EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

6.44 Acres 13 Mile Road

40705 13 Mile Road Novi, MI 48377



FOR SALE

GetReal*quality*
248.476.3700

LISTED BY:

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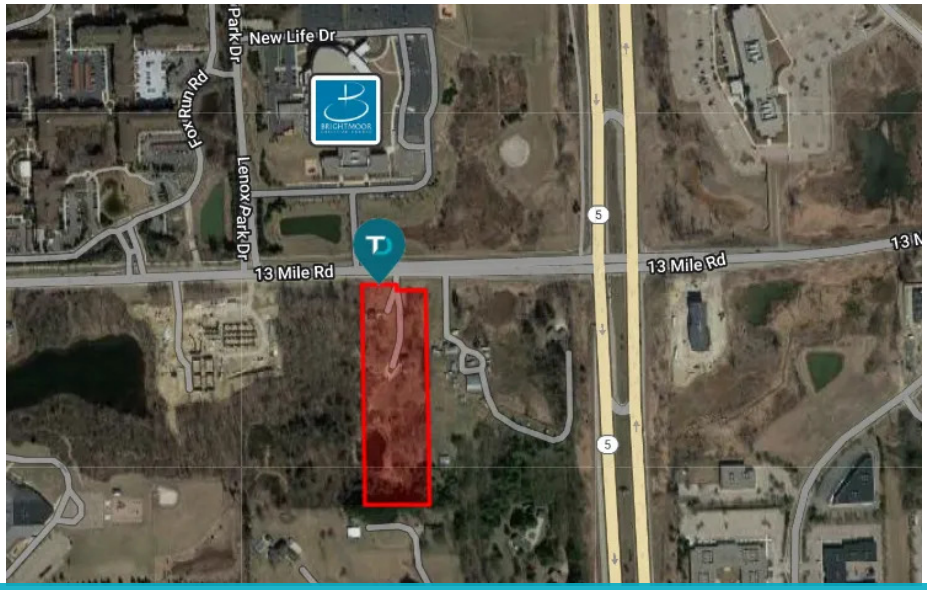
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FOR SALE

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Sale Price: $1,150,000.00

DESCRIPTION

6.44 Acres of residentially zoned land, ideally rezoned to a higher density residential or office use, located on 13 Mile Road just west of M-5.

PROPERTY HIGHLIGHTS

- Proposed rezoning to Multi Family or Office.
- Located just west of the corner of 13 Mile and M5
- Additional contiguous land available for assemblage.
- Possible daycare or church site, which are special land use permitted under the current zoning.

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

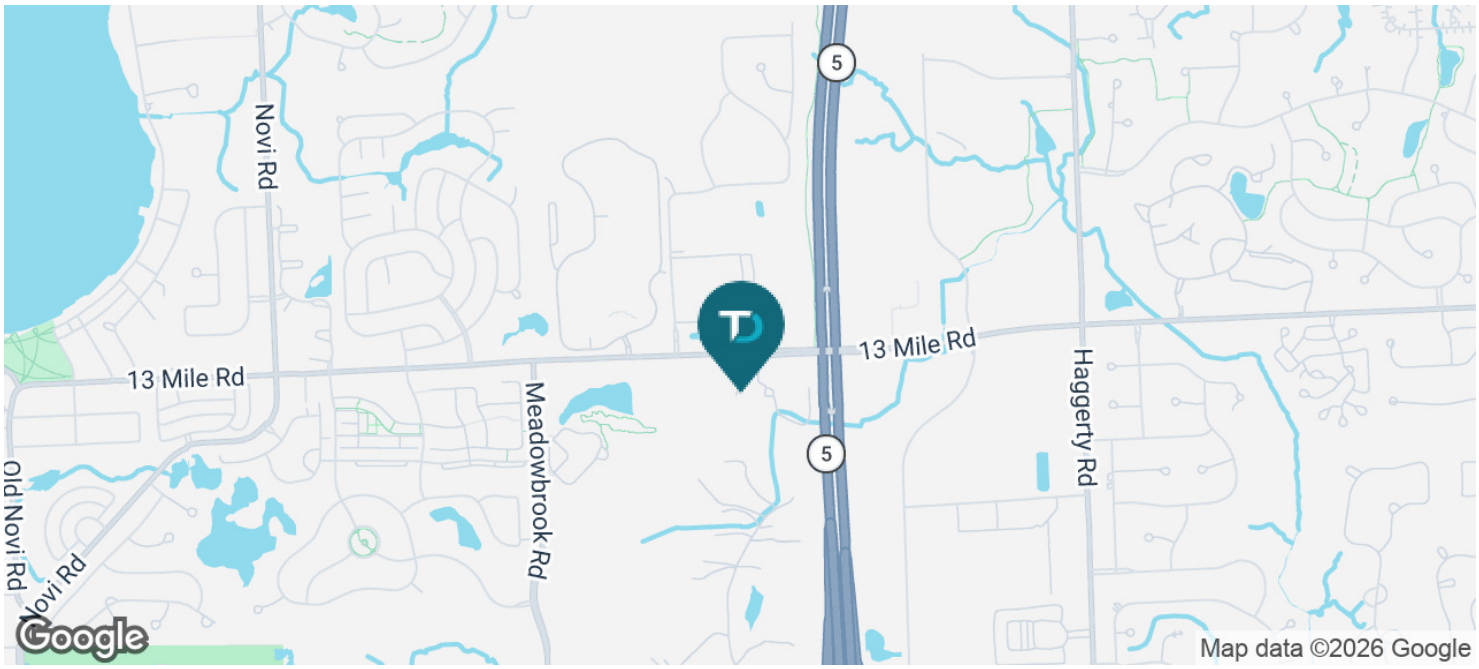
SALE PRICE:	$1,150,000.00
Price/AC:	$178,571.43
Utilities:	Municipal Water and Sanitary Sewer
School District:	Novi Community Schools
2022 Traffic Counts:	13 Mile Road = 11,696; M-5 = 69,974

PROPERTY INFORMATION

Lot Size:	6.44 Acres
Property Type:	Land
Property Subtype:	Multifamily
Zoning	RA- Residential Agricultural
Combined Taxes:	2026 Summer - $9,053.00 2025 Winter - $531.25
APN:	22-12-101-046 and 22-12-101-047

LOCATION INFORMATION

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



LEGAL DESCRIPTIONS

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

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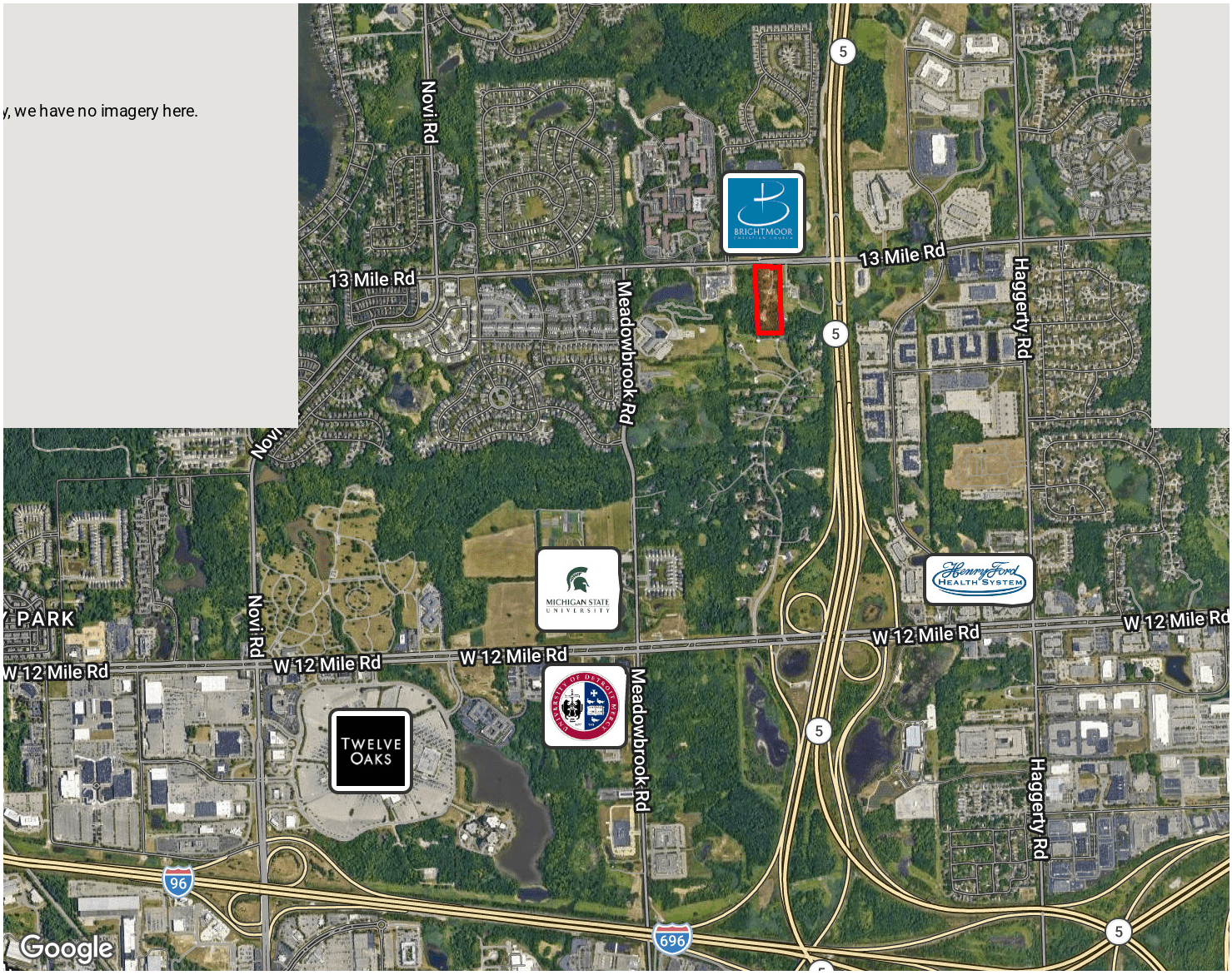


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DEMOGRAPHIC INFORMATION	0.5 MILES	1 MILE	1.5 MILES
Total population	1,226	6,694	14,694
Median age	61.9	47.8	48.6
Total households	788	3,668	7,750
Average HH income	$86,570	$81,517	$88,434
Average house value	$281,440	$253,547	$263,846

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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

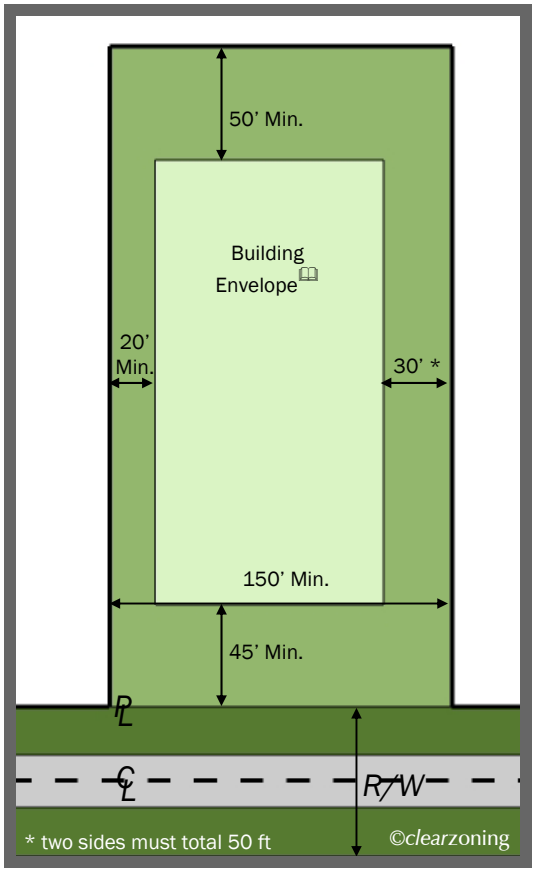
Lot Coverage
Maximum lot coverage (by all buildings): 25%

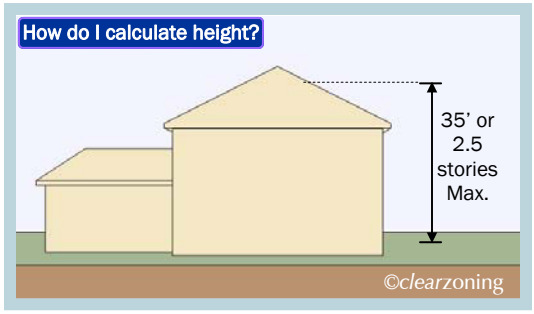
Setbacks
Minimum front yard setback: 45 ft
Minimum rear yard setback: 50 ft
Minimum side yard setback: 20 ft one side
50 ft total two sides

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