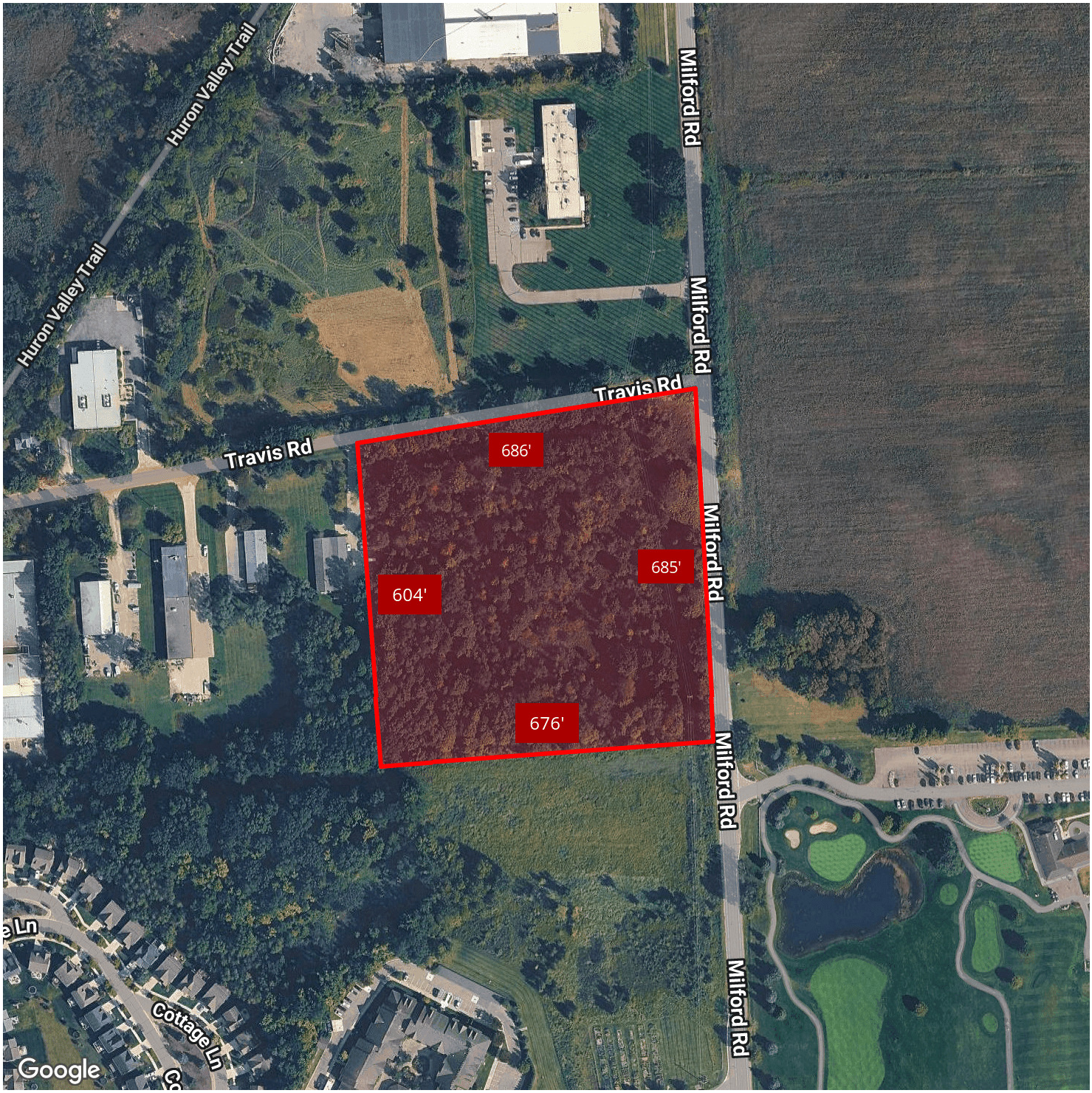
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PROPERTY DETAILS: 10 Acres Milford Road | Lyon Township, MI

PROPERTY NAME:	10 Acres Milford Road
APN:	21-09-276-007
ZONING:	MU - Mixed Use
TAXES:	2026 Summer = $2,949.02 2025 Winter = $746.67
SURROUNDING BUSINESSES:	Coyote Golf Course, close proximity to Lyon Towne Center and Lyon Crossing including Walmart and Lowes.
LAND LEGAL DESCRIPTION:	T1N, R7E, SEC 9 PART OF SE 1/4 OF NE 1/4 BEG AT E 1/4 COR, TH S 89-33-15 W 676.96 FT, TH N 00-15-02 W 604.39 FT, TH N 82-46-10 E 686.55 FT, TH S 00-07-36 W 685.53 FT TO BEG 10.05 A
UTILITIES DESCRIPTION:	City Water & Sanitary Sewer nearby
TRAFFIC COUNT & STREETS:	Milford Road = 12,110 Travis Road = 1,324
SCHOOL DISTRICT:	South Lyon Community Schools

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AERIAL MAPS: 10 Acres Milford Road | Lyon Township, MI



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RETAILER MAP: 10 Acres Milford Road | Lyon Township, MI



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ARTICLE 43.00 MU – MIXED USE DISTRICT

Section 43.01. - Statement of purpose.

The mixed use district provides for the development or redevelopment of land to facilitate a transition to an urban pattern described in the master plan. Development should consist of office, residential, institutional, and limited commercial uses. Two-story buildings with retail or office uses on the ground level and residential or office above is an appropriate form for mixed uses in this district.

The mixed use district is further intended to:

A. Encourage innovative development based on the principles of new urbanism, which promote walkability, simple and accessible transportation, mixed land uses, and quality design and neighborhood structure, leading to an environment which promotes a high quality of life.

B. Reinforce physical, visual, and spatial features through the consistent use of urban design standards. Such design standards shall harmoniously relate the design features of structures and developments to each other, resulting in a coherent overall pattern of development where uses are compatible with each other.

C. Encourage efficient use of land and public services by promoting a compact settlement pattern and mixed use.

D. Discourage the development of businesses that contribute to traffic congestion, such as drive-in and drive-through businesses, automobile service stations, and new and used vehicles sales or service establishments.

E. Encourage shared parking facilities designed to accommodate the needs of several uses, with emphasis on access to parking areas from side streets.

F. Discourage businesses that create objectionable noise, odors, or glare or otherwise detract from the harmonious character of the district.

G. Provide for development along Milford Road that complements and supports development in the New Hudson Zoning District.

(Ord. No. 05-16, pt. 2, 6-6-2016)

Section 43.02. - Permitted uses and structures.

A. *Principal uses and structures.* In all areas zoned MU, mixed use district, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses, unless otherwise permitted in the Ordinance:

1. Business and office uses, which may occupy a building used for residential purposes, provided that:

    a. No business or office use shall be located on the same floor that is used for residential purposes, with the exception of legal home occupations.

    b. No floor may be used in whole or in part for business or office use on a floor located above a floor used for residential purposes.

    c. Where there are non-residential and residential uses in a building, the residential uses shall be provided with separate, private entrances.

    d. Thirty percent of the net parcel area shall be open space. The net parcel area is the total area of the parcel, exclusive of any abutting public street rights-of-way or private road easements.

2. Retail businesses.

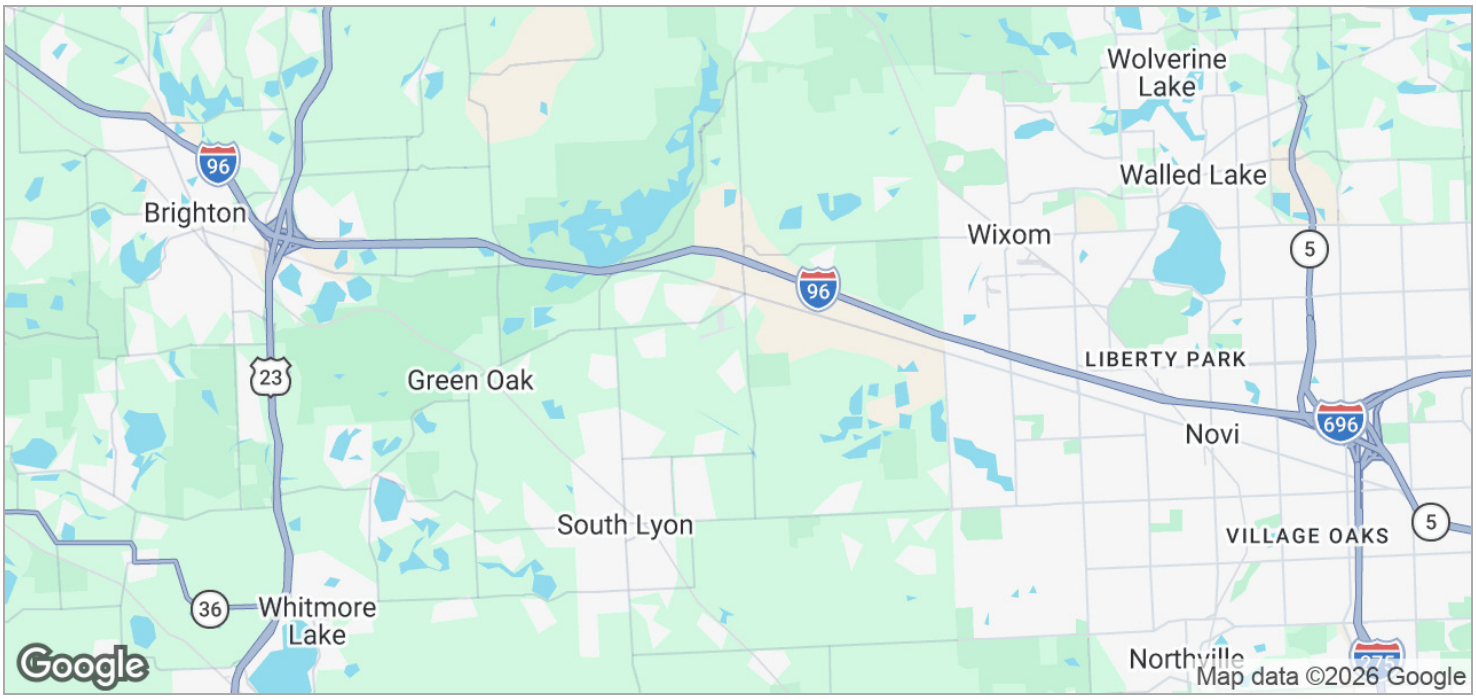
3. Financial institutions, such as banks, credit unions, and savings and loan associations.
4. Veterinary clinics and hospitals for the care of small animals, subject to the provisions in section 19.02, subsection FF.
5. Research, development, design, testing, technical training, and related activities for industrial, scientific, educational, and business enterprises.
6. Indoor commercial recreational facilities, subject to section 19.02, subsections Z and LL.
7. Personal service shops, including, but not limited to: repair shops (such as watch, radio, television, shoe repair, and home appliance), tailor and dressmaking shops, beauty and barber shops, photographic studios, and dry cleaning establishment (but not including dry cleaning plants).
8. Standard restaurants (except drive-ins and drive-throughs), taverns and bars, where the patrons are served while seated within the building occupied by the establishment.
9. Take-out food and beverage sales when accessory to a full-service restaurant, provided that the area occupied by the take-out service shall not exceed 25 percent of the net floor area of the principal use.
10. Brewpubs, subject to the requirements in section 19.02, subsection MM.
11. Assembly halls, display halls, banquet halls, and similar places of assembly.
12. Outdoor cafes, outdoor eating areas, subject to the provisions in Section 19.02, subsection X.
13. Plazas, parks, and public gathering places. A farmers market may be permitted as an accessory use, subject to administrative approval.
14. Corporate education and training facilities.
15. Executive, administrative, professional, medical, and dental offices.
16. Multiple-family housing, which may be in the form of townhouses, apartments, brownstone apartments, or similar configuration, provided that 30 percent of the net parcel area shall be open space.
17. Residential care facilities.
18. Senior housing, subject to the standards in section 19.03, subsection D.
19. State licensed residential facility which provides resident service for six or fewer persons, such as family day care homes, adult foster care family homes, foster family homes, or foster family group homes, subject to the regulations in Section 16g of Michigan Public Act 110 of 2006, as amended.
20. Essential services, subject to the provisions in section 12.14.
21. Uses and structures accessory to a permitted principal use, subject to the provisions in article 18.00.

B. *Special land uses.* The following uses may be permitted by the township board, subject to the conditions specified for each use; review and approval by the planning commission and township board; any special conditions imposed by the planning commission or township board that are necessary to fulfill the purposes of this Ordinance; and the provisions in article 6.00:

1. New single family detached dwelling units. (Special use approval shall not be required for renovation of a single family dwelling in existence at the time of adoption of this article, provided that such renovation is in compliance with the adopted building code.).
2. Uses and structures accessory to a permitted special land use, subject to the provisions in article 18.00.

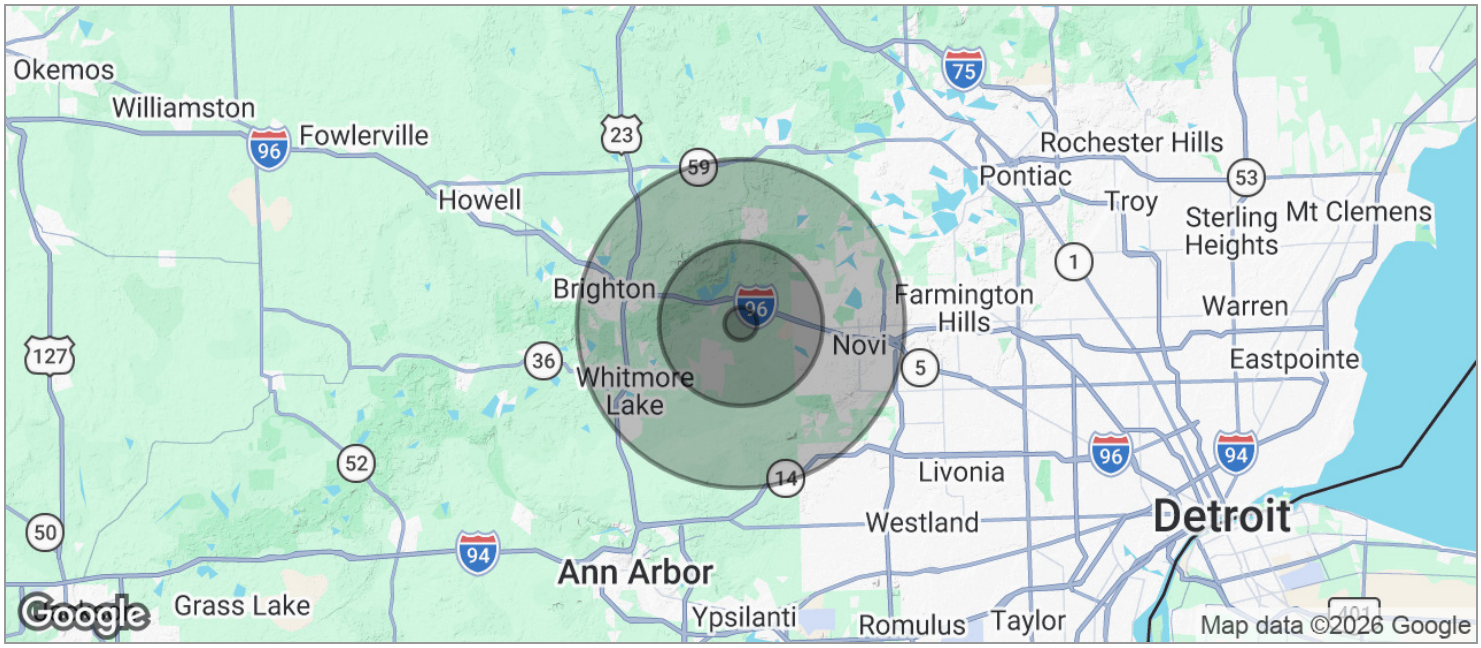
LOCATION MAPS: 10 Acres Milford Road | Lyon Township, MI





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DEMOGRAPHICS MAP: 10 Acres Milford Road | Lyon Township, MI



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,491	46,009	207,981
MEDIAN AGE	36.2	37.3	39.0
MEDIAN AGE (MALE)	38.0	36.9	38.3
MEDIAN AGE (FEMALE)	35.4	38.0	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	528	17,178	78,541
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	$88,402	$85,394	$96,210
AVERAGE HOUSE VALUE	$258,610	$288,511	$294,417

** Demographic data derived from 2020 ACS - US Census*

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