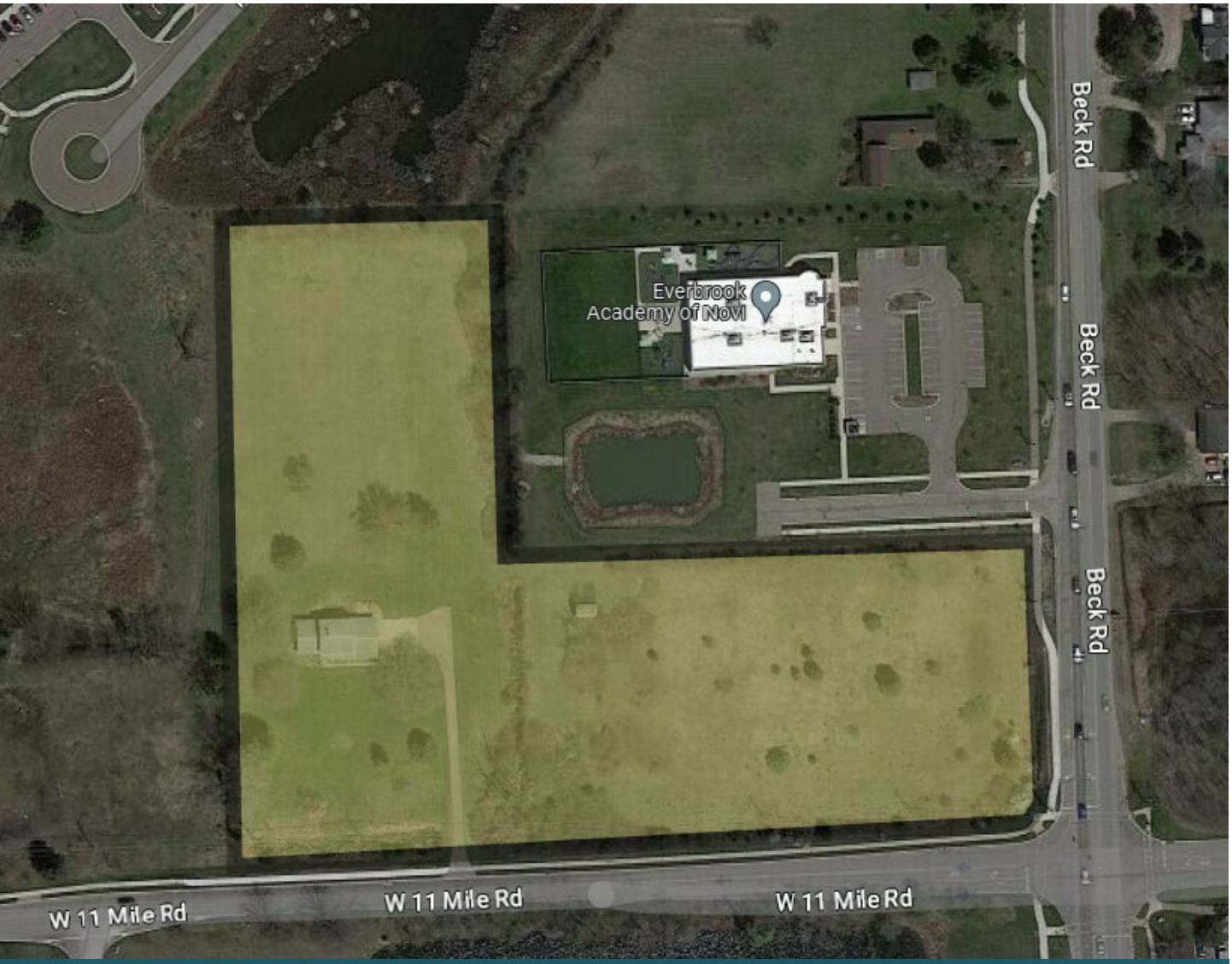
EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

7.86 Acres 11 Mile & Beck Road

47460 W 11 Mile Road Novi, MI 48374



FOR SALE

GetReal*quality*
248.476.3700

LISTED BY:
Mark Szerlag
Senior Partner
mszerlag@thomasduke.com

WWW.THOMASDUKE.COM

FOR SALE

7.86 Acres 11 Mile & Beck Road

47460 W 11 Mile Road Novi, MI 48374



Sale Price: $2,400,000.00

DESCRIPTION

7.86 Acres of Residential land zoned Planned Suburban Low-Rise with existing ~2,500 SqFt structure.

PROPERTY HIGHLIGHTS

- Visible corner on highly travelled Beck Road - 20k+ vehicles per day.
- Immediately South of Ascension Providence Hospital - Novi Campus.
- Existing structure is approximately 2,500 Square Feet.

FOR SALE

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BUILDING INFORMATION

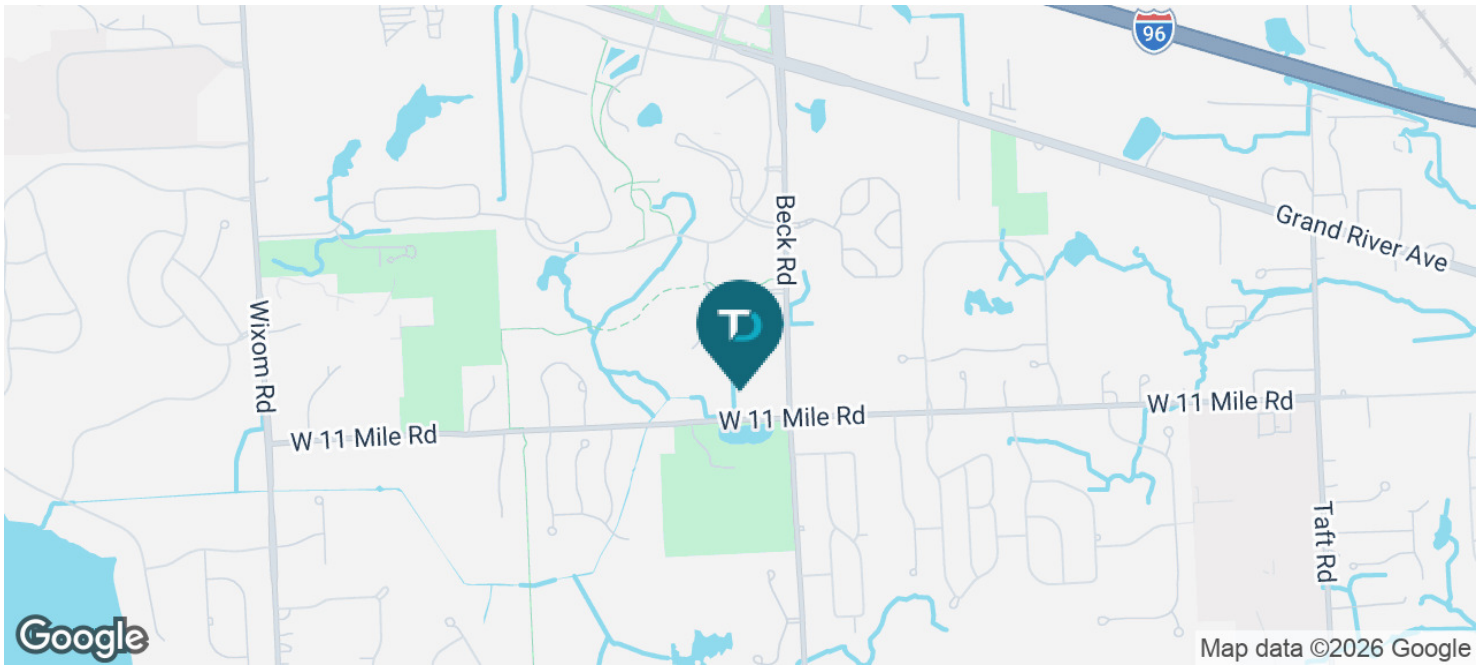
Sale Price:	$2,400,000.00
Price/AC:	$305,343.00
Building Size:	2,582 SF
Number of Floors:	2
Zoning	R-3: One-Family Residential
Master Planned:	PSLR: Planned Suburban Low-Rise

PROPERTY INFORMATION

Lot Size:	7.86 Acres
Property Type:	Residential Land
Utilities:	Municipal Water & Sanitary Sewer
Traffic Count:	Beck Road - 20,310 vpd 11 Mile Road - 1,843 vpd
Taxes:	2025 Winter =$4,578.16 2026 Summer = $11,977.19
Legal Description:	Available Upon Request
APN:	22-17-400-028

LOCATION INFORMATION

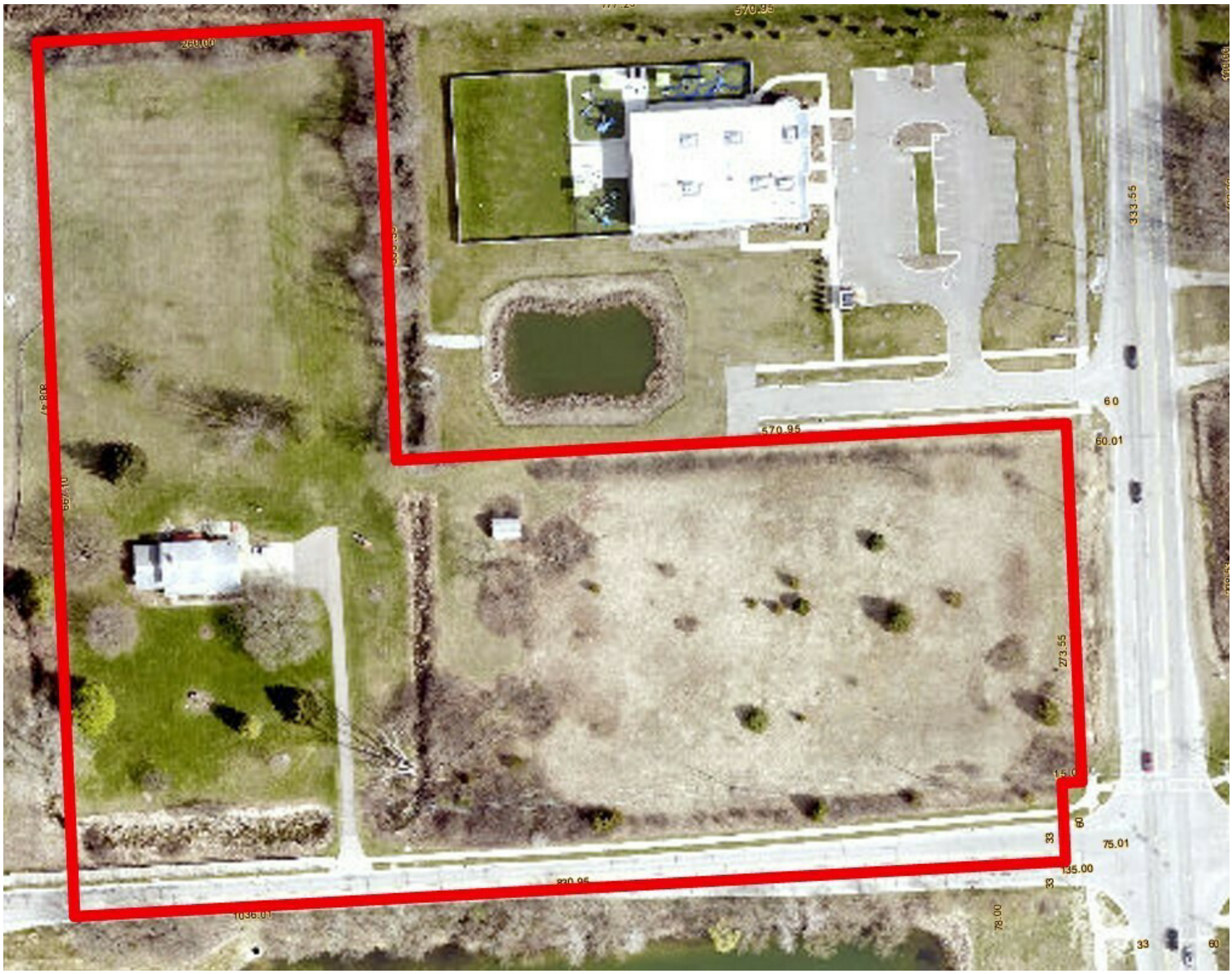
Located on the NW corner of Beck and 11 Mile Road.



FOR SALE

7.86 Acres 11 Mile & Beck Road

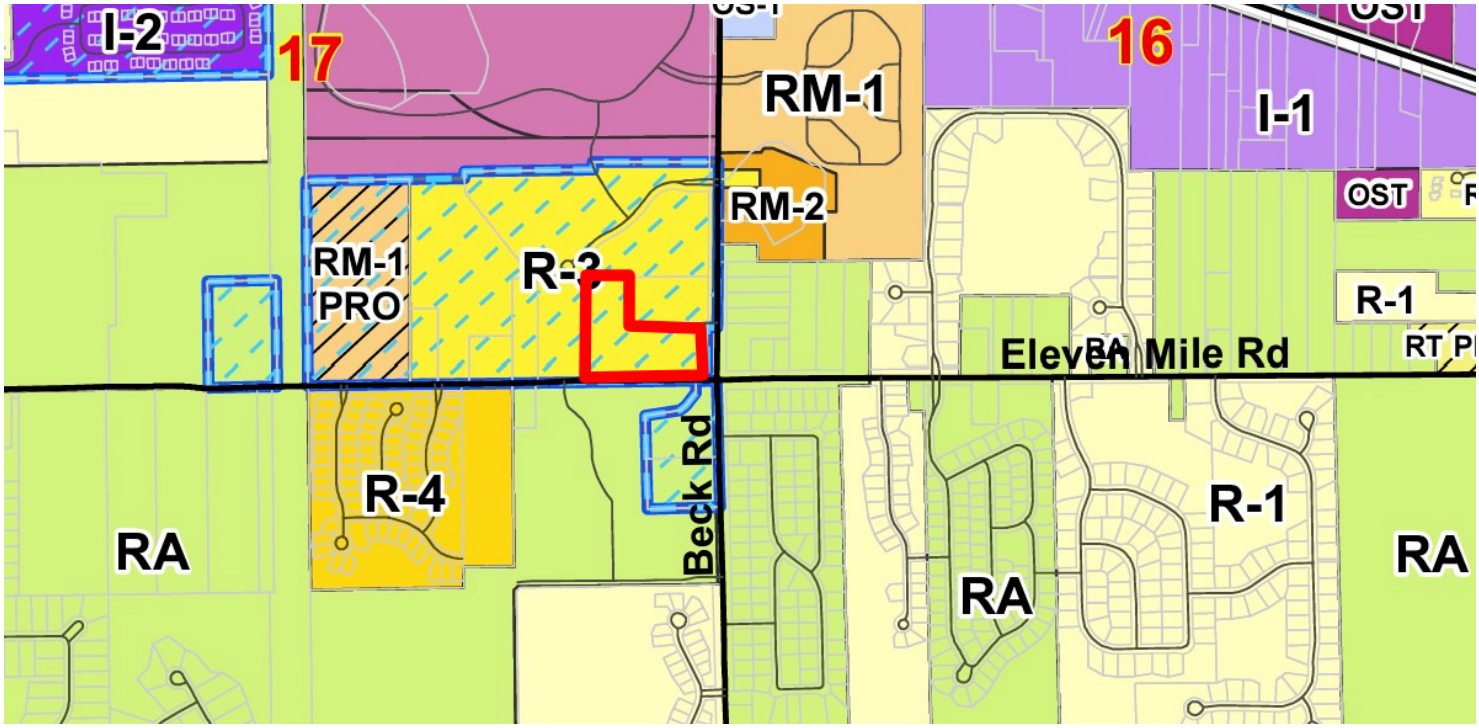
47460 W 11 Mile Road Novi, MI 48374



FOR SALE

7.86 Acres 11 Mile & Beck Road

47460 W 11 Mile Road Novi, MI 48374



Zoning Districts

- R-A: Residential Acreage
- R-1: One-Family Residential
- R-2: One-Family Residential
- R-3: One-Family Residential
- R-4: One-Family Residential
- RT: Two-Family Residential
- RM-1: Low-Density Multiple-Family
- RM-2: High-Density Multiple-Family
- MH: Mobile Home
- B-1: Local Business
- B-2: Community Business
- B-3: General Business
- C: Conference
- EXPO: Expo
- GE: Gateway East
- FS: Freeway Service
- I-1: Light Industrial
- I-2: General Industrial
- NCC: Non-Center Commercial
- OS-1: Office Service
- OSC: Office Service Commercial
- OST: Office Service Technology
- EXO: OST District with EXO Overlay
- RC: Regional Center
- P-1: Vehicular Parking
- PSV: Pavilion Shore Village
- TC: Town Center
- TC-1: Town Center-1

Zoning Overlays

Exposition (EXO) | Planned Suburban Low-Rise (PSLR) | Planned Rezoning (PRO)

4.70 LOW-RISE MULTIPLE-FAMILY RESIDENTIAL USES IN THE PSLR DISTRICT

In the PSLR district, low-rise multiple-family residential uses are permitted as a special land use up to a maximum of six and one-half (6.5) dwelling units per net acre, excluding existing road rights-of-way.

4.71 LIVE/WORK UNITS

In the PSLR district, dwelling units providing for living and working areas are permitted as a special land use subject to the following restrictions:

1. Units must contain at least one (1) bedroom, one (1) bathroom, and kitchen facilities;
2. Minimum floor area per live/work unit shall be seven-hundred fifty (750) square feet.
3. In addition to residential uses the following uses shall be permitted:
   A. Photography, art, craft, music and similar studios.
   B. Professional offices of architects, engineers, lawyers, accountants of other similar professionals.
4. Employees shall be limited to residents of the live/work unit and up to two (2) additional employees.
5. Maximum six and one-half (6.5) dwelling units per net acre excluding existing road rights-of-way.

4.72 NON-PROFIT COMMUNITY BUILDINGS AND CULTURAL FACILITIES

In the PSLR district, non-profit community buildings and cultural facilities established primarily to provide services to the community, such as, but not limited to, museums, senior centers, performing arts centers, indoor recreation centers are permitted as a special land use.

4.73 ACCESSORY BUILDINGS, STRUCTURES AND USES IN THE PSLR DISTRICT

Accessory buildings, structures and uses customarily incidental to the special land uses in the PSLR district are permitted as a special land use subject to Section 4.19 and the following:

1. Accessory buildings and structures shall be located in the rear yard or interior side yard.
2. Accessory buildings shall be constructed of the same materials as the principal building(s), and shall not exceed twenty-five (25) percent of the floor space of the principal building.

FOR SALE

7.86 Acres 11 Mile & Beck Road

47460 W 11 Mile Road Novi, MI 48374



DEMOGRAPHIC INFORMATION	1 MILE	2 MILES	3 MILES
Total population	3,483	19,034	40,236
Median age	42.4	38.4	38.9
Total households	1,308	6,470	16,243
Average HH income	$168,030	$165,385	$135,191
Average house value	$431,208	$404,646	$311,659