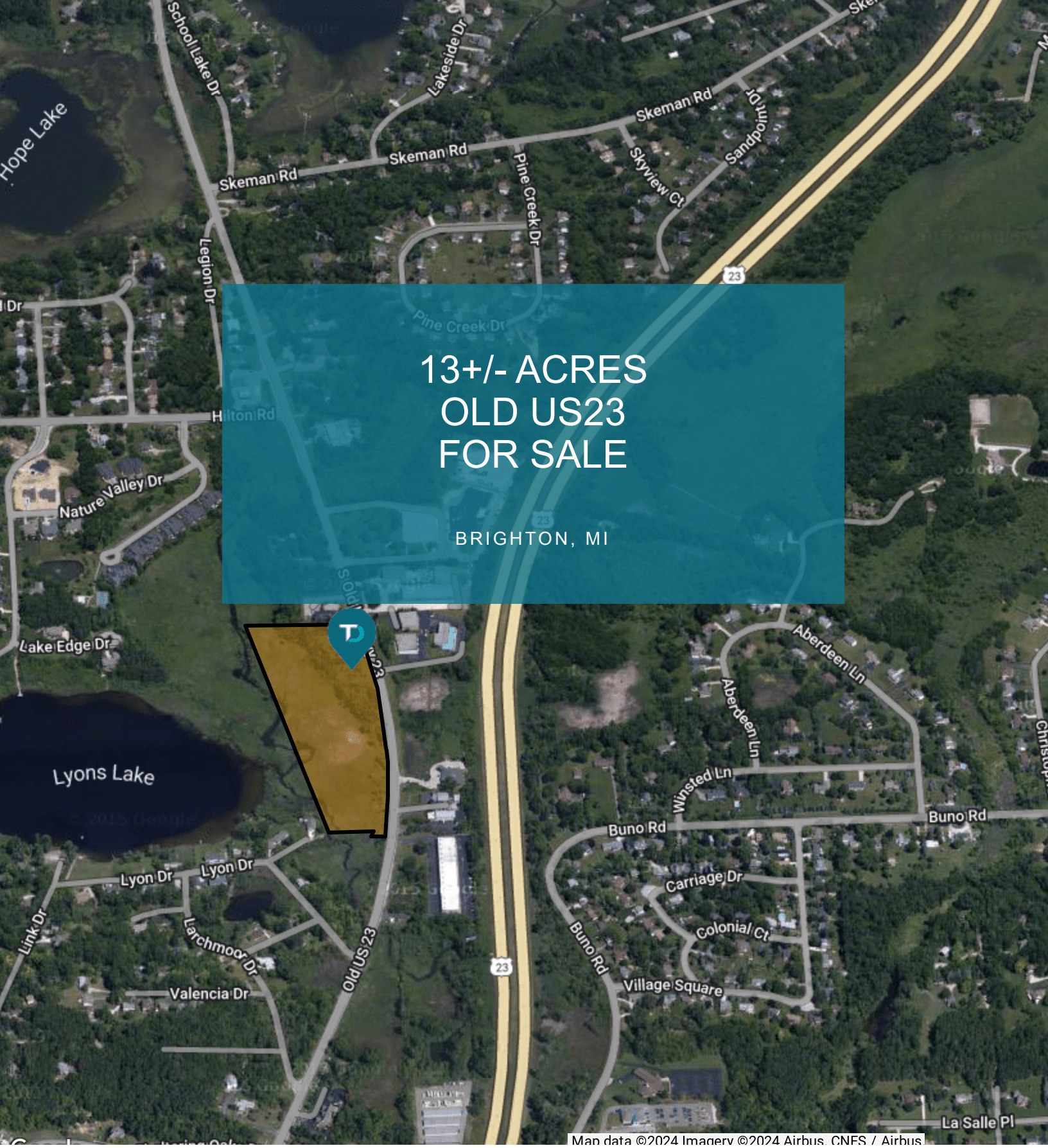
13+/- ACRES
OLD US23
FOR SALE

BRIGHTON, MI



EXCLUSIVELY LISTED BY:

JOHN PORTH
Vice President
jkporth@thomasduke.com

THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 13+/- Acres Old US23 | Brighton, MI 48116

OFFERING SUMMARY

Sale Price:	PRICE REDUCED! Was: $375,000.00 NOW: $329,000.00
Lot Size:	13.2 Acres
APN:	12-20-400-017
Zoning:	B-3 and RM-1
Price / AC:	$24,924.24
Utilities:	Municipal Water Sanitary Sewer
Location Description:	South of Hilton Road, North of Spencer Road on the west side of Old US23.

PROPERTY HIGHLIGHTS

- Excellent frontage along Old US23
- Beautiful views of Lyons Lake creates an optimum setting for offices and retail.
- B-3 and RM-1 Zoning.
- 2.5 Acres buildable.

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	902	19,074	60,919
Total Population:	2,631	49,796	162,725
Average HH Income:	$114,395	$87,862	$86,694

Thomas Duke Company | 248.476.3700
37000 Grand River | Farmington Hills, MI 48335

PROPERTY DETAILS: 13+/- Acres Old US23 | Brighton, MI 48116

SALE PRICE	$329,000.00

LOCATION INFORMATION

Property Name	13+/- Acres Old US23
City, State, Zip	Brighton, MI 48116
County/Township	Livingston County

LAND

Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

PROPERTY DETAILS

Zoning	B-3 and RM-1
Lot Size	13.2 Acres
APN#	12-20-400-017
Legal Description	PART OF THE SE 1/4 OF SEC 20 AND THE SW 1/4 OF SEC 21 T2N R6E DESC AS BEG AT THE SE COR OF SEC 20 TH ALG THE S LN OF SEC 20 N88*22'36"W 250.00 FT TH N14*08'13"W 1238.44 FT TH N10*42'42"W 153.12 FT TH S88*36'02"E 521.93 FT TH ALG THE C-L OF WHITMORE LAKE RD S10*20'42"E 161.55 FT TH CONT ALG THE C-L OF WHITMORE LAKE RD ON THE ARC OF A CURVE RIGHT 1192.16 FT SAID CURVE HAS A RADIUS OF 3819.83 FT A CENTRAL ANGLE OF 17*52'55" AND A LONG CHORD WHICH BEARS S01*24'14"E 1187.34 FT TO THE POB 13.23 ACRES M OR L SPLIT FROM 20-400-004 9/7/01 LD# 00/332

PARKING & TRANSPORTATION

Street Parking	Yes

UTILITIES, TRAFFIC COUNTS & TAXES

Utilities Description	Municipal Water & Sanitary Sewer
Traffic Counts	Old US23 = 14,521; Hilton Road = 7,991
Taxes	2026 Summer = $3926.66 2025 Winter = $811.22

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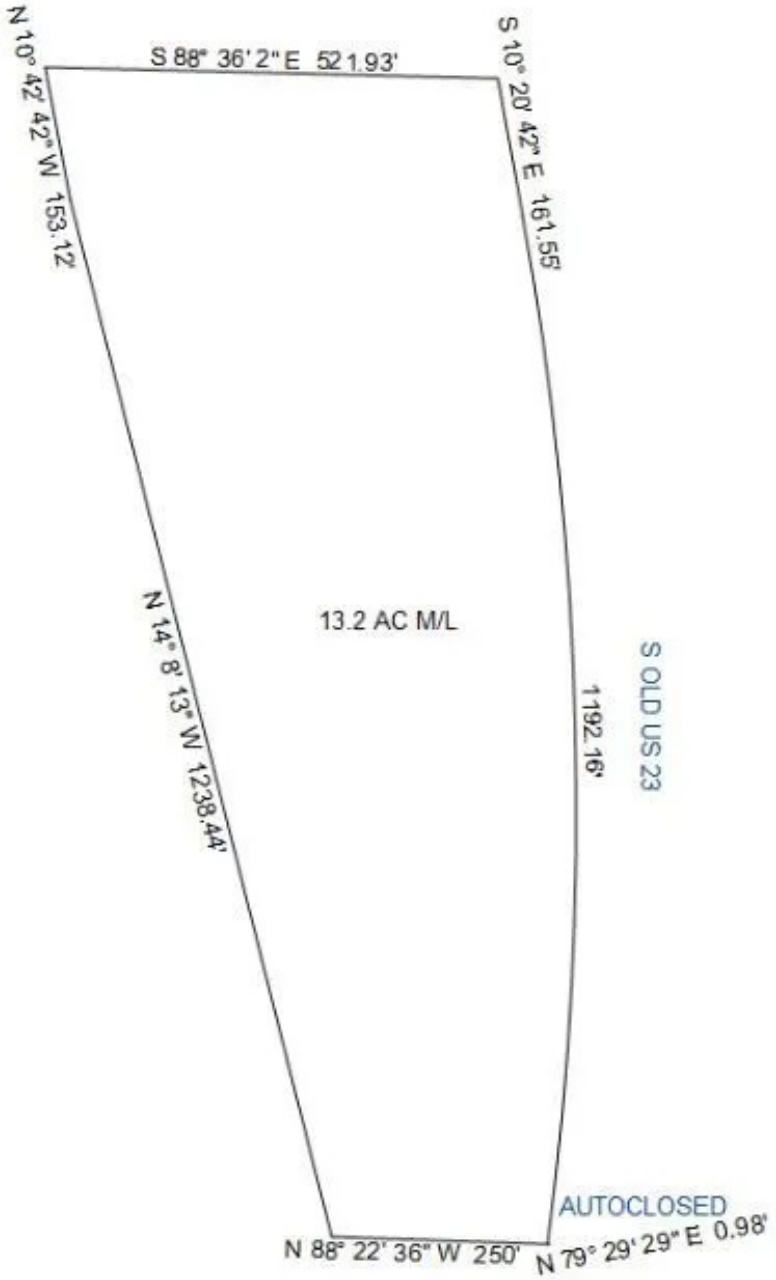
ADDITIONAL PHOTOS: 13+/- Acres Old US23 | Brighton, MI 48116



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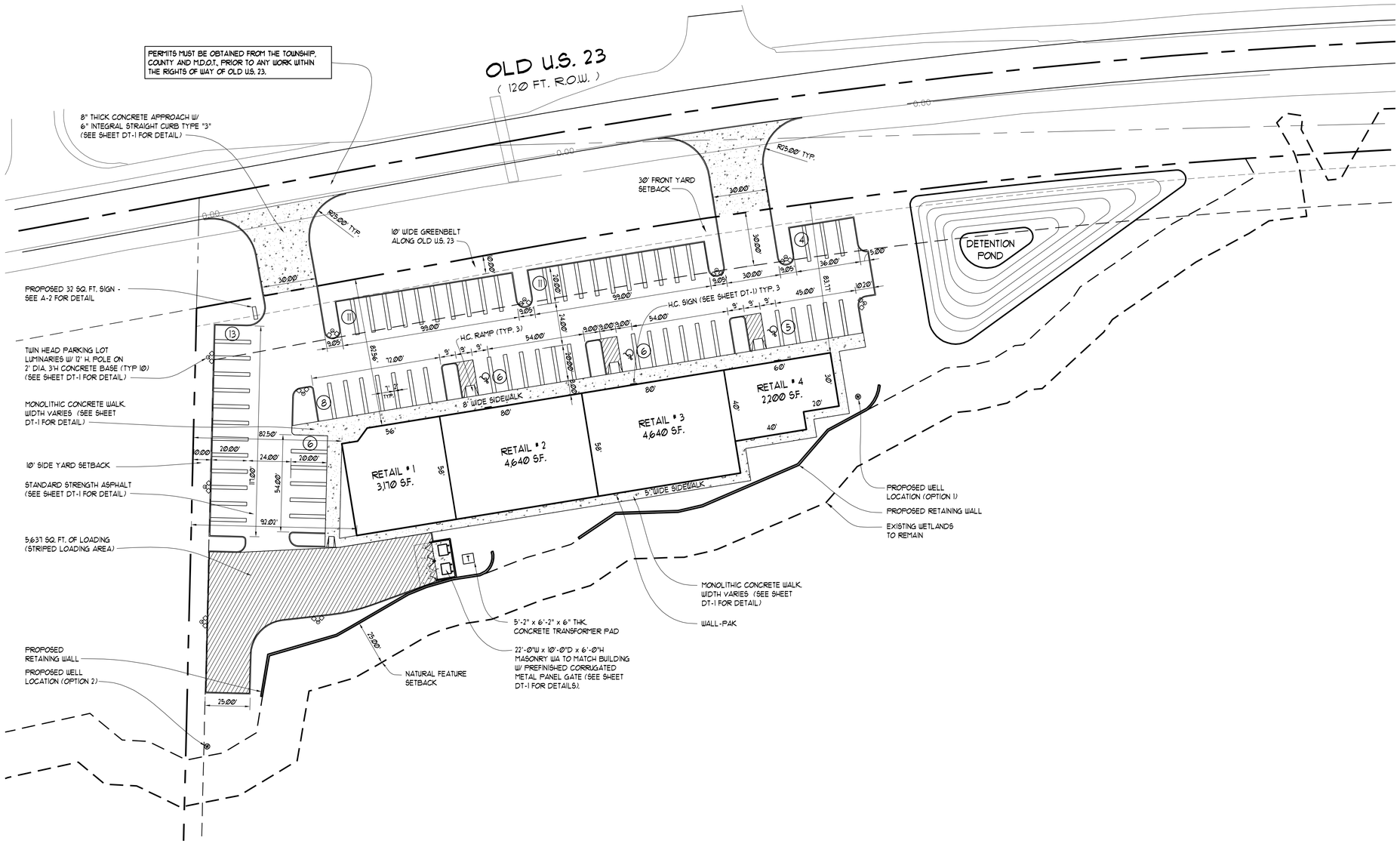

N SITE PLAN
SCALE: 1" = 30'

LEGEND

EX. STORM SEWER	MANHOLE / CATCH BASIN
EX. SANITARY SEWER	MANHOLE
EX. WATER MAIN	HYD / GATE VALVE
OVERHEAD LINES	
UNDERGROUND LINES	
GAS LINE	
UTILITY POLE	GUY WIRE ANCHOR
FENCE	
MAILBOX	MB
LIGHT POLE	
TELEPHONE RISER	T
STREET SIGN	
TREE	
EXISTING GROUND SHOT	920.00
IRON SET	

N

SITE DATA:

DESCRIPTION OF PROPERTY USE.
PROPOSED 14,650 SQ. FT. RETAIL CENTER

EXISTING SITE ZONING
B-4 = SPECIAL GENERAL BUSINESS
ADJACENT LOTS: NORTH = R-2, SOUTH = R-3, EAST = I-1, WEST = R-2.

SITE AREAS
GROSS ACRES = 13.2 AC.
NET ACRES = 11.338 AC.
GROSS UPLAND AREA = 2.163 AC.

BUILDING SETBACKS
FRONT YARD SETBACK = 30'
SIDE YARD SETBACK = 10' & 20'
REAR YARD SETBACK = 20'

PARKING REQUIREMENTS:
1 PARKING SPACE PER 150 USABLE FLOOR SF.
14,650 x 75% = 10,987.5
10,987.5 / 150 = 73.25 = 73
73 PARKING SPACES REQUIRED
70 PARKING SPACES PROVIDED +
3 BARRIER FREE PARKING SPACE =
73 TOTAL PARKING SPACES PROVIDED.

LOADING REQUIREMENTS:
10 SF. PER 1 L.F. OF BLDG. FRONTAGE.
276 L.F. OF FRONTAGE
276 L.F. x 10 S.F. = 2,760
2,760 SF. OF LOADING REQUIRED
5,520 SF. OF LOADING PROVIDED

LANDSCAPE REQUIREMENTS:
10' GREENBELT REQUIRED ON OLD U.S 23

RON JONA & ASSOCIATES
ARCHITECTURE
PLANNING
INTERIORS

29000 INKSTER
SUITE 120
SOUTHFIELD MI
48034

TEL 248 357 3600
FAX 248 357 3646

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DO NOT SCALE DRAWINGS

ISSUED

8-19-02	S.P.A.

FILE	SITE PLAN
DRAWN	SHJ
CHECKED	RAJ

SEAL

CLIENT
L-E-D DEVELOPMENT

13979 MIDDLEBELT RD.
LIVONIA, MI. 48154
(734) 522-4400

PROJECT
PROPOSED COMMERCIAL DEVELOPMENT

OLD U.S 23
SOUTH OF HILTON RD.

BRIGHTON TWP., MI.

JOB NO.
0231

SHEET
SITE PLAN

SHEET NO.
SP-1

CONTRACTOR SHALL VERIFY INVERT ELEVATIONS AND OTHER CRITICAL DIMENSIONS LISTED ON THESE DRAWINGS WHERE UTILITY TIE-INS ARE TO BE MADE. VERIFICATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF NEW UTILITIES. ANY SIGNIFICANT DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE

NOTE: UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/COUNTY AGENCIES, AND OTHER VARIOUS SOURCES. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD CALL MISS DIG

12 HOURS
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)

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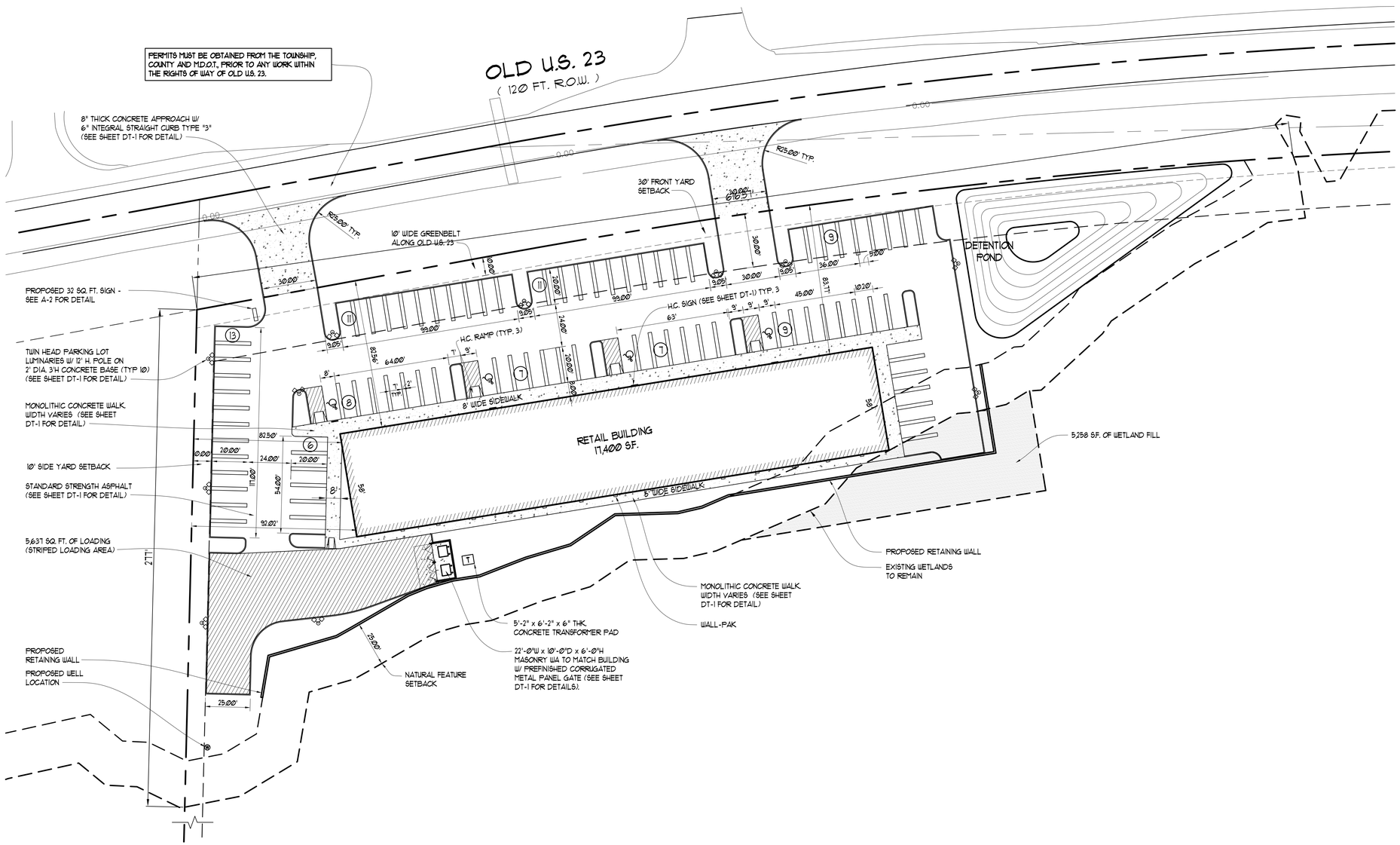

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RETAILER MAP: 13+/- Acres Old US23 | Brighton, MI 48116

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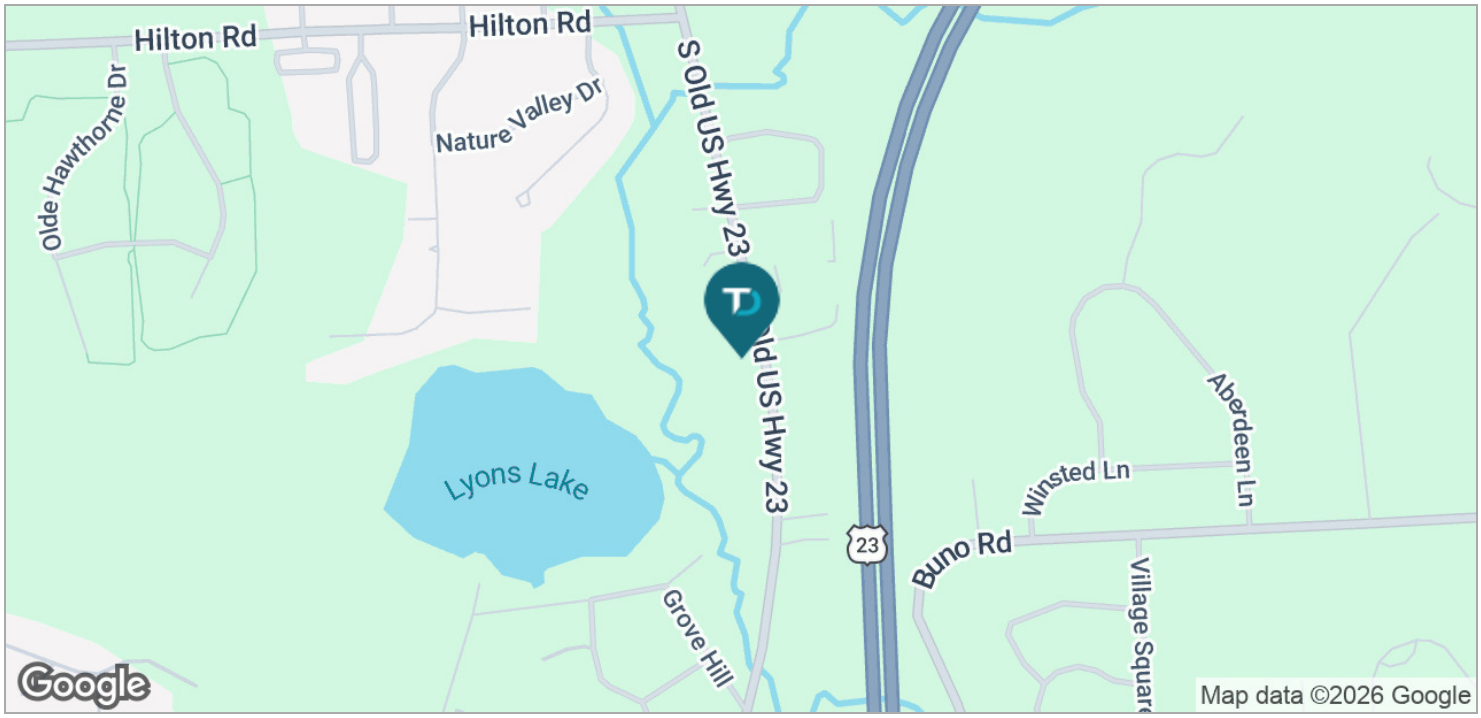
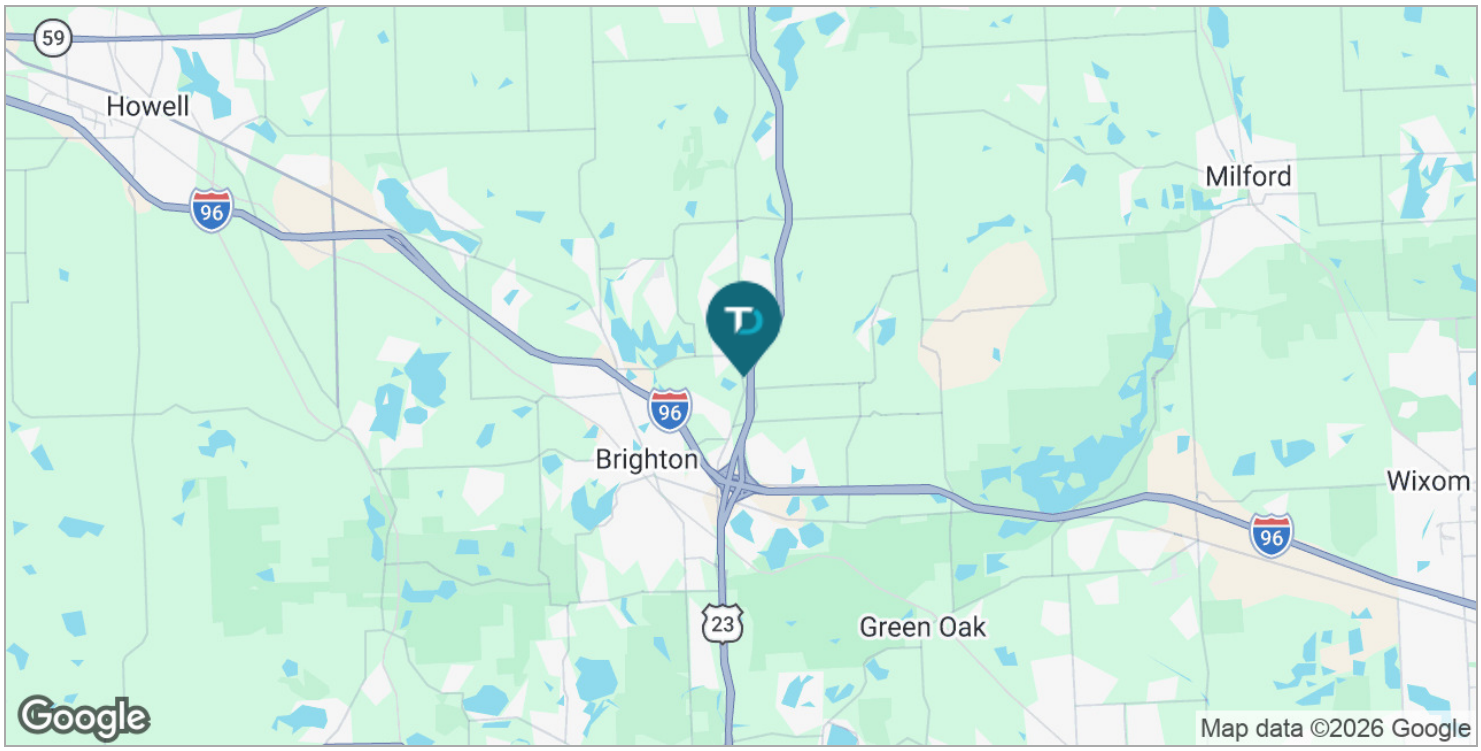
LOCATION MAPS: 13+/- Acres Old US23 | Brighton, MI 48116





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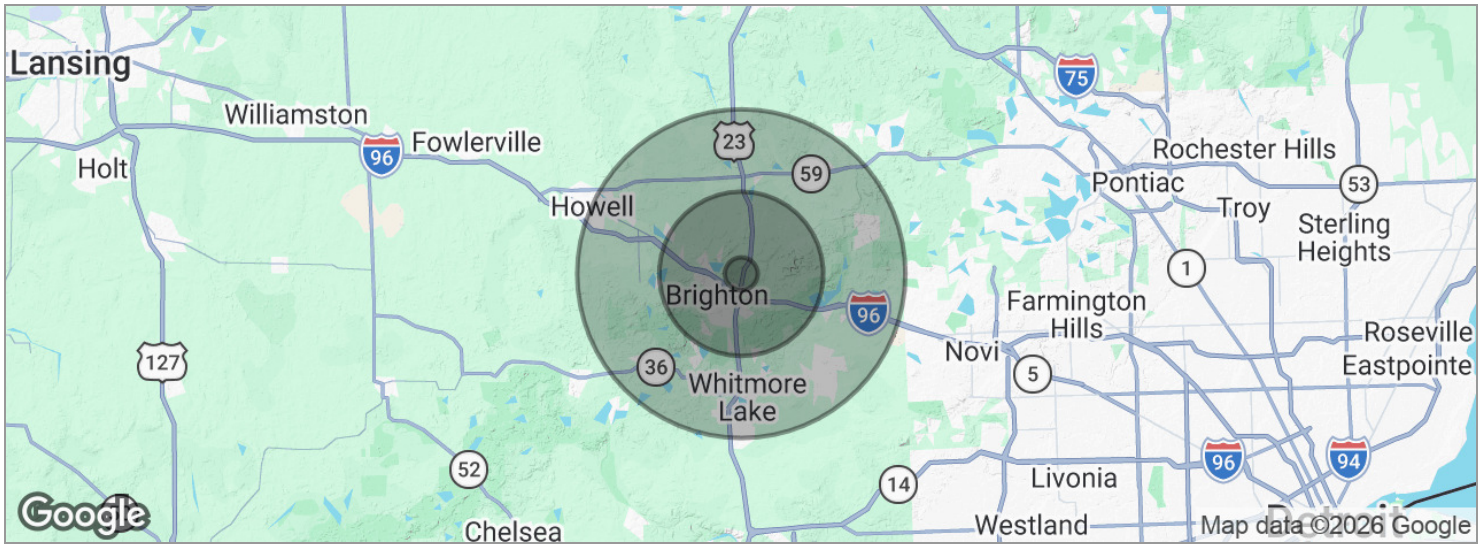
DEMOGRAPHICS MAP: 13+/- Acres Old US23 | Brighton, MI 48116



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,631	49,796	162,725
Median age	40.5	41.7	39.9
Median age (male)	40.9	41.6	39.5
Median age (Female)	40.2	41.8	40.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	902	19,074	60,919
# of persons per HH	2.9	2.6	2.7
Average HH income	$114,395	$87,862	$86,694
Average house value	$292,217	$260,963	$262,346

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

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