EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

5 Acres Whitmore Lake Rd

Whitmore Lake Rd Green Oak Township, MI 48116



FOR SALE

GetReal*quality*
248.476.3700

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Sale Price: $600,000.00

DESCRIPTION

5 acres of retail land for development. Adjacent to new 400+ residential unit development.

PROPERTY HIGHLIGHTS

- US-23 visibility
- Adjacent to a 400+ unit residential development - ground breaking planned in 2022/2023.
- Close proximity to high traffic Legacy Sports Complex

For more information, please contact: Mark Szerlag / 248.476.3700 / mszerlag@thomasduke.com
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BUILDING INFORMATION

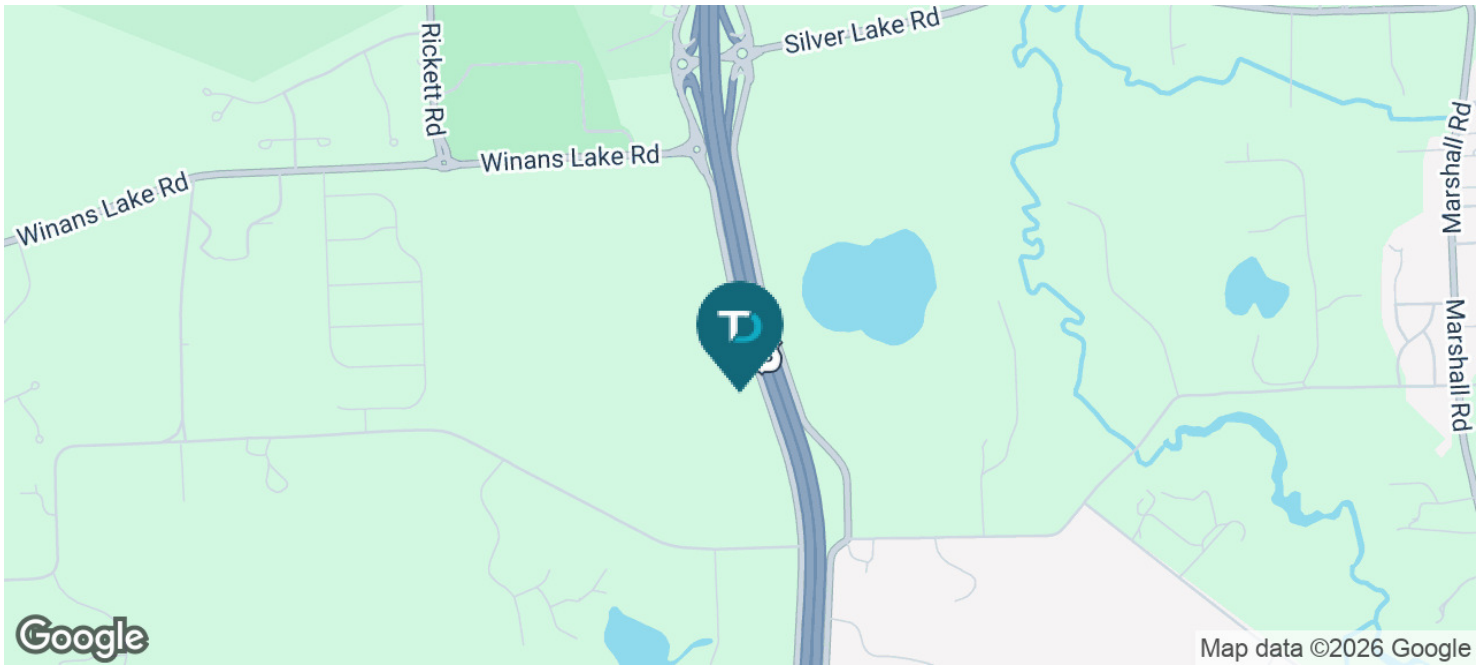
SALE PRICE:	$600,000.00
Price	$120,000.00/Ac.

PROPERTY INFORMATION

Lot Size:	5 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	PUD/VMU-2
Utilities:	Well & Septic
Traffic Count:	2,126 VPD on Whitmore Lake Rd (Costar, 2022) 61,930 VPD on US-23 (MDOT 2021 2 Way Count)
Legal Description:	Available upon request
APN:	4716-20-300-004

LOCATION INFORMATION

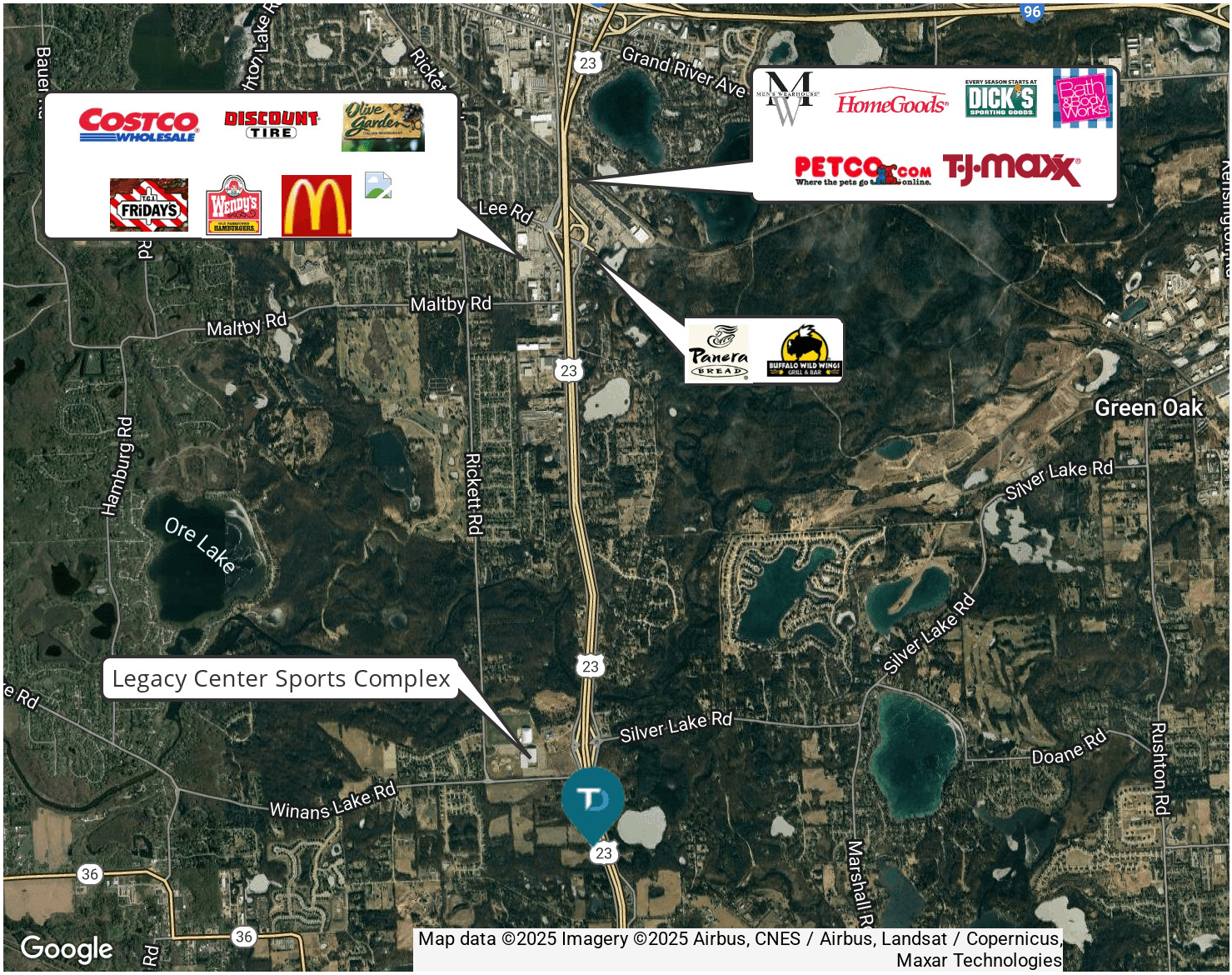
Located on Whitmore Lake Road, just south of Winans Lake Road.



FOR SALE

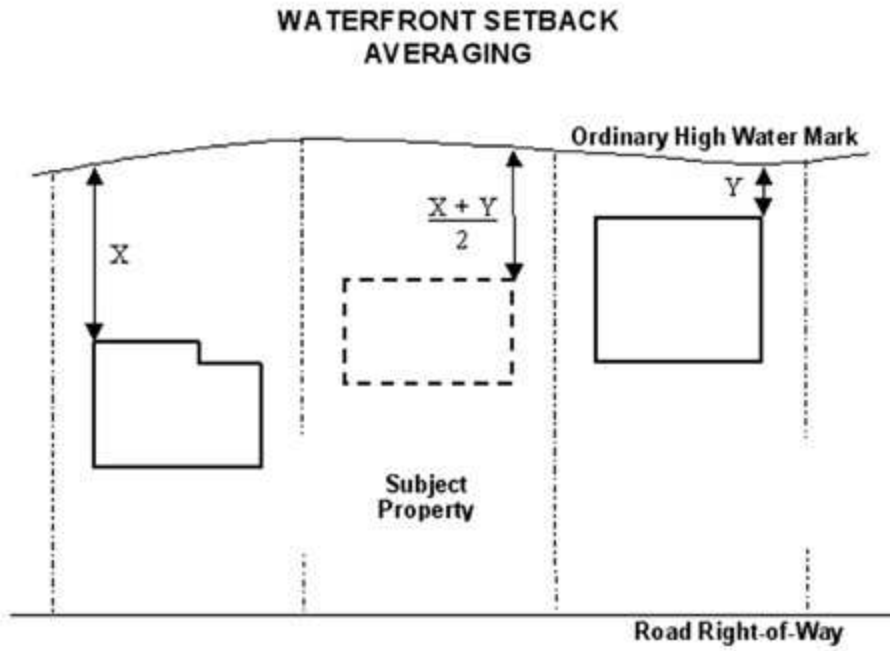
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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	1,259	14,563	41,377
Median age	44.9	44.5	44.5
Total households	475	6,454	17,332
Average HH income	$140,402	$106,293	$111,067
Average house value	$910,780	$393,410	$367,314

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Sec. 38-138 Village Mixed Use Districts.

(a) ***Intent and purpose***. The purpose of the Village Mixed Use Districts shall be to encourage the development of property in accordance with the Green Oak Charter Township Master Plan and other portions of the Township in a matter that will: allow mixed use development; arrive at a coordinated development pattern which addresses both style and architecture appropriate for the area; ensure safe and complementary vehicular and pedestrian circulation patterns; improve environmental quality; and provide an attractive transition between residential and commercial properties.

Village Mixed Use shall be specified for the areas as designated on the Green Oak Charter Township Master Plan and in other optional areas of the Township.

The provisions of this District are intended to establish the Village Mixed Use as an area which accomplishes one or more of the following:

(1) Promotes the Goals and Policies of the Green Oak Charter Township Master Plan.
(2) Promotes a compatible mixture of uses in close proximity to one another.
(3) Places public spaces in accessible locations and links prominent uses and features that act as landmarks, symbols, and focal points for community identity.
(4) Enhances the visual appearance of the District by preserving the natural views and coordinating design of buildings, site arrangement and landscaping, signs, and other elements.
(5) Improves environmental quality through low impact development and innovative stormwater management in order to preserve the water quality of the Huron River.
(6) Manages access to businesses and future development while simultaneously preserving the flow of automobile and pedestrian traffic on the surrounding road system in terms of safety, capacity needs, and speed.
(7) Improves traffic flow and safety.
(8) Provides for a coordinated development pattern which allows a well-designed transition between commercial and residential land uses.

(9) Promotes energy efficiency and full or partial Leadership in Energy and Environmental (LEED) ratings.
(10) Incorporates Low Impact Development (LID) design practices in order to minimize negative environmental impacts.
(11) Promotes the concepts of Transit Oriented Design (TOD) along the US-23 corridor, Washtenaw-Livingston Rail Line (WALLY), or other County roads.
(12) Creates a walkable, human-scale environment.

(b) ***Applicable area and requirements***. The Village Mixed Use District encompasses the area as illustrated on the Zoning Map of Green Oak Charter Township and other areas as may be zoned Village Mixed Use. The requirements of this Section shall be applied in addition to the requirements of the applicable zoning districts and other applicable sections of the Green Oak Charter Township Zoning Ordinance.

(c) ***Schedule of uses***. Use and development of land and buildings shall only be for the following specified uses. Land and/or buildings in the district indicated at the top of Table 138-1 may be used for the purposes denoted by the following abbreviations:

P: Permitted Use – Land and buildings in this District may be used for the purposes listed by right as a permitted use.
S: Special Land Use – Land and/or buildings in this District may be used for this purpose by obtaining Special Land Use approval when all applicable standards cited in Section 38-44, Special Land Use Approval are met.

Table 138-1

PRINCIPAL USE	VILLAGE MIXED USE DISTRICT	REQUIREMENTS
Residential Uses:		
Single-Family dwellings	P	38-138
Two-Family dwellings	P	38-138
Multiple-Family dwellings	P	38-138
Housing for the elderly	S	38-44, 38-138, 38-196
Home occupations	P	38-194
Residential (above first floor commercial)	P	38-138
Elder Cottage Housing Opportunities (ECHO)	S	38-44, 38-138, 38-196(29)
Care Centers:		
Family foster care	P	38-138
Group foster care	S	38-44, 38-138
Family day care	P	38-138
Group day care	S	38-44, 38-138
Child care centers	S	38-44, 38-138
Assisted living (Nursing homes)	S	38-44, 38-138
Public/Quasi-Public:		
Cemeteries	S	38-44, 38-138
Public/Semi-public parks	S	38-44, 38-138
Public services	S	38-44, 38-138
Public service buildings	S	38-44, 38-138
Hospitals	S	38-44, 38-138, 38-196
Public primary/secondary schools	S	38-44, 38-138
Colleges	S	38-44, 38-138
Churches	S	38-44, 38-138, 38-196

Food/Restaurants/Entertainment:		
Restaurant - sit down	S	38-44, 38-138
Restaurant - take-out/home delivery (excluding drive-thru)	S	38-44, 38-138
Video rental	P	38-138
Coffee shop (excluding drive-thru)	P	38-138
Theatres/Auditoriums (less than 500 seats)	S	38-44, 38-138
Office/Service Uses:		
Medical clinic	P	38-138
Personal service	P	38-138
Professional offices	P	38-138
Professional services	P	38-138
Veterinary clinic	P	38-138, 38-196
Retail Commercial Uses:		
Banks, savings and loan, credit unions	P	38-138
Banks, etc. with drive-thru	P	38-138
Teller, automated, 24-hour	P	38-138
Retail business	P	38-138
Pharmacies (with drive-thru)	S	38-44, 38-138
Shopping plazas	P	38-138
Recreational Uses:		
General commercial outdoor recreation	S	38-44, 38-138, 38-196
Golf courses (with or without restaurants)	S	38-44, 38-138, 38-196
Golf driving ranges, mini-golf	S	38-44, 38-138
Fitness	S	38-44, 38-138

P = Permitted Use *S = Special Land Use*

(d) ***Schedule of regulations***. Each use within the Village Mixed Use shall comply with Table 138-2 for area, height, setback, and lot coverage. Corresponding uses shall include:

Table 138-2 Schedule of Village Mixed Use Regulations

	Residential Single-Family	*Residential Multi-Family*	*Mixed Use Buildings and Non-Residential Uses*
Minimum Lot Area	12,000 square feet	N/A	N/A
Minimum Lot Width	90 feet	N/A	N/A
Residential Density	3.5 units/acre maximum	8 units/acre maximum	N/A
Minimum Front Yard	30 feet	20 feet	30 feet (unless waived or modified by Planning Commission)
Minimum Side Yard	10 feet	20 feet between buildings	20 feet
Minimum Rear Yard	40 feet	40 feet	40 feet
Maximum Building Height	2½ stories (32 feet)	2½ stories (32 feet) 4 stories (Senior Housing)	3 stories (36 feet)