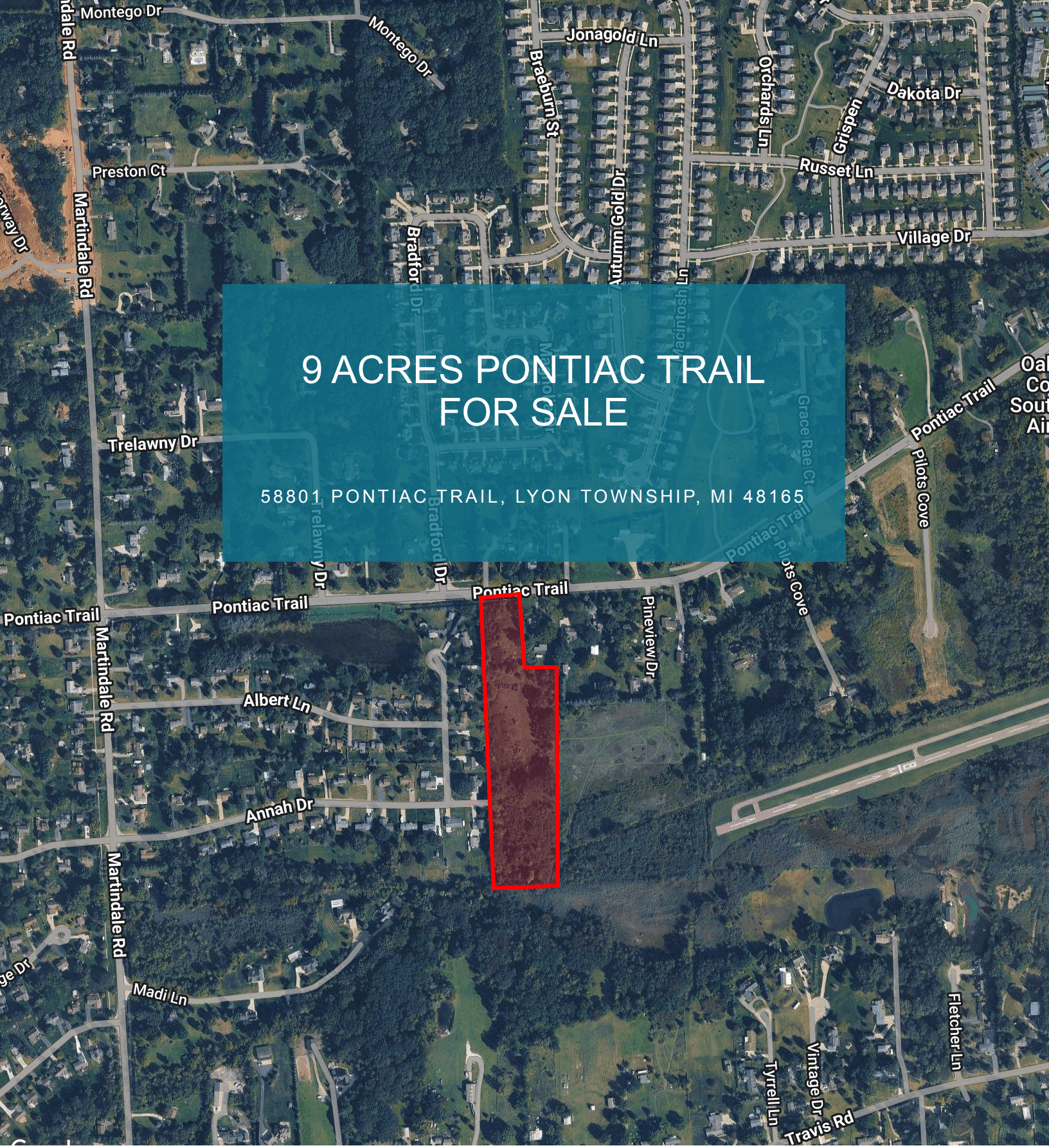


9 ACRES PONTIAC TRAIL FOR SALE

58801 PONTIAC TRAIL, LYON TOWNSHIP, MI 48165

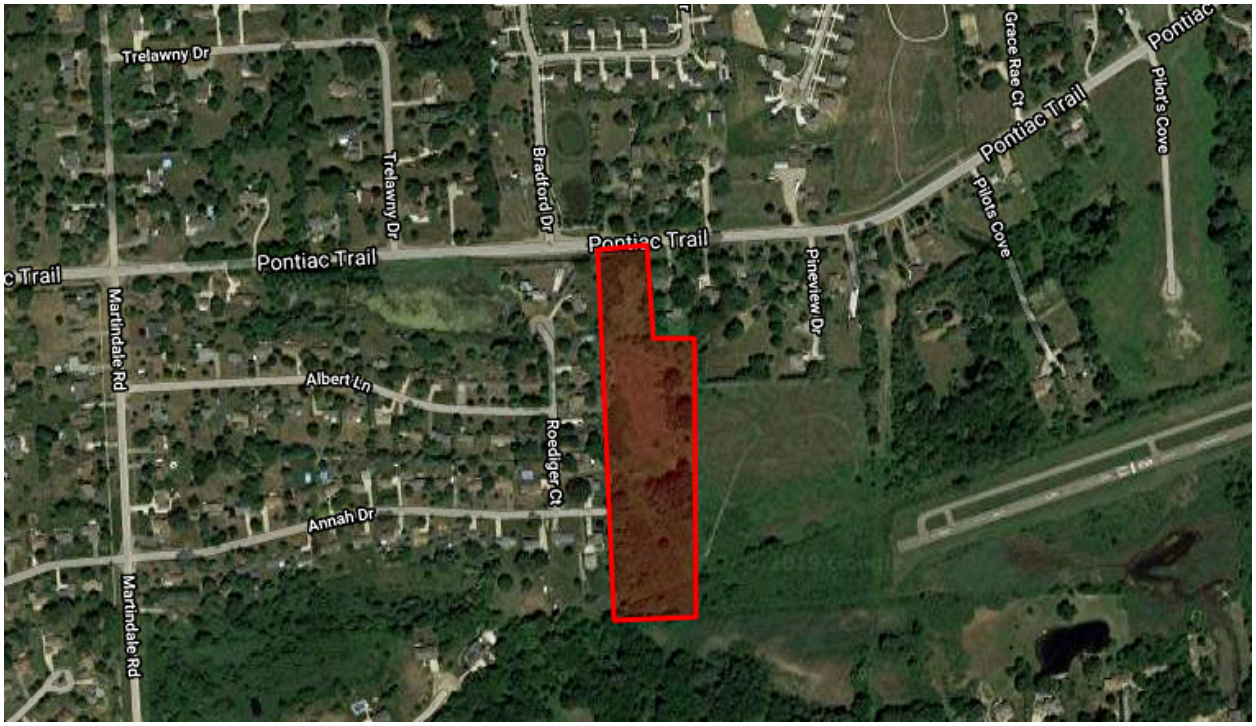
EXCLUSIVELY LISTED BY:

ERIC SZERLAG
Vice President
eszerlag@thomasduke.com

MARK SZERLAG
Senior Partner
mszerlag@thomasduke.com

THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 9 Acres Pontiac Trail | Lyon Township, MI 48165



OFFERING SUMMARY

Sale Price:	PRICE REDUCED! Was: $700,000.00 NOW: $600,000.00
Lot Size:	9 Acres
APN:	21-09-100-070
Zoning:	R-03
Price / AC:	$66,667.00
Utilities:	Well Water Sanitary Sewer
Location Description:	South side of Pontiac Trail, between Milford Road and Martindale Rd.

PROPERTY HIGHLIGHTS

- One of the fastest growing communities in the State of Michigan.
- R.03 zoning allows for up to 3 units per acre.
- 75 ft. minimum lot width permitted.

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	883	16,201	70,601
Total Population:	2,485	44,210	188,804
Average HH Income:	$84,913	$86,935	$94,742

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PROPERTY DETAILS: 9 Acres Pontiac Trail | Lyon Township, MI 48165

SALE PRICE	$600,000.00

LOCATION INFORMATION

Building Name	9 Acres Pontiac Trail
Street Address	58801 Pontiac Trail
City, State, Zip	Lyon Township, MI 48165
County/Township	South West Oakland

LAND

Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

PROPERTY DETAILS

Property Type	Land
Traffic Count	Pontiac Trail = 6,960 Martindale Road = 1,488
Zoning	R-03
Lot Size	9 Acres
APN#	21-09-100-070
Legal Description	T1N, R7E, SEC 9 PART OF NW 1/4 BEG AT PT DIST S 89-55-00 E 383.43 FT FROM NW SEC COR, TH S 89-55-00 E 183.40 FT, TH S 00-05-00 W 324.91 FT, TH N 89-59-54 E 149.31 FT, TH S 00-23-40 E 998.17 FT, TH S 89-45-08 W 329.99 FT, TH N 00-23-40 W 1324.79 FT TO BEG 8.93 A 10-30-00 FR 038
Taxes	2025 Winter = $900.14 2026 Summer = $3,255.73

PARKING & TRANSPORTATION

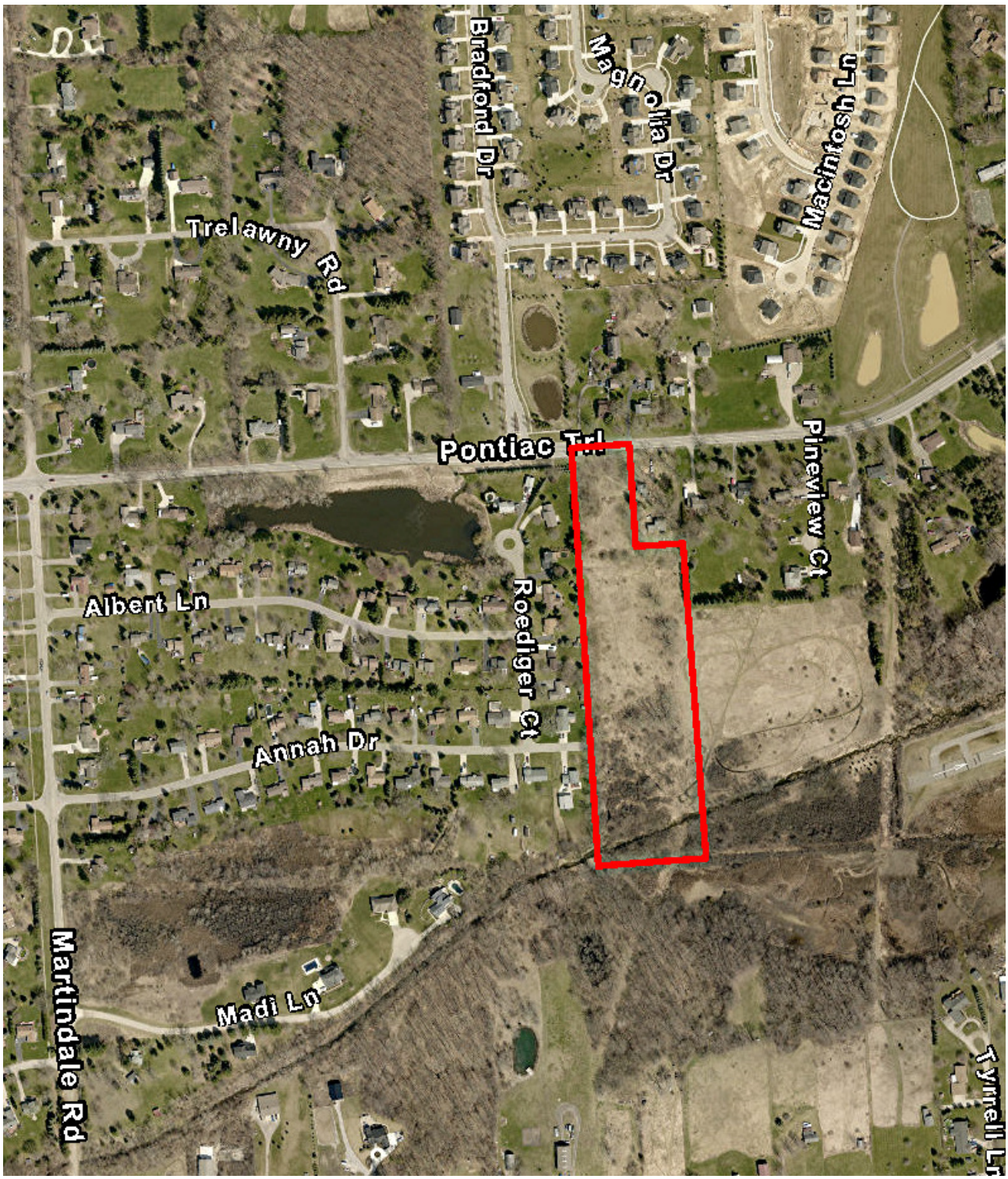
Street Parking	Yes

UTILITIES & AMENITIES

Power	Yes
Utilities Description	Well Water & Sanitary Sewer

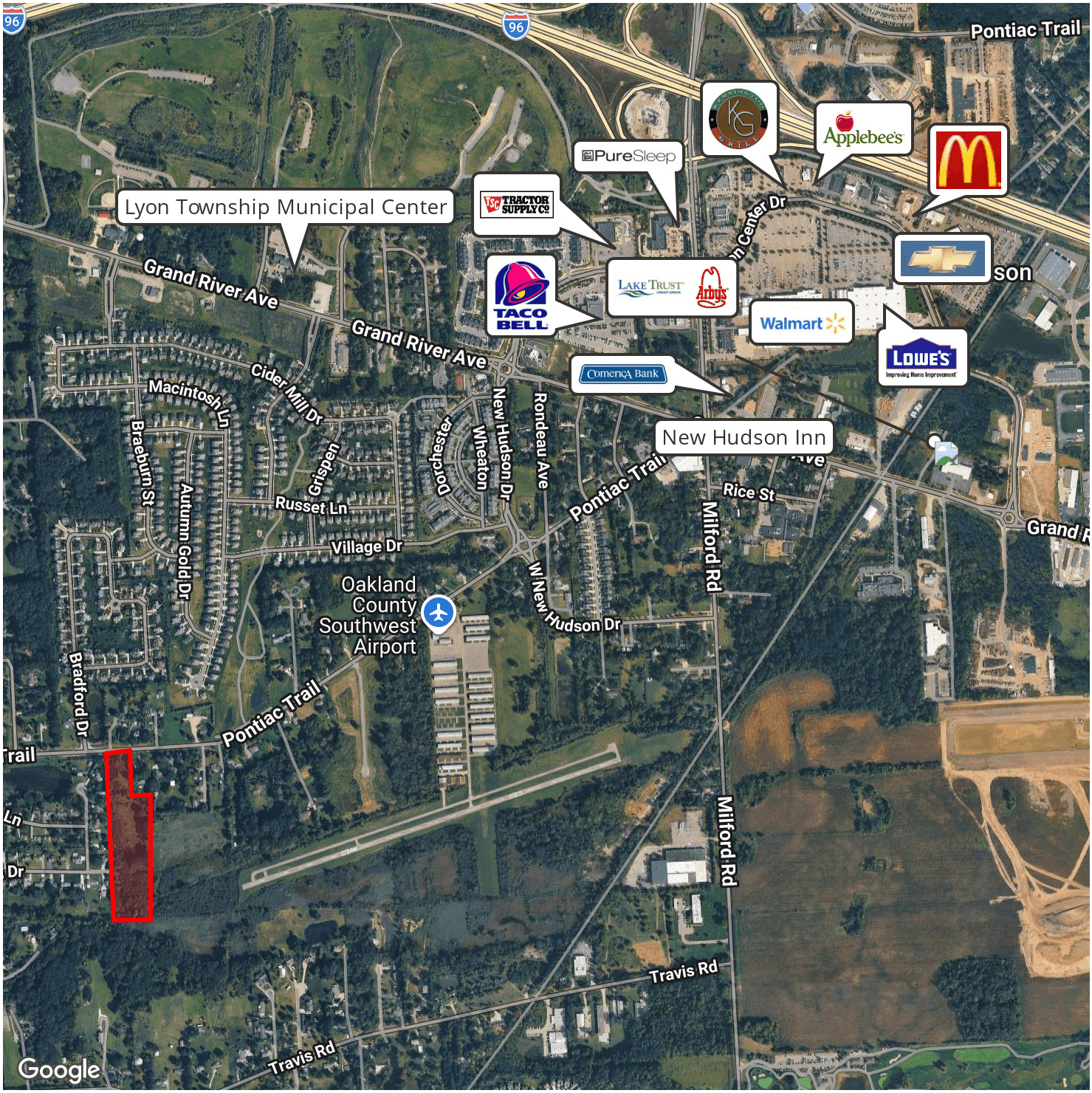
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ADDITIONAL PHOTOS: 9 Acres Pontiac Trail | Lyon Township, MI 48165



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RETAILER MAP: 9 Acres Pontiac Trail | Lyon Township, MI 48165



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ARTICLE 25.00 - R-0.3 SINGLE-FAMILY RESIDENTIAL DISTRICT

Section 25.01. - Statement of purpose.

A. The intent of the R-0.3 single-family residential district is to provide areas of the township for the continued use and improvement of single-family dwellings within existing stable neighborhoods that were developed at a higher density than is permitted elsewhere in the township. It is further the intent of this district to prohibit multiple-family, office, business, commercial, or industrial use of the land, and to prohibit any other use which would substantially interfere with development of or quality of life in this district.

B. It is intended that developments in this district be designed to preserve significant natural features. Preservation of open space, protection of flood-prone areas, protection of wooded areas, and preservation of other natural features is encouraged.

Section 25.02. - Permitted uses and structures.

A. *Principal uses and structures.* In all areas zoned R-0.3 single-family residential, 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:

1. All principal uses and structures permitted in the R-0.5 single-family residential district as specified in section 24.02, subsection A.

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 of the site plan 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 set forth in article 6.00.

1. All special land uses and structures permitted in the R-0.5 single-family residential district as specified in section 24.02, subsection B.

Section 25.03. - Development standards.

A. *Site plan review.* Site plan review and approval is required for all uses except detached single-family residential uses, in accordance with article 4.00.

B. *Area, height, bulk and placement requirements.* Buildings and uses in the R-0.3 single-family residential district are subject to the area, height, bulk and placement requirements in article 36.00, Schedule of Regulations.

C. *Planned development.* Planned development may be permitted as a means to achieve the basic intent of this district, in accordance with the guidelines in article 7.00.

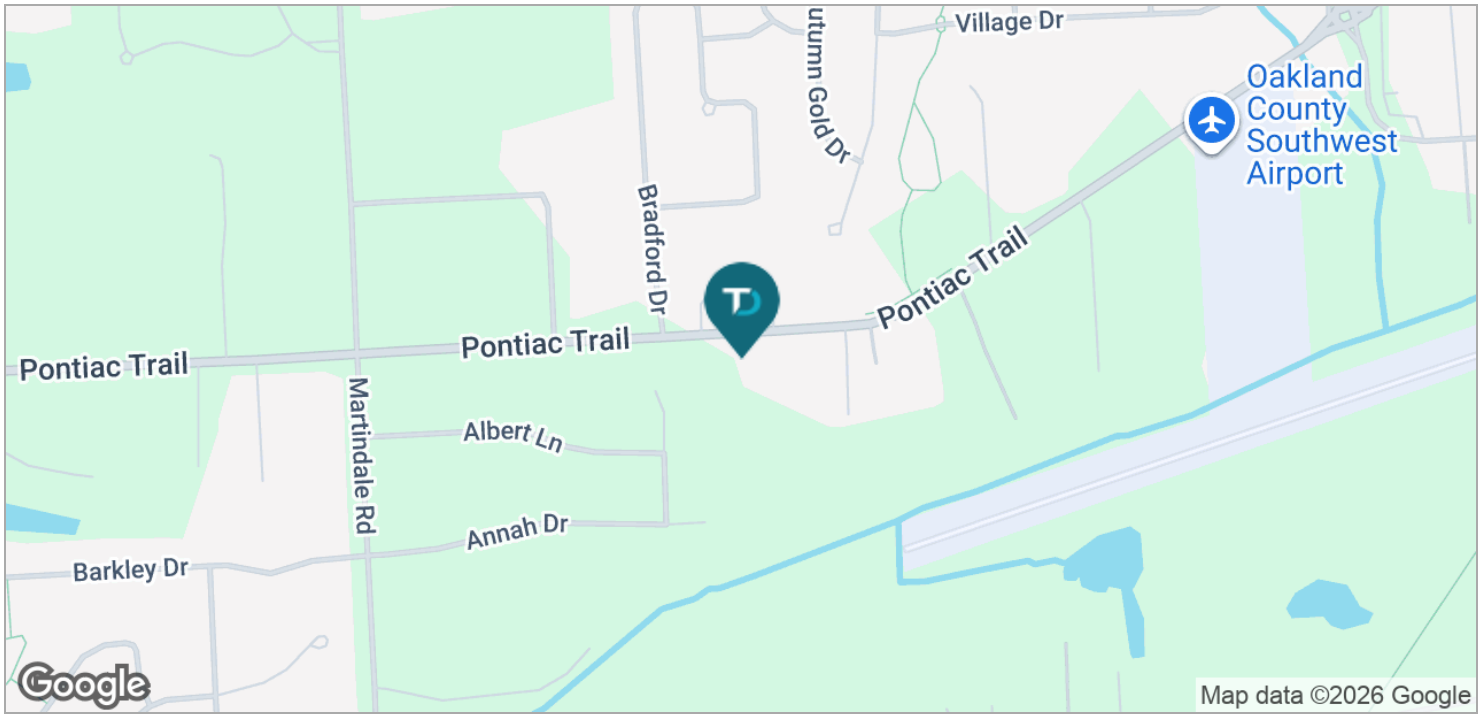
D. *Single-family development options.* Subject to special use approval as set forth in article 6.00,

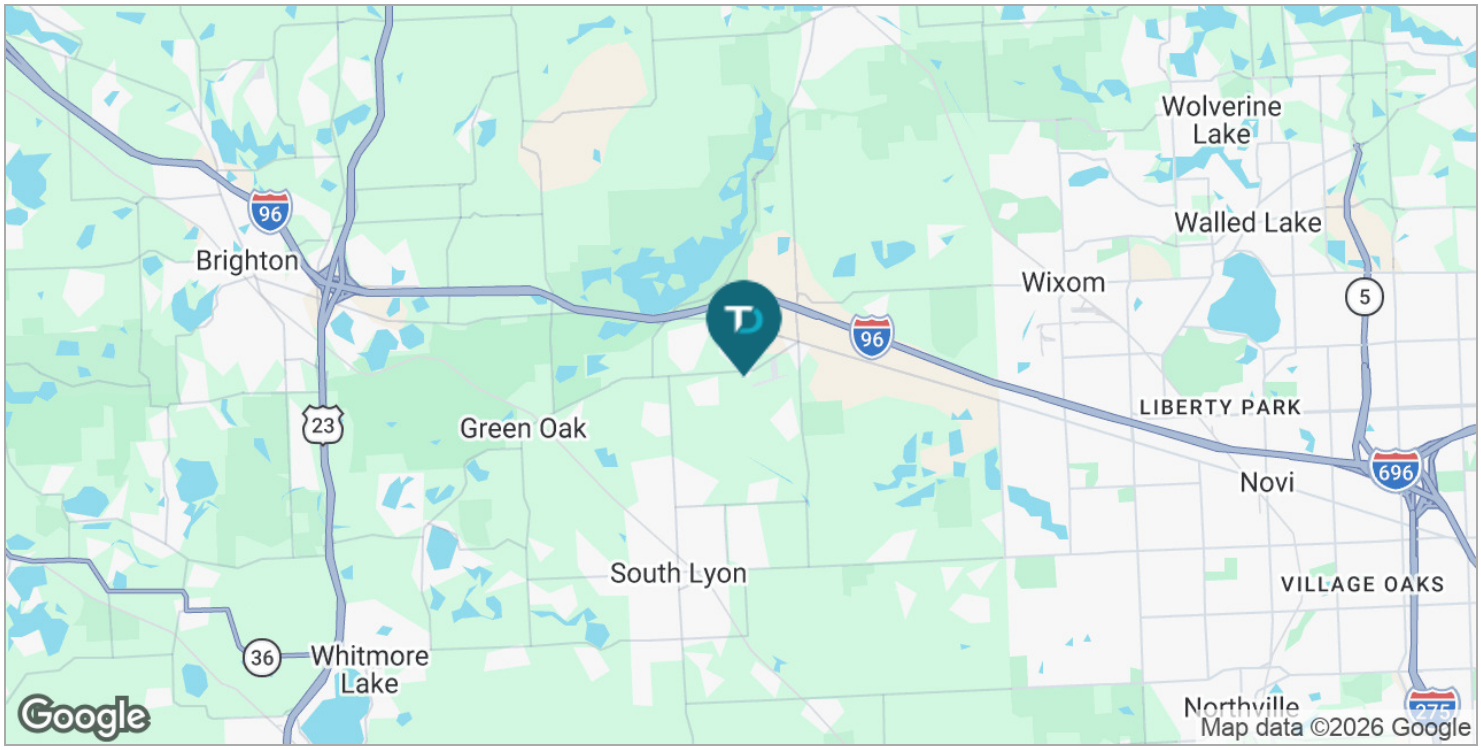
single-family development in the R-0.3, single-family residential district may be developed in accordance with the average lot size or single-family cluster options in section 19.03, subsection B.

E. *General development standards.* Buildings and uses in the R-0.3 single-family residential district shall be subject to all applicable standards and requirements set forth in this Ordinance, including the following:

Article	Topic
Article 12.00	General Provisions
Article 14.00	Off-Street Parking
Article 15.00	Fences and Walls
Article 19.00	Site Development Standards
Article 36.00	Schedule of Regulations

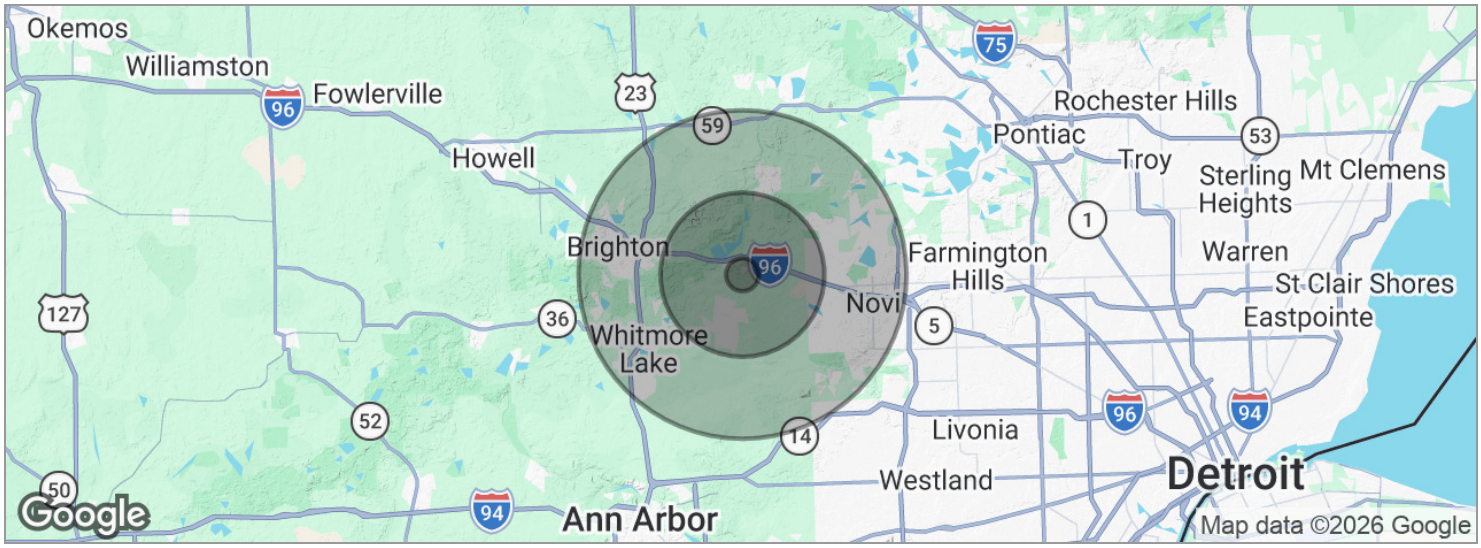
LOCATION MAPS: 9 Acres Pontiac Trail | Lyon Township, MI 48165





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DEMOGRAPHICS MAP: 9 Acres Pontiac Trail | Lyon Township, MI 48165



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,485	44,210	188,804
Median age	34.5	37.8	38.7
Median age (male)	35.0	37.2	38.3
Median age (Female)	34.8	38.6	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	883	16,201	70,601
# of persons per HH	2.8	2.7	2.7
Average HH income	$84,913	$86,935	$94,742
Average house value	$242,696	$290,187	$289,318

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

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