EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

11.12 Acres 13 Mile & M5

40695 13 Mile Road Novi, MI 48377



FOR SALE

GetReal*quality*
248.476.3700

LISTED BY:

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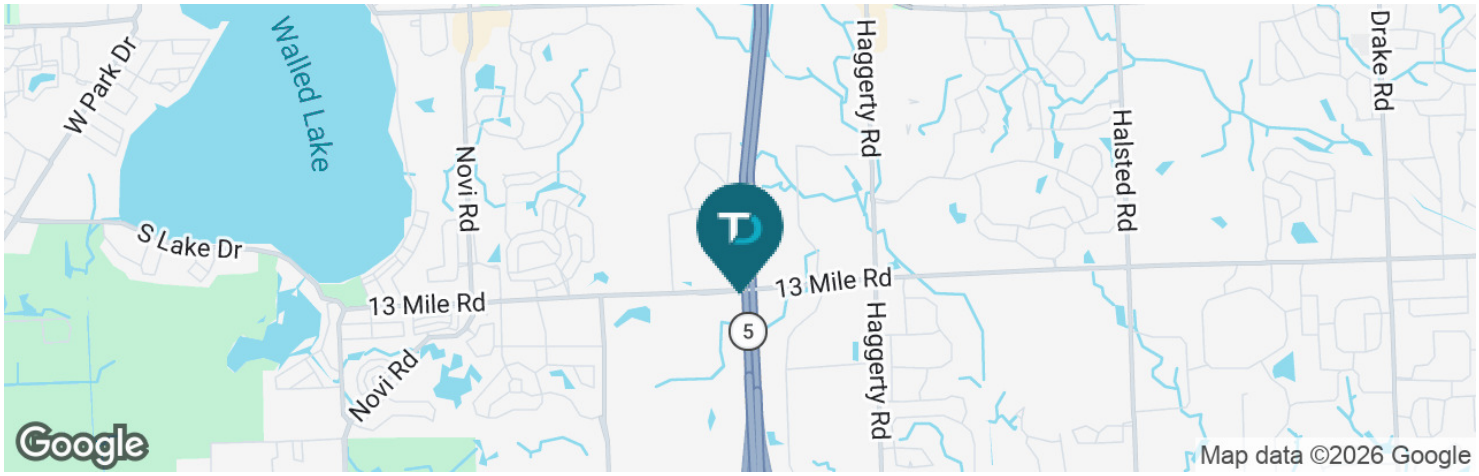
Price Reduced: $1,750,000.00

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 fee 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

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



For more information, please contact: Eric Szerlag / 248.476.3700 / eszerlag@thomasduke.com
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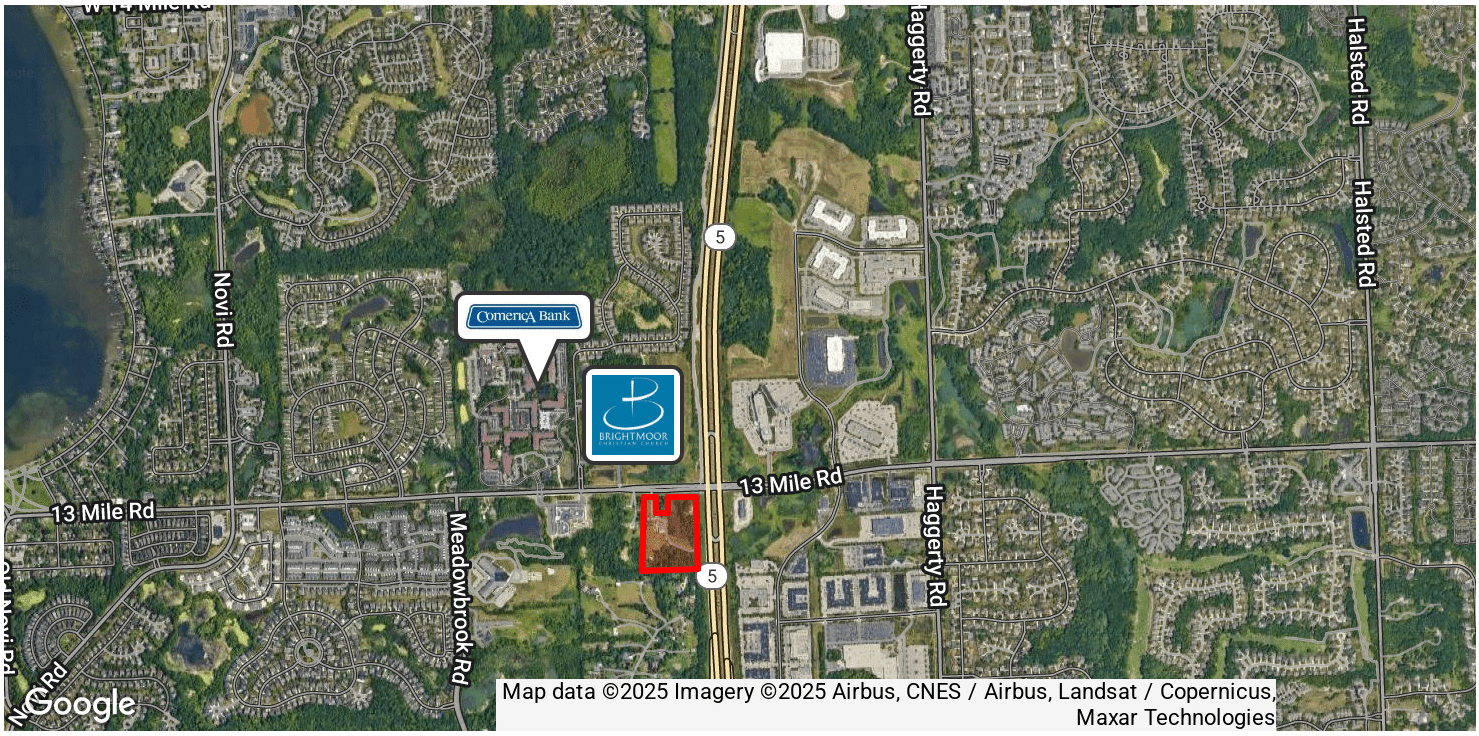
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LOCATION INFORMATION

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