EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

2 Acres N Mill St

N Mill Street South Lyon, MI 48178



FOR SALE

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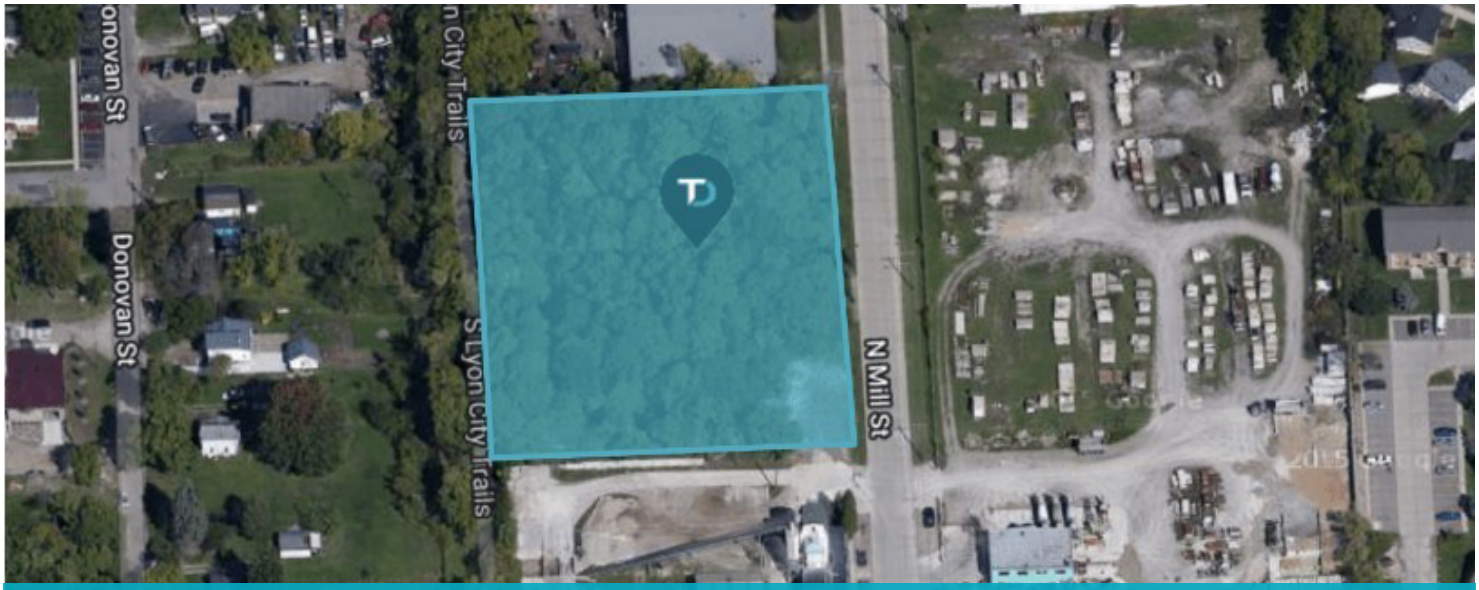
LISTED BY:
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WWW.THOMASDUKE.COM

FOR SALE

2 Acres N Mill St

N Mill Street South Lyon, MI 48178



Sale Price: $350,000.00

DESCRIPTION

2 Acres of vacant land located on N Mill Street - South Lyon

PROPERTY HIGHLIGHTS

- 2 acre lot with industrial zoning.
- Close proximity to Downtown South Lyon

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LOT INFORMATION

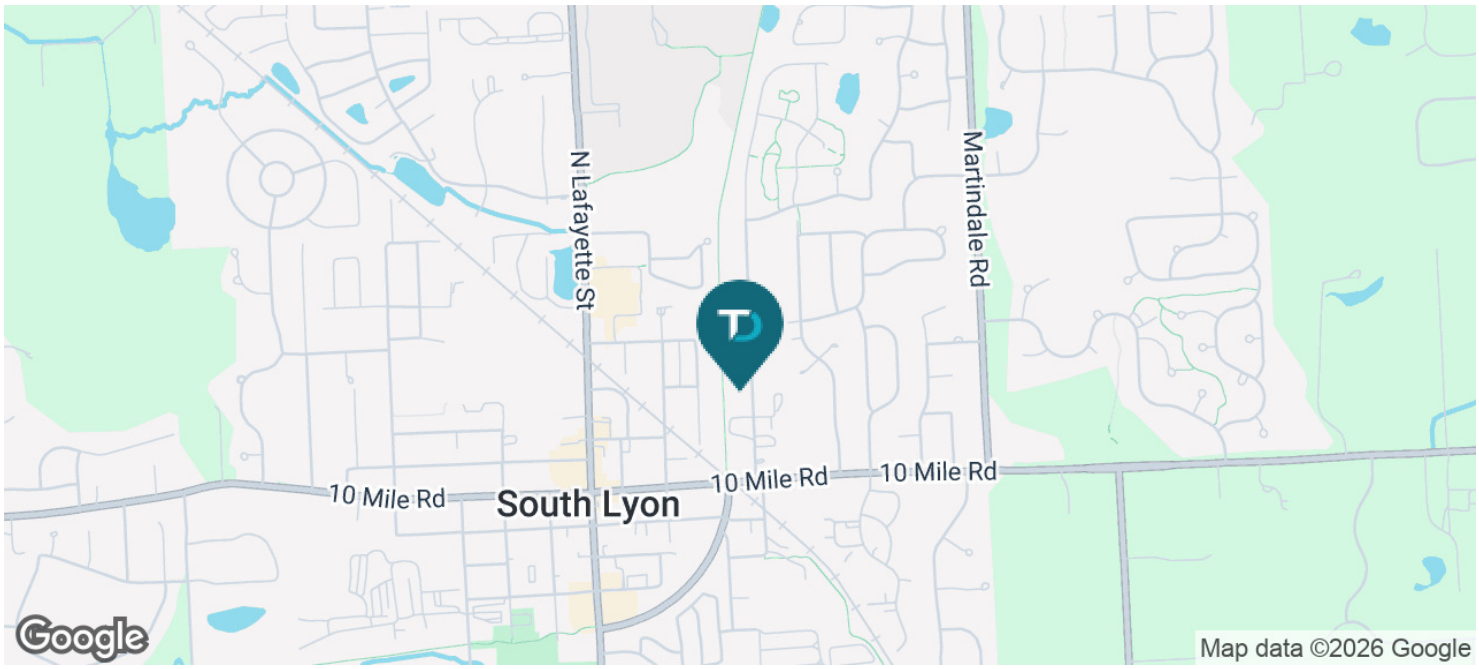
Sale Price:	PRICE REDUCED! Was: $400,000.00 NOW: $350,000.00
Price/AC:	$175,000.00
Zoning:	IV - Industrial Vacant
Utilities:	City Water & Sanitary Sewer
Taxes:	2026 Summer - $2632.31 2025 Winter - $120.58

PROPERTY INFORMATION

Property Type:	Land
Property Subtype:	Industrial
Lot Size:	2 Acres
Zoning	IV - Industrial Vacant
Traffic Count:	10 Mile - 10,648 vpd (2022)
APN:	21-20-326-002
Legal Description:	Available Upon Request

LOCATION INFORMATION

Located North on N Mill Street past N Mill and 10 Mile Rd intersection.



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N Mill Street South Lyon, MI 48178



2 AC N MILL ST



2 Foot Contours
5 Foot Contours
FEMA Base Flood Elevations
FEMA Cross Sections
100 yr - FEMA Floodplain
100 yr (detailed) - FEMA Floodplain
500 yr - FEMA Floodplain
FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Flooplain data may not always be present on the map.

Oakland County Michigan
Economic Development & Community Affairs
David Coulter
Oakland County Executive

Date Created: 1/9/2023
NORTH
1 inch = 100 feet

Oakland County One Stop Shop 2100 Pontiac Lake Road Bldg. 41 West Waterford, MI 48328 Phone: 248-858-0721 Web: www.advantageoakland.com

ARTICLE X. I-1 AND I-2 INDUSTRIAL DISTRICTS

Sec. 102-130. Intent.

(a) The I-1, industrial district is intended to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, or treatment of finished or semi-finished products from previously prepared material. Since available industrial land in the city is limited, this district is also intended to accommodate uses that are office- or research-type, along with "business center" buildings that combine office and flexible industrial space. It is further intended that the processing of raw material for shipment of bulk form, to be used in an industrial operation at another location, not be permitted.

(b) The I-2, general industrial district is designed primarily for manufacturing, assembling, and fabrication activities including large-scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 district is so structured as to permit the manufacturing, processing, and compounding of semi-finished or finished products from raw materials as well as from previously prepared material

Sec. 102-131. Permitted uses.

In the I-1 and I-2 districts, land, buildings, and other structures shall be used only for one or more of the uses specified in the table below. Uses denoted by a "P" are permitted by right, whereas uses denoted by "C" have site development standards for specific uses and uses denoted by a "S" are considered special land uses and may be approved by the planning commission subject to the applicable general and specific standards in article XI, site development standards for specific uses and article XIII, special land uses.

Permitted Uses in the Industrial District			
	I-1	1-2	Section Reference
Care Facilities			
Adult and child residential care facilities in accordance with section 102-10 adult and childcare facilities.	S	S	Sec. 102-171
Entertainment and Recreational			
Business, research, vocational, and technical training schools		S	Sec. 102-171
Commercial recreation facilities, private	P	P	
Social clubs	P	S	Sec. 102-171
Finance, Medical and Professional Office and Research and Development			
Basic design, research, design and pilot and/or experimental product development service, and retail trade	P	P	
Data processing and computer centers, including service and maintenance of electronic data and processing centers	P	P	
Medical laboratories	P	P	
Professional and corporate offices	P	P	
Veterinary hospital	C	C	Sec. 102-143(11)

Animal grooming establishment	P	P	
Commercial, Retail and Service			
Automobile repair establishment (major repair)	P	P	
Billboards and off-premise signs	S	S	Sec. 102-171
Business centers, combining small-scale office, and industrial space	P	P	
Commercial parking lots	S	S	Sec. 102-177(6)
Central dry-cleaning plants and laundries	P	P	
Health clubs and related uses including martials arts instruction and gyms	P	S	Sec. 102-171
Kennels	C	—	Sec. 102-143(5)
Mini- or self-storage warehouses	C	C	Sec 102-143(6)
Outdoor display	C	C	Sec. 102-143(7)
Outdoor storage	S	S	Sec. 102-171
Pet boarding facilities	C	—	Sec. 102-143(8)
Vehicle rental facilities	S	S	Sec. 102-171
Public, Institutional, and Utilities			
Business, research, vocational, and technical training schools	P	S	Sec. 102-171
Essential public services	P	P	
Essential public service buildings and storage yards	S	S	Sec. 102-171
Governmental offices or other governmental uses, post offices, public utility offices, exchanges, and transformer stations	P	S	Sec. 102-171
Wireless communications facilities	S	S	Sec. 102-171
Industrial			
Assembly, manufacture, compounding, processing, packaging, or treatment from previously prepared materials, or repair, of such products as, but not limited to food products, excluding bakery goods and candy and plastics	P	P	Sec. 102-171
Assembly, manufacture, compounding, processing, packaging, or treatment from previously prepared materials, or repair, of such products as, but not limited to: bakery goods and candy; cosmetics, pharmaceuticals, and toiletries; hardware and cutlery; pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas; musical instruments, toys, sporting goods, and novelties; small molded rubber products; electrical appliances, electronic instruments and devices, electronic consumer products, and photographic equipment; electric or neon signs; light sheet metal products, including heating and ventilating equipment, siding, cornices, eaves, and the like; textile goods; apparel, jewelry, and leather goods; and furniture and fixtures	P	P	
Assembly, manufacture, fabrication, processing, packaging, or treatment of products indoors from previously prepared material including bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, rubber, precious or semiprecious metals or stones, shell, textiles, tobacco, wax, wire, wood (planing mills shall not be permitted), and yarns	P	P	
Breweries, distilleries and wineries	C	C	Sec. 102-143(3)
Concrete and asphalt batch plants	S	S	Sec. 102-171
Crematorium	S	S	Sec. 102-171

Experimental, film, or testing laboratories	P	P	
Extractive uses (commercial mining of sand, gravel, stone, and similar)	S	S	Sec. 102-171
Filling stations (flammable and combustible liquids or gases)	S	S	Sec. 102-171
Heat treatment plants	S	S	Sec. 102-171
Incinerators, cogeneration plants, recycling centers, and composting facilities	S	S	Sec. 102-171
Laboratories—Experimental, film, or testing	P	P	
Lumber and planing mills	S	S	Sec. 102-171
Metal plating, buffing, and polishing	P	P	
Painting and varnishing shops	S	S	Sec. 102-171
Retail sales of goods assembled, manufactured, compounded, processed, packaged, or treated from previously prepared materials, or repaired or stored, on the premises, provided the building floor area devoted to retail sales comprises no more than 25 percent of principal building floor area and the outdoor sales area comprises no more than 25 percent of the minimum required lot area	P	P	
Salvage yards	S	S	Sec. 102-171
Stamping plants	P	P	
Tool, die, gauge and machine shops	P	P	
Truck terminals, truck stops, and truck service facilities	—	—	
Warehousing and wholesale establishments, material distribution facilities	P	P	
Water filtration and wastewater treatment plants, reservoirs, and sewage treatment facilities	S	S	Sec. 102-171
Accessory			
Accessory buildings, structures and uses, customarily incidental to any of the above principal uses	P	P	
Accessory buildings, structures and uses customarily incidental to any of the above special land uses	S	S	Sec. 102-171

Sec. 102-132. Area, height, bulk, and placement regulations.

All uses within the industrial districts shall adhere to the following area, height, bulk, and placement regulations:

	I-1	I-2
Lot Size		
Minimum area (square feet)	—	—
Minimum width (lot frontage in feet)	—	—
Setbacks (in feet)[1]		
Front yard (minimum)[2]	40	60
Side yard (minimum)		
Least one	20	30
Total two	40	60
Rear yard (minimum)	20	0
Building height		
Stories (maximum)	–	—

Feet (maximum)	35	50
Maximum percent of lot area covered by buildings	75	75

Footnotes to section 102-132 schedule limiting height, bulk, and placement regulations:

[1] Setbacks for institutional uses (such as a place of worship, nonprofit organization, academic institution, library or hospital) in residential districts shall be as follows:

Front	35 feet
Sides	30 feet
Rear	30 feet
Parking	20 feet

a. A 35-foot wide greenbelt shall be provided along major thoroughfares or arterial roadways in all residential districts for residential developments. Building setbacks are measured from the interior line of the greenbelt. See article XXI, landscape standards and tree replacement.

b. Refer to article XXI, landscape standards and tree replacement, for required setback and buffering based on adjacent zoning districts.

c. All yard areas shall be lawn, ground cover or living landscape plant materials, except for access drives, sidewalks, bike paths, architectural features, permitted accessory buildings and essential service facilities.

d. Refer to section 102-40, projections into yards.

e. Refer to subsection 102-255(d), off-street parking space design and setback requirements, of article XIX, off-street parking and loading-unloading standards, for parking setbacks.

[2] Front yard requirements in accordance with section 102-21, front yard requirements. Front yard setback reductions are permitted as follows:

a. Where the front yards for existing main buildings in the vicinity of, and in the same zoning districts as a subject lot are less than the required front yard for the zoning district of the subject lot, the required front yard for the subject lot shall be no less than 90 percent and no more than 135 percent of the average established front setback of existing main buildings on the same side of the street and entirely or partially within 300 feet of the side lot lines of the subject lot, subject to subsections b and c, below.

b. The front yard setback reduction shall only be permitted if there are two or more lots occupied by main buildings within the area described in subsection a, above, for computing the average front yard.

c. In no case shall the required front yard resulting from the application of subsection a and b, above, be less than 15 feet.

Sec. 102-133. Site development requirements.

All principal uses and special land uses are subject to the following site development requirements:

(1) Article II: General provisions.

(2) Article XV: Site plan review.

(3) Article XIX: Off-street parking and loading standards.

(4) Article XX: Access management and driveway standards.

(5) Article XXI: Landscape standards and tree replacement.

(6) Article XXII: Lighting standards.

(7) Chapter 70: Signs.

Secs. 102-134—102-139. Reserved.

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DEMOGRAPHIC INFORMATION	0.25 MILES	0.5 MILES	1 MILE
Total population	592	2,588	8,453
Median age	40.3	42.9	45.4
Total households	222	1,040	3,698
Average HH income	$106,818	$99,229	$94,877
Average house value	$257,350	$227,359	$208,418