EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

13 Mile & M-5 Assemblage

40705 13 Mile Road Novi, MI 48377



FOR SALE

LISTED BY:

Eric Szerlag
Vice President
eszerlag@thomasduke.com

Mark Szerlag
Senior Partner
mszerlag@thomasduke.com

GetReal*quality*
248.476.3700

WWW.THOMASDUKE.COM

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Sale Price: $2,900,000.00

DESCRIPTION

17.96 Acres of residential zoned land, ideally rezoned to a higher density residential or office use, located on 13 Mile just west of M-5 in Novi, Michigan.

PROPERTY HIGHLIGHTS

- Proposed rezoning to Multi-Family or Office.
- Rare opportunity to acquire a sizable assemblage of undeveloped land in the City of Novi.
- High residential growth and rental rate market.

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

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BUILDING INFORMATION

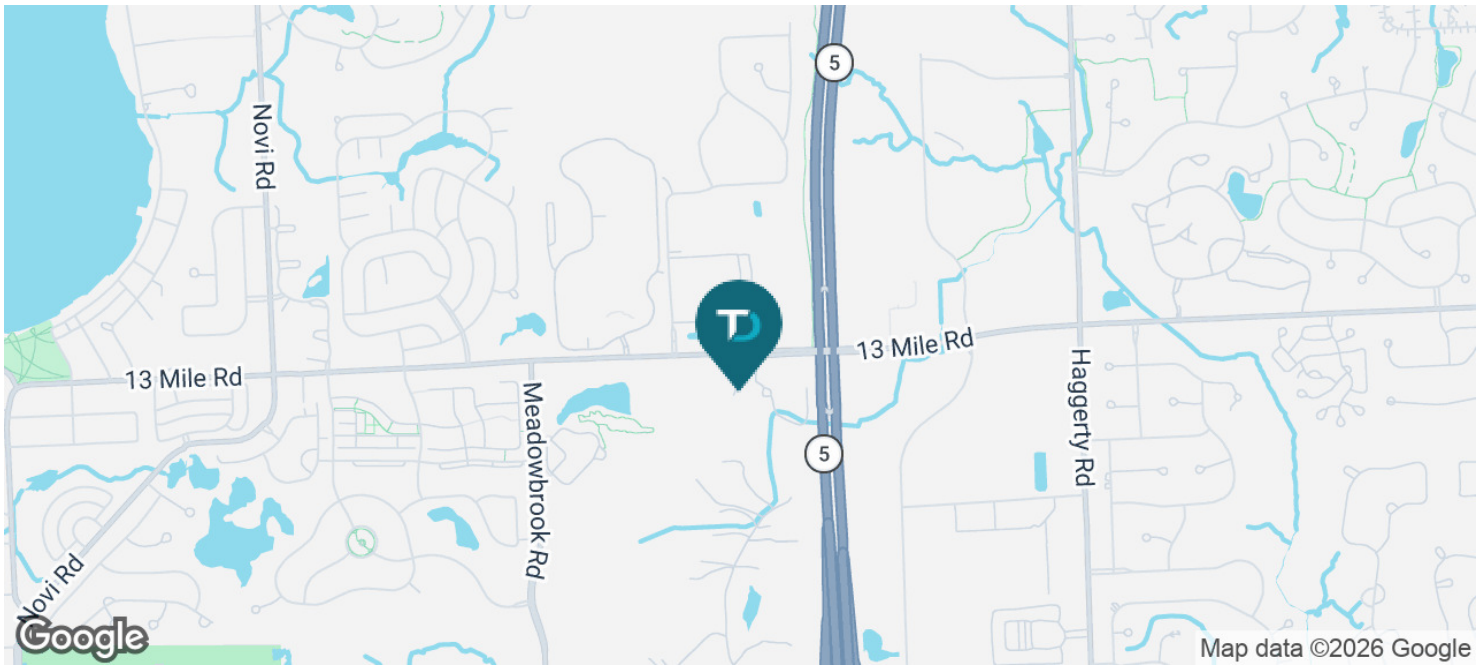
SALE PRICE:	Was: $3,150,000.00 NOW: $2,900,000.00
Price/AC:	$165,148.06
Utilities:	Municipal Water & Sanitary Sewer
School District:	Novi Community Schools
2025 Traffic Count:	13 Mile Road = 12,315 M-5 = 76,657

PROPERTY INFORMATION

Lot Size:	17.56 Acres
Property Type:	Land
Property Subtype:	Multifamily
Zoning	RA - Residential Agricultural
APN:	22-12-101-047, 046, 049, 038, 035 & 051

LOCATION INFORMATION

Located on the south side of 13 Mile Road, just west of M-5.



LEGAL DESCRIPTIONS

22-12-101-035
T1N, R8E, SEC 12 PART OF NW 1/4 BEG AT PT DIST N 89-19-45 W 150.71 FT FROM N 1/4 COR, TH S 00-44-05 W 500.00 FT, TH N 89-19-45 W 182.33 FT, TH N 01-34-30 E 500.00 FT TO CEN LINE OF 13-MILE RD, TH S 89-19-45 E 175.00 FT TO BEG EXC N 130 FT M/L TAKEN FOR WIDENING OF 13 MILE RD 1.53 A10-1-85 FR 032 6-8-95 COR.

22-12-101-038
T1N, R8E, SEC 12 PART OF NW 1/4 BEG AT PT DIST S 00-44-05 W 972.32 FT & N 89-19-45 W 150.71 FT FROM N 1/4 COR, TH N 89-19-45 W 339.26 FT, TH N 01-34-30 E 682.04 FT, TH S 89-19-45 E 150 FT, TH S 01-34-30 W 209.60 FT, TH S 89-19-45 E 182.33 FT, TH S 00-44-05 W 472.32 FT TO BEG 4.36 A6-7-89 FR 034.

22-12-101-046
T1N, R8E, SEC 12 PART OF E 1/2 OF NW 1/4 BEG AT PT DIST N 89-19-45 W 715.71 FT FROM N 1/4 COR, TH S 01-34-30 W 972.44 FT, TH N 89-19-45 W 197.24 FT, TH N 00-45-50 E 972.32 FT, TH S 89-19-45 E 211 FT TO BEG EXC THAT PART TAKEN FOR WIDENINGOF THIRTEEN MILE RD 4.05 A1-25-95 FR 009.

22-12-101-047
T1N, R8E, SEC 12 PART OF E 1/2 OF NW 1/4 BEG AT PT DIST N 89-19-45 W 595.71 FT FROM N 1/4 COR, TH S 01-34-30 W 972.44 FT, TH N 89-19-45 W 120 FT, TH N 01-34-30 E 972.44 FT, TH S 89-19-45 E 120 FT TO BEG EXC THAT PART TAKEN FOR WIDENINGOF THIRTEEN MILE RD 2.39 A1-25-95 FR 010.

22-12-101-049
T1N, R8E, SEC 12 PART OF E 1/2 OF NW 1/4 BEG AT PT DIST N 89-19-45 W 475.71 FT FROM N 1/4 COR, TH S 01-34-30 W 972.44 FT, TH N 89-19-45 W 120 FT, TH N 01-34-30 E 972.44 FT, TH S 89-19-45 E 120 FT TO BEG EXC THAT PART TAKEN FOR WIDENINGOF THIRTEEN MILE RD 2.32 A1-26-95 FR 037.

22-12-101-051
T1N, R8E, SEC 12 PART OF NW 1/4 BEG AT N 1/4 COR, TH S 00-44-05 W 972.32 FT, TH N 89-19-45 W 150.71 FT, TH N 00-44-05 E 972.32 FT TO CEN LINE OF 13-MILE RD, TH S 89-19-45 E 150.71 FT TO BEG EXC THAT PART WHICH LIES NLY OF LINE DESC AS BEG AT PT DIST S 87-31-40 W 205 FT & S 02-28-20 E 130 FT FROM N 1/4 COR, TH N 87-31-40 E 204.96 FT TO POINT OF ENDING 2.91 A1-26-95 FR 036.

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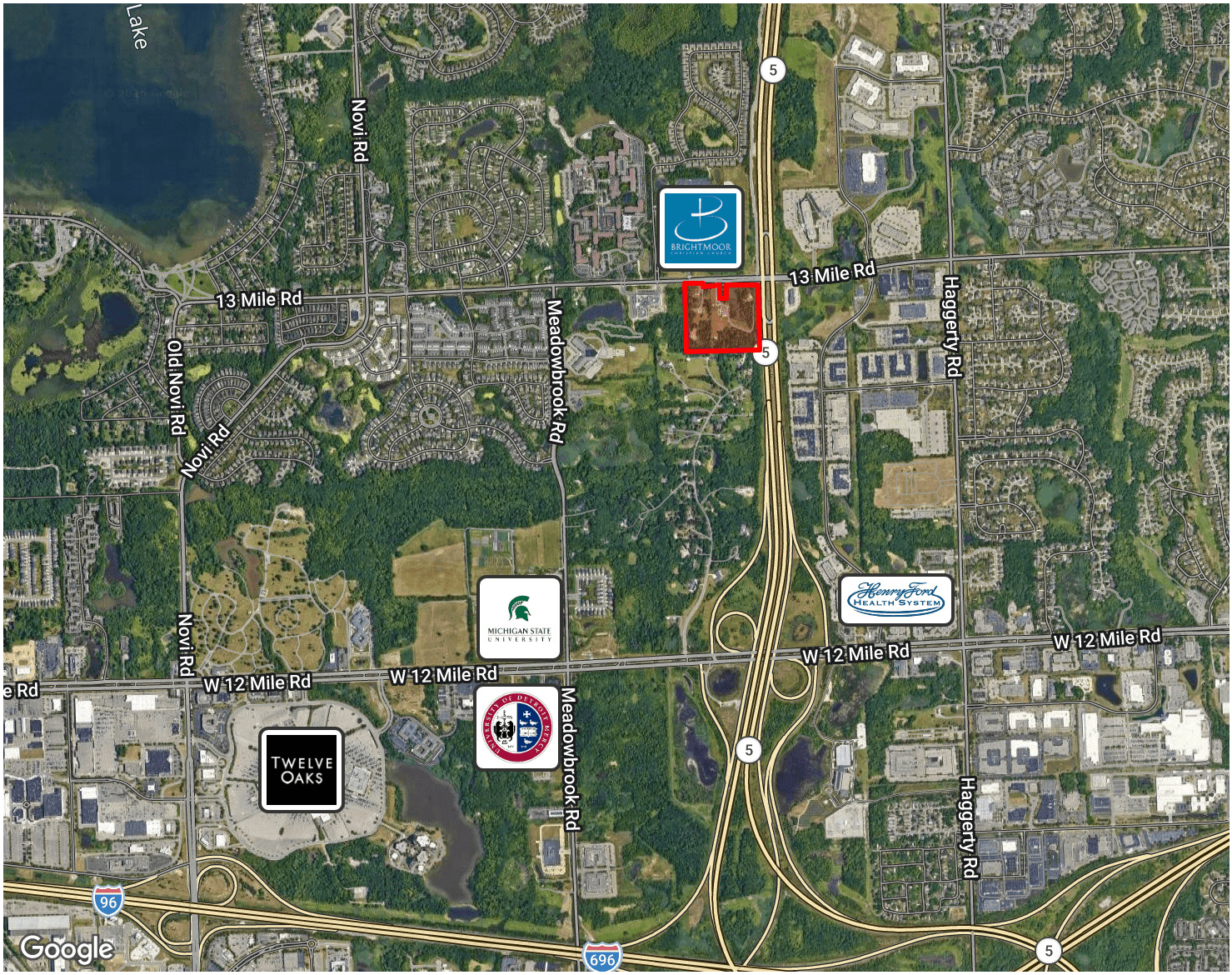
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DEMOGRAPHIC INFORMATION	0.5 MILES	1 MILE	1.5 MILES
Total population	1,135	6,669	14,630
Median age	63.6	47.7	48.8
Total households	747	3,652	7,729
Average HH income	$85,671	$81,574	$88,246
Average house value	$272,874	$253,069	$263,145

3.1.1

RA Residential Acreage

A. INTENT

The RA, Residential Acreage district is intended to provide areas within the community for a particular living environment characterized by large lot, low density, single-family dwellings.

User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. One-family dwellings
ii. **Farms** and **greenhouses** § 4.1
iii. Publicly owned and operated parks, parkways and outdoor recreational facilities
iv. **Public, parochial and other private elementary schools** § 4.3
v. **Home occupations**
vi. **Family day care homes** § 4.5
vii. **Accessory buildings and uses** §4.19 customarily incidental to any of the above use

C. SPECIAL LAND USES

i. **Raising of nursery plant materials** § 4.6
ii. **Dairies** § 4.7
iii. **Keeping and raising of livestock** § 4.8
iv. **Places of worship** § 4.10
v. **Public, parochial and private elementary, intermediate or secondary schools** § 4.3
vi. **Utility and public service buildings and uses (without storage yards)** § 4.11
vii. **Group day care homes** , **day care centers** , **and adult day care** § 4.12.1
viii. **Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs** § 4.13
ix. **Golf courses** § 4.14
x. **Colleges, universities and other such institutions of higher learning** § 4.15.1
xi. **Private pools** § 4.16
xii. **Cemeteries** § 4.2
xiii. Railroad right-of-way, but not including terminal freight facilities, transfer and storage tracks
xiv. **Mortuary establishments** § 4.17
xv. **Bed and breakfasts** § 4.18
xvi. **Limited nonresidential use of historic buildings** § 4.9
xvii. **Accessory buildings and uses** §4.19 customarily incident to any of the above permitted uses

RA Residential Acreage

E. DEVELOPMENT STANDARDS

Lot Size
Minimum lot area: 1 acre
Minimum lot width: 150 ft

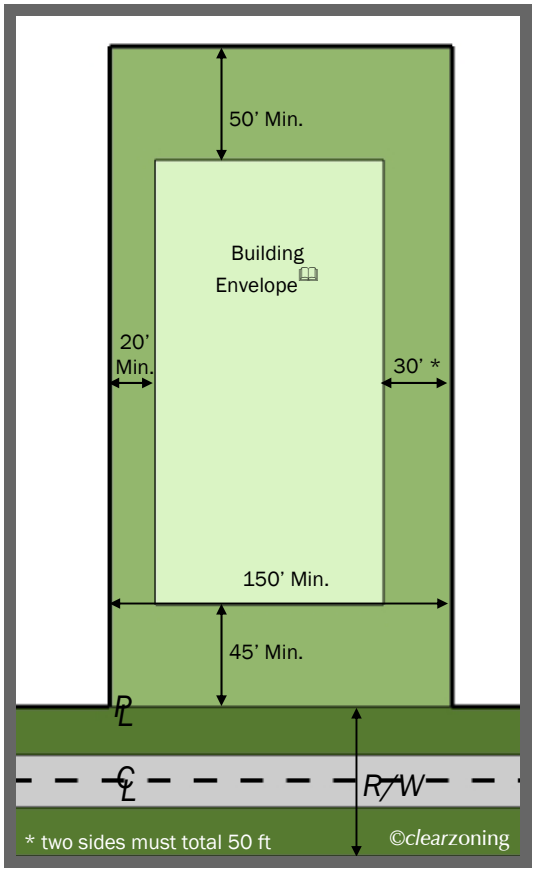
Lot Coverage
Maximum lot coverage (by all buildings): 25%

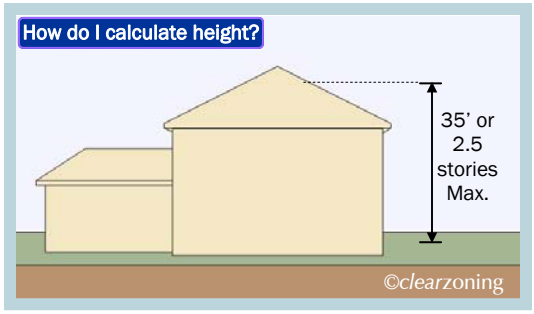
Setbacks
Minimum front yard setback: 45 ft
Minimum rear yard setback: 50 ft
Minimum side yard setback: 20 ft one side
50 ft total two sides

Building Height
Maximum building height: 35 ft or 2.5 stories, whichever is less

Floor Area
Minimum floor area per unit: 1,000 sq ft

Dwelling Unit Density
Maximum density DU's/Net Site Area: 0.8





The above drawings are not to scale.

NOTES
- For additions to the above requirements, refer to Section 3.6.2 Notes to District Standards: A, B, C, and M
- See *Selected References* below for applicability

SELECTED REFERENCES

3. Zoning Districts
- RA, R-1, R-2, R-3, and R-4 Required Conditions §3.7
- RUD Residential Unit Development §3.29
- Open Space Preservation Option §3.30

4. Use Standards
- Keeping of Cats and Dogs § 4.83
- Uses Not Otherwise Included § 4.86
- Unlisted Use Determination § 4.87

5. Site Standards
- Commercial and Recreational Vehicle Parking § 5.1
- Off-street Parking Requirements § 5.2
- Off-street Parking Layout, Standards... § 5.3
- Off-street Loading and Unloading § 5.4
- Landscape Standards § 5.5
- Signs § 5.6
- Exterior Lighting § 5.7
- Residential Entryways § 5.8
- Corner Clearance § 5.9
- Additional Road Design § 5.10
- Fences § 5.11
- Frontage on a Public Street § 5.12
- Performance Standards § 5.14
- Exterior Building Wall Facade Materials § 5.15
- Bike Parking Facility Requirements § 5.16

6. Development Procedures
- Site Plan Review § 6.1
- Public Hearing § 6.2

7. Admin. and Enforcement
- Nonconformities § 7.1
- Planned Rezoning Overlay § 7.13.2