EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

6+/- Acres Avon Road

720 E. Avon Road Rochester Hills, MI 48307



FOR SALE

LISTED BY:

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GetReal*quality*

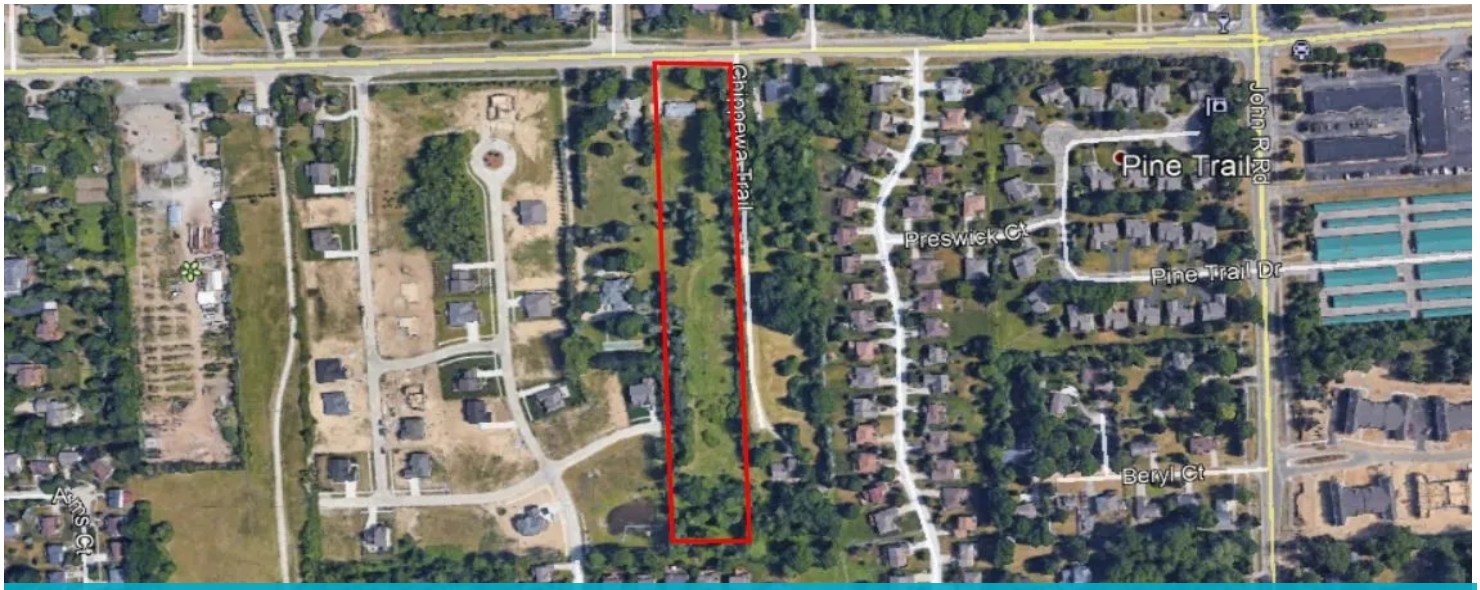
248.476.3700

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Contact Agent for Pricing

DESCRIPTION

Residential vacant land that currently holds a 1,500 sf house on the front portion of E. Avon Road with the remaining acreage of untouched fielded brush.

PROPERTY HIGHLIGHTS

- 6+/- Acres located in Rochester Hills.
- Zoned R-3 and included within the Mixed Residential Overlay District (MR).
- R-3 focuses on one-family, low density dwelling sites and residentially related uses.
- Mixed Residential (overlay) district is intended to result in higher quality development.
- Provides design flexibility in lot size, lot configuration and building type within densities allowed by the Master Land Use Plan and existing zoning.

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BUILDING INFORMATION

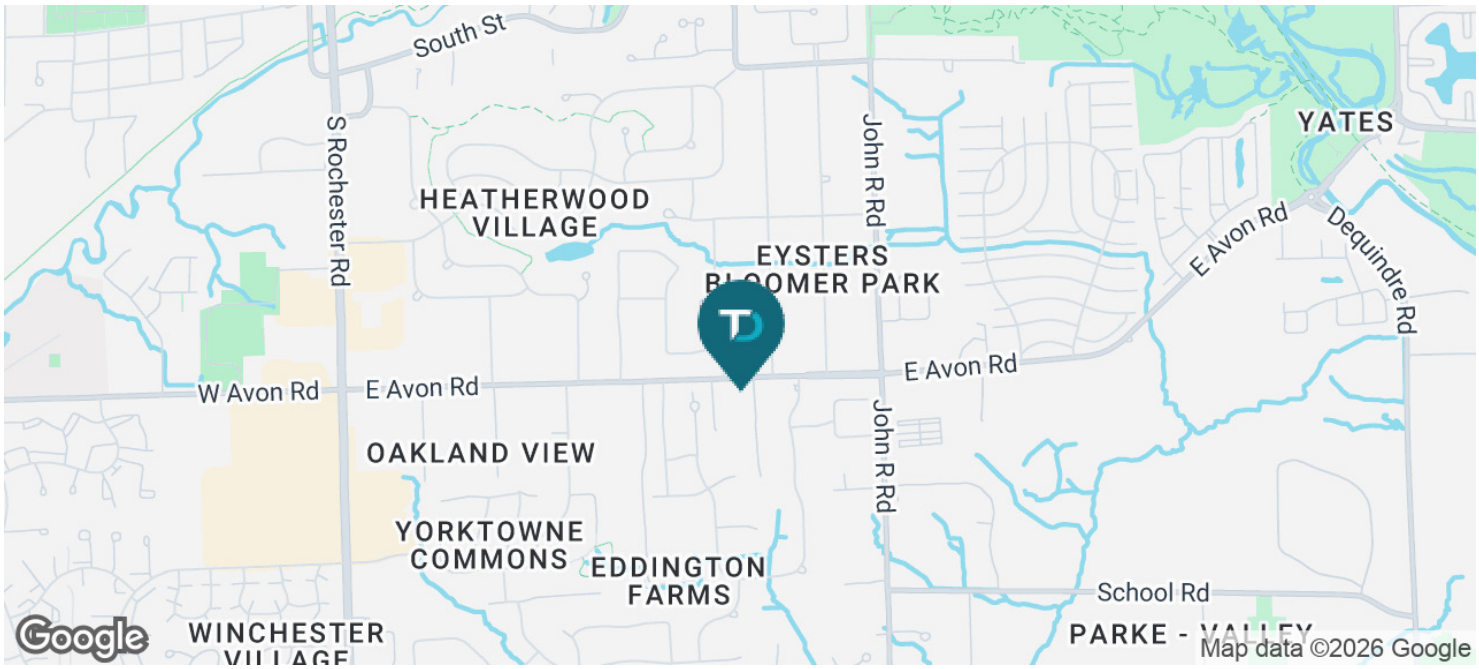
Utilities:	Municipal Water Sanitary Sewer
Zoning:	R-3 Single Family Residential (MR Mixed Residential Overlay) List of Permitted Uses available upon request.
School District:	Rochester Community Schools

PROPERTY INFORMATION

Lot Size:	6 Acres
Property Type:	Land
Property Subtype:	Residential
Annual Taxes (2022/2021):	017 - $4,274.90 016 - $7,412.59 (a portion of)
Legal Description:	Available Upon Request.
APN:	15-23-201-017 Part of 15-23-201-016

LOCATION INFORMATION

Located on the south side of Avon Road, about a quarter mile from the intersection of Avon Road and John R.



R-3: One Family Residential

Section 138-4.200 **RE, R-1, R-2, R-3, R-4 and R-5 One Family Residential Districts**

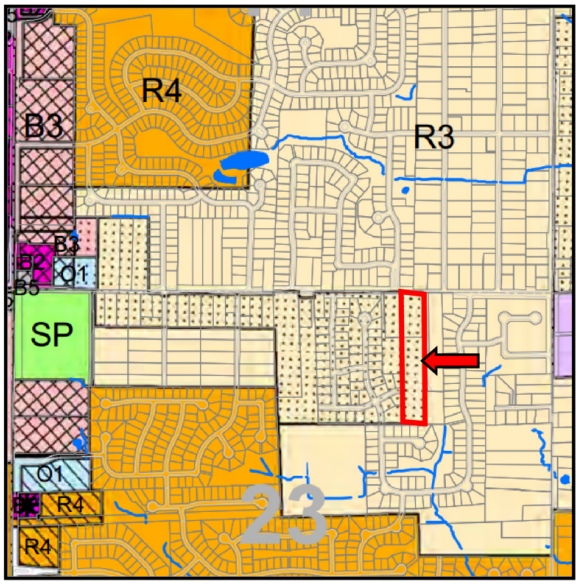
The RE, R-1, R-2, R-3 and R-4 one-family residential districts are designed to provide for one-family, low density dwelling sites and residentially related uses in keeping with the master plan of residential development in the City. The uses permitted by right and on special condition as conditional uses are intended to promote a compatible arrangement of land uses for homes, with the intent to keep neighborhoods relatively quiet and free of unrelated traffic noises.

The R-5 One Family Flex residential districts are intended to provide for one-family detached and attached moderate-density units in a variety of formats in keeping with the master plan of residential development. This includes detached single family, duplexes, multiplex (tri- and quadplexes) and detached bungalows. All residential units shall have an appearance that is similar to a single-family detached home when viewed from the front lot line. Neighborhoods in this district are intended to have a mix of building types, not a single building type.

MR: Mixed Residential Overlay

Section 138-4.204 **MR Mixed Residential (Overlay) District**

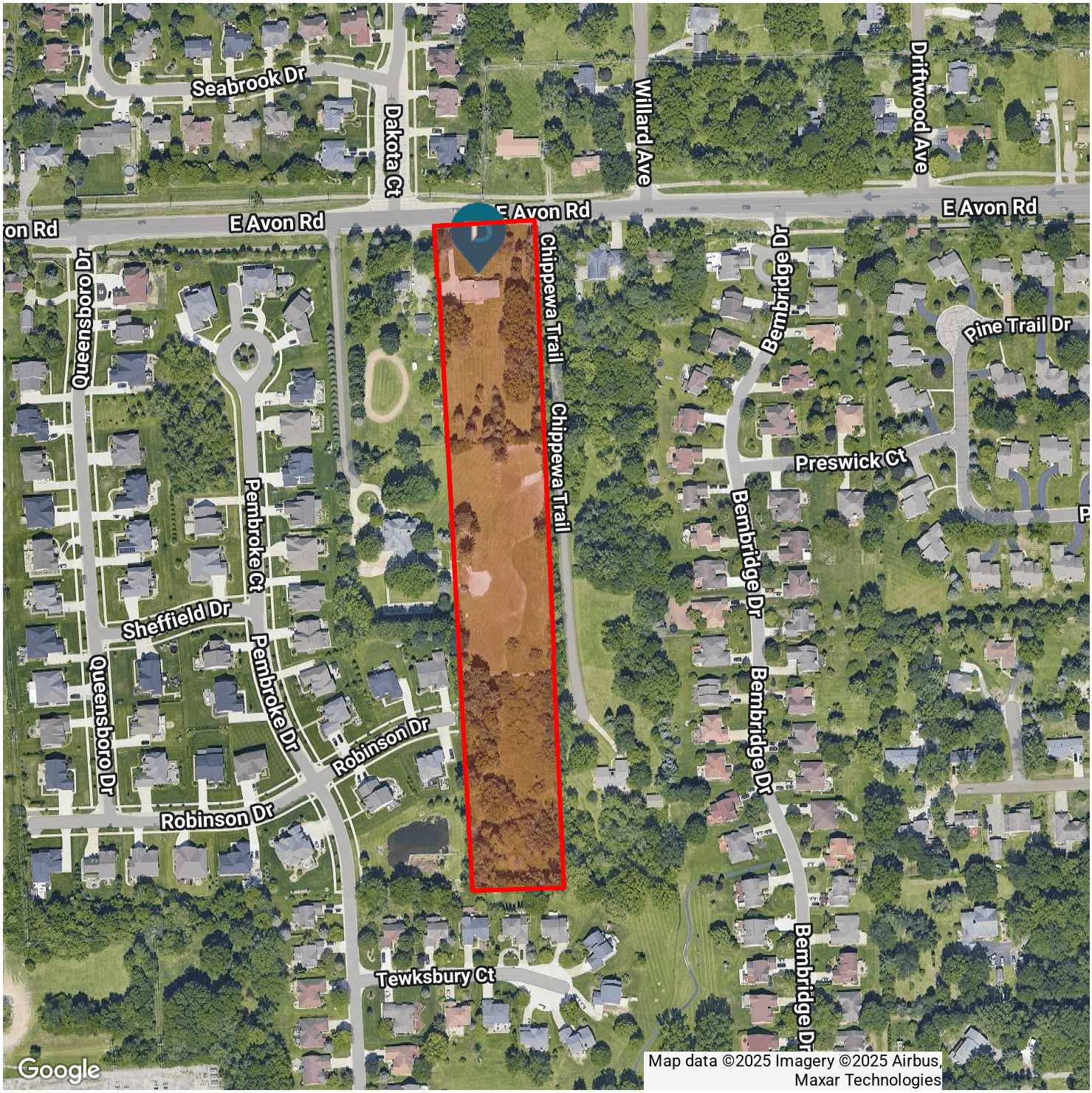
The mixed residential (overlay) district is designed to permit the construction of varied residential development types on parcels greater than 10 acres. The mixed residential (overlay) district is intended to result in higher quality development by providing design flexibility in lot size, lot configuration, and building type within densities allowed by the Master Land Use Plan and existing zoning; to result in better buffers from major thoroughfares for residential development; the protection of natural features, and the creation of site amenities such as open space or parks.



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