EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

10.90+/- ACRES OAKLEY PARK ROAD

Commerce Township, MI 48390



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: NEC Oakley Park Rd & S Commerce Rd | Commerce Township, MI 48390



PROPERTY OVERVIEW

Vacant Land for Development in Commerce Township.

OFFERING SUMMARY

PRICE REDUCED!	Was: $1,250,000.00 NOW: $1,100,000.00
Lot Size:	10.90+/- Acres
Price / Acre:	$100,917.43
Zoning:	R-1C Single Family Residential

PROPERTY HIGHLIGHTS

- Zoned R-1C Single Family Residential
- Walled Lake Consolidated School District
- Qualifies for a waiver on the Lateral Benefit Charge for connecting the water line to each unit. A savings of $4,900.00 per unit.

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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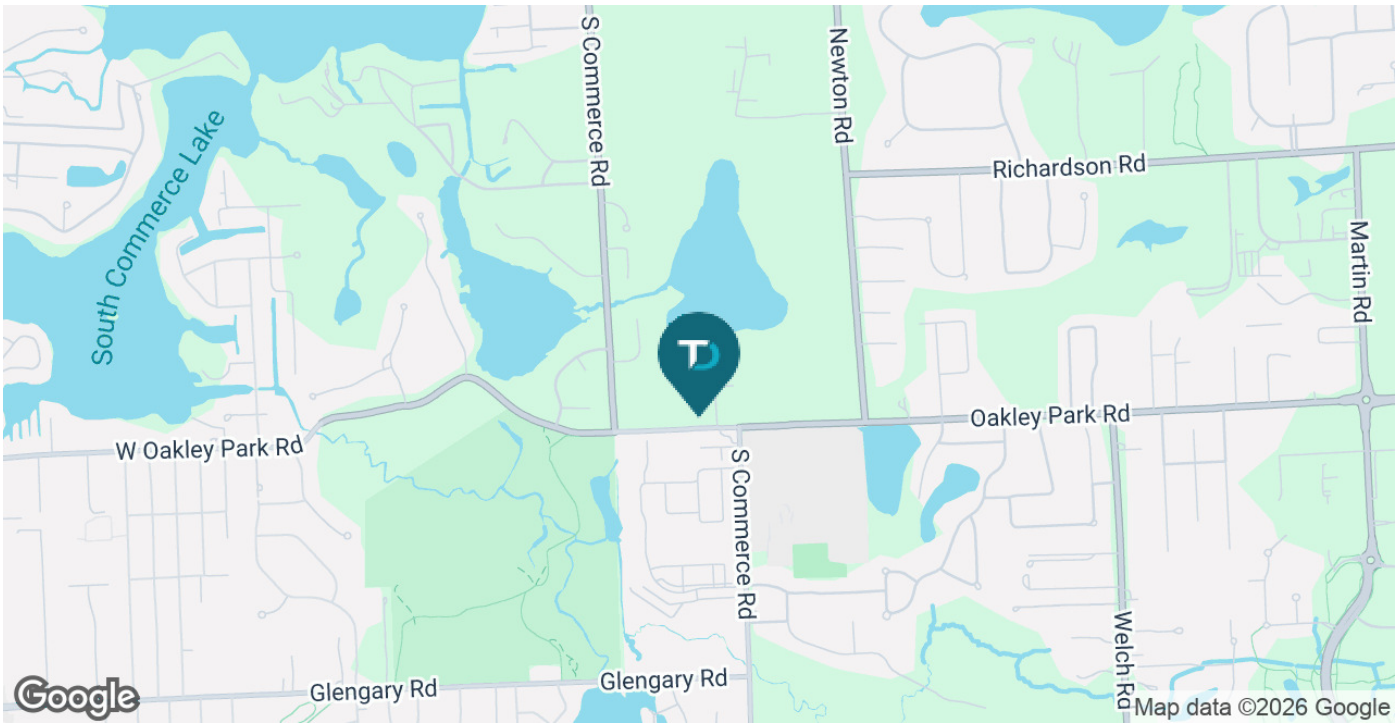
PROPERTY INFORMATION: NEC Oakley Park Rd & S Commerce Rd | Commerce Township, MI

PROPERTY INFORMATION:

SALE PRICE:	Was: $1,250,000.00 Now: $1,100,000.00
Price/AC:	$100,917.43
APN:	Vacant 17-14-353-001 - 10.43 Acres 3070 S Commerce 17-14-353-007 - .22 Acres 3348 S. Commerce 17-14-351-005 - .25 Acres
Utilities:	City Water at site. Sanitary Sewer at the SW corner of Oakley Park & South Commerce (at Walled Lake Central High School).
Total Lot Size:	10.90+/- Acres
Property Type:	Residential Vacant Land
Zoning	R-1C Single Family Residential
Traffic Count:	Oakley Park Road = 7,409 S. Commerce = 12,647
School District:	Walled Lake Consolidated
Taxes (Combined):	2026 Summer = $3,563.78 2025 Winter = $1,114.91

LOCATION INFORMATION

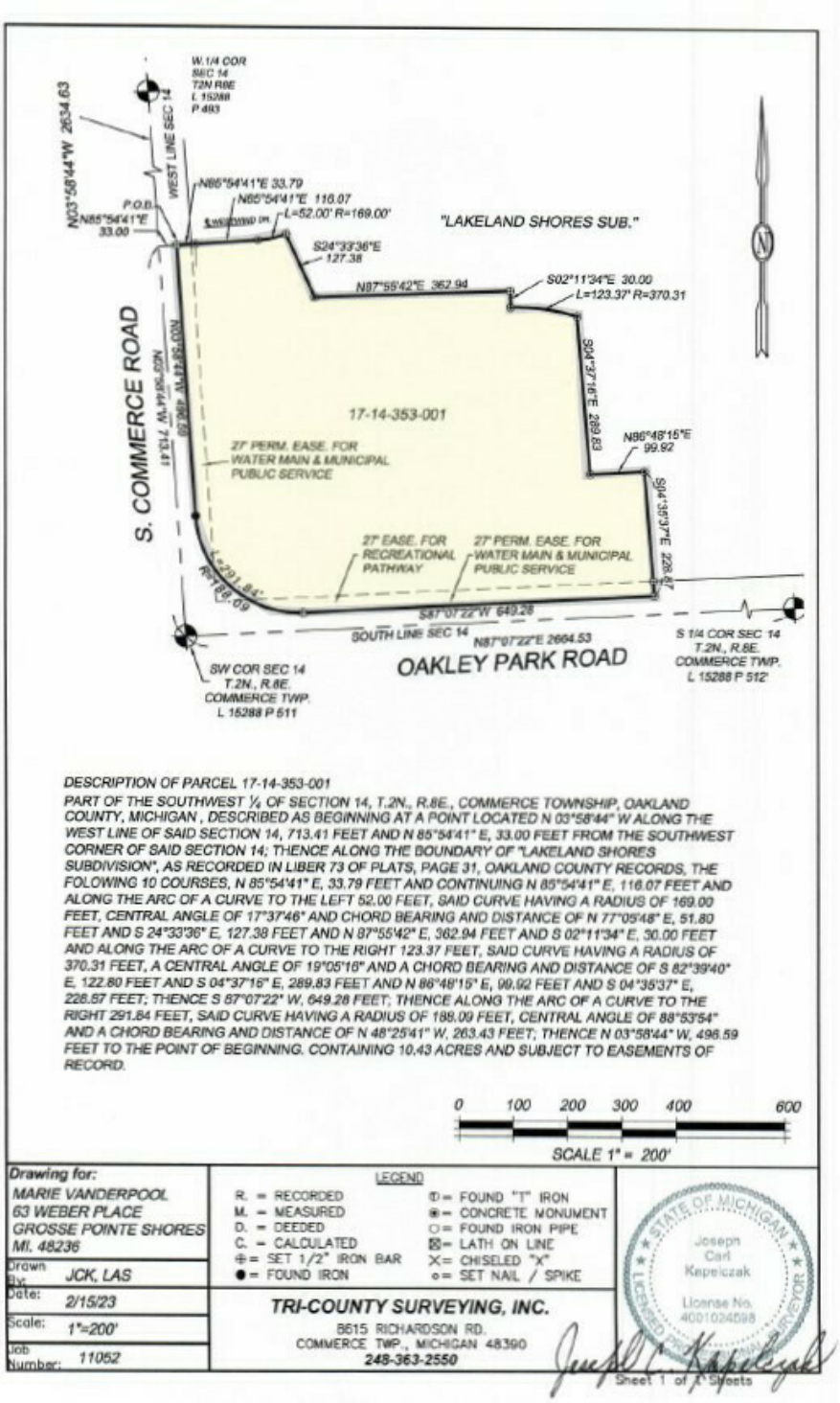
Located on the northeast corner of Oakley Park and S Commerce Road.



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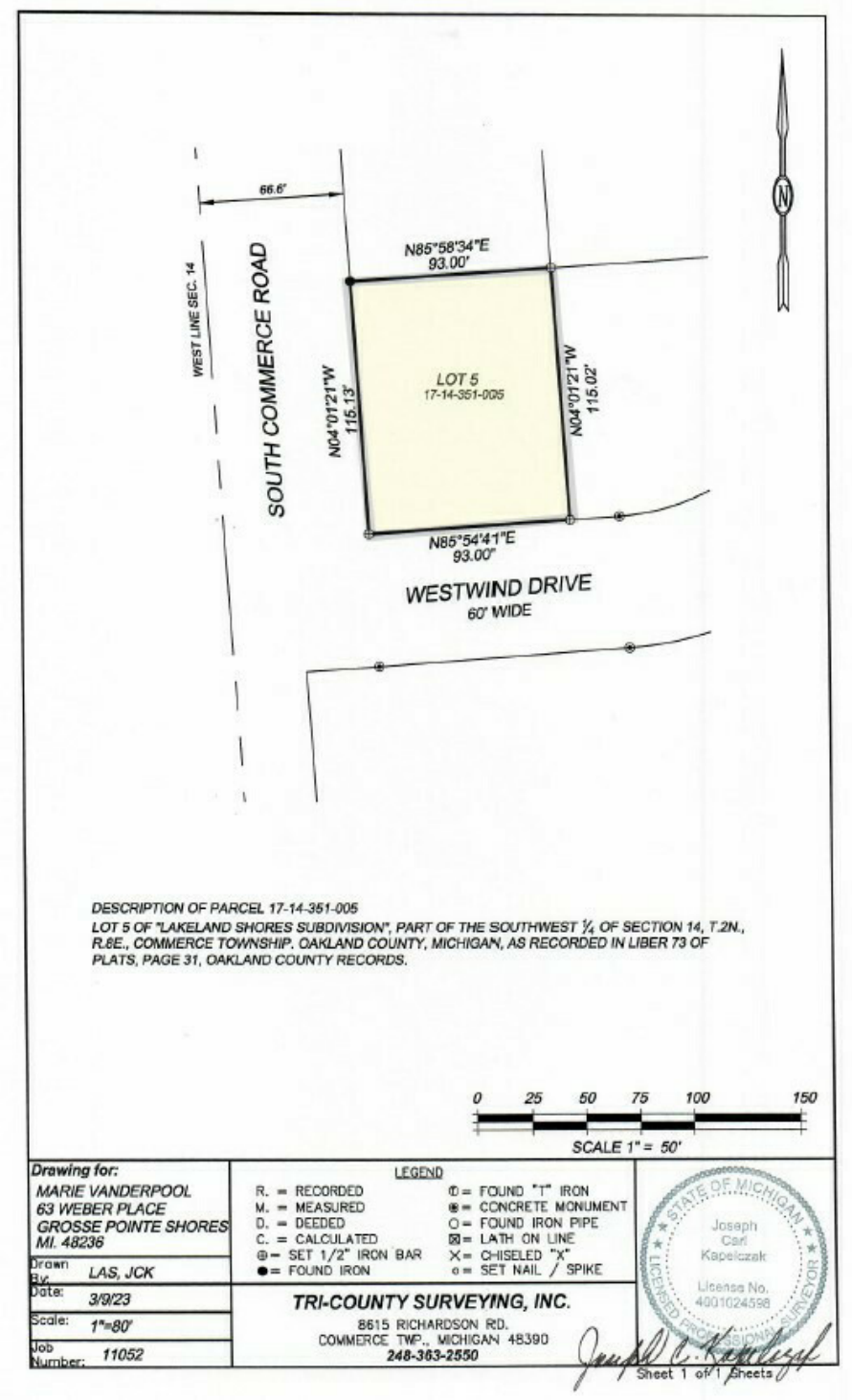
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SURVEY: Vacant - S. Commerce & Oakley Park Road | Commerce Township, MI 48390

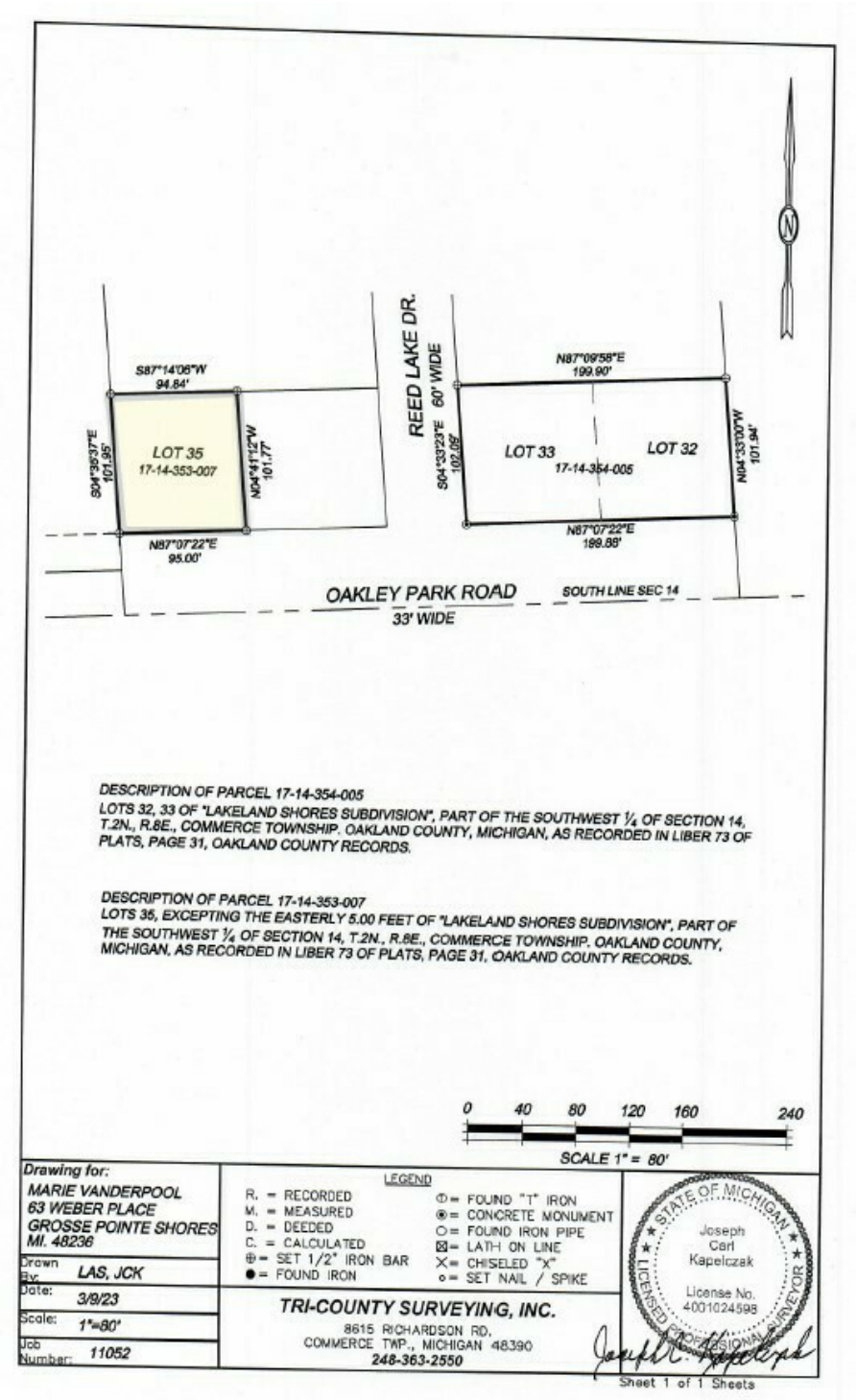


DESCRIPTION OF PARCEL 17-14-353-001
PART OF THE SOUTHWEST ¼ OF SECTION 14, T.2N., R.8E., COMMERCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN , DESCRIBED AS BEGINNING AT A POINT LOCATED N 03°58'44" W ALONG THE WEST LINE OF SAID SECTION 14, 713.41 FEET AND N 85°54'41" E, 33.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE ALONG THE BOUNDARY OF "LAKELAND SHORES SUBDIVISION", AS RECORDED IN LIBER 73 OF PLATS, PAGE 31, OAKLAND COUNTY RECORDS, THE FOLOWING 10 COURSES, N 85°54'41" E, 33.79 FEET AND CONTINUING N 85°54'41" E, 116.07 FEET AND ALONG THE ARC OF A CURVE TO THE LEFT 52.00 FEET, SAID CURVE HAVING A RADIUS OF 169.00 FEET, CENTRAL ANGLE OF 17°37'46" AND CHORD BEARING AND DISTANCE OF N 77°05'48" E, 51.80 FEET AND S 24°33'36" E, 127.38 FEET AND N 87°55'42" E, 362.94 FEET AND S 02°11'34" E, 30.00 FEET AND ALONG THE ARC OF A CURVE TO THE RIGHT 123.37 FEET, SAID CURVE HAVING A RADIUS OF 370.31 FEET, A CENTRAL ANGLE OF 19°05'16" AND A CHORD BEARING AND DISTANCE OF S 82°39'40" E, 122.80 FEET AND S 04°37'16" E, 289.83 FEET AND N 86°48'15" E, 99.92 FEET AND S 04°35'37" E, 228.87 FEET; THENCE S 87°07'22" W, 649.28 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 291.84 FEET, SAID CURVE HAVING A RADIUS OF 188.09 FEET, CENTRAL ANGLE OF 88°53'54" AND A CHORD BEARING AND DISTANCE OF N 48°25'41" W, 263.43 FEET; THENCE N 03°58'44" W, 496.59 FEET TO THE POINT OF BEGINNING. CONTAINING 10.43 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

SURVEY: 3348 S. Commerce Road | Commerce Township, MI 48390



SURVEY: 3070 S. Commerce Road | Commerce Township, MI 48390



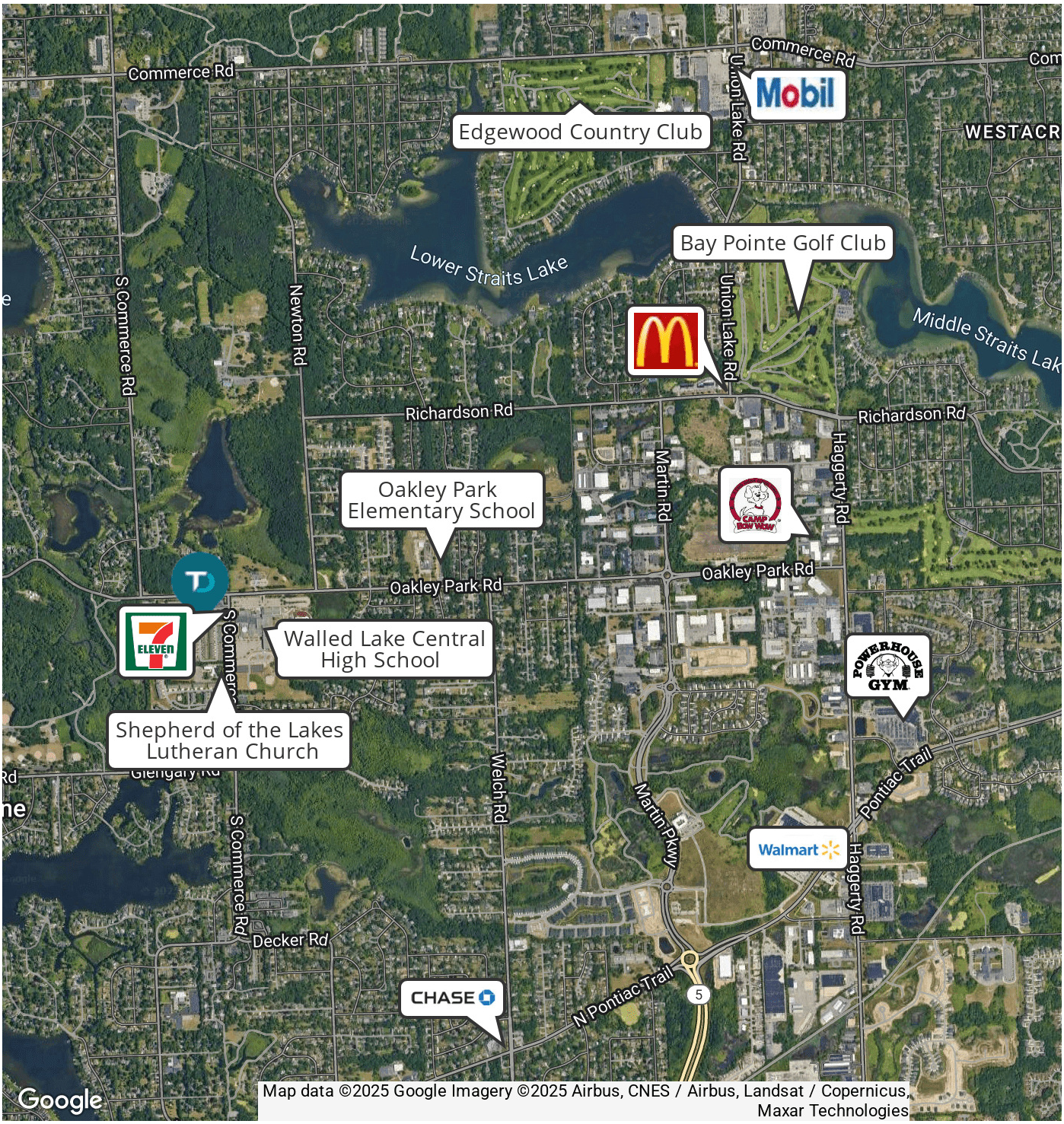
AERIAL MAP: NEC Oakley Park Rd & S Commerce Rd | Commerce Township, MI 48390



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RETAILER MAP: NEC Oakley Park Rd & S Commerce Rd | Commerce Township, MI 48390



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DIMENSIONAL STANDARDS: 3070 S. Commerce Road | Commerce Township, MI 48390

ARTICLE 6
DIMENSIONAL STANDARDS

SECTION 6.01. Table of Dimensional Standards by District

STANDARDS			PRD	SPD	R-1A	R-1B	R-1C	R-1D	R-2 (S)	RM	MH	B-1	B-2	B-3	ULR	CV	TC	HRC	O	TLM	I	HF	HOS
Building Height (feet)	Maximum	Feet	35	35	35	35	35	35	35	35	See Article 17 (Mobile Home Park District)	35	35	35	See Article 16 (Union Lake Road Overlay District)	See Article 20 (Commerce Village Overlay)	See Article 19 (Town Center Overlay)	See Article 18 (Haggerty Road Corridor Overlay)	35	35	45	35 (V)	35 (Q)
		Stories	2½	2½	2½	2½	2½	2½	2½	2½		2	2	2					2	2	2	2 (V)	2 (Q)
Lot Standards (per unit)	Minimum Width (feet)		200	200	100(A)	70(A)	60(A)	50(A)	(R)	150 (A)		100(A)	100(A)	100(A)					150	100	100	100	100
	Minimum Area (square-feet)		5ac	5ac	20,000	12,000	10,000	7,200	(R)	(F)(G)		12,000	12,000	12,000					15,000	20,000	20,000	10ac	1.5ac
	Maximum Coverage (%)		35	35	35	35	35	35	35	(N)		(N)	(N)	(N)					(N)	(N)	(N)	(N)	(N)
Yard / Setback Standards (feet)	Front Yard	Minimum	25	25	25 (B) (W)	25(B) (W)	25(B) (W)	25(B) (W)	30(T)	30(H)		30(J)	30(J)	30(J)					30(J)	30(J)	30(J)	50(J)	35
	Minimum Side Yard	One Side Yard			4(C)(D)	4(C)(D)	4(C)(D)	4(C)(D)	4(C)(D)	30(H)		10(K)	10(K)	15(K)					10(K)	25(O,P)	25(O,P)	50	15
		Total of Two			14	14	14	14	14	30(H)		20	20	30					20	50	50	100	30
	Minimum Rear Yard				35	35	35	35	30	35(H)		25(L)	25(L)	30(L)					35(L)	35	35(M)	50	35
Minimum Gross Floor Area (square feet/unit)					(E)	(E)	(E)	(E)	(E)	(I)													
Minimum Land Area per Principal Dwelling Unit (square feet/unit)										(G)													

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ARTICLE 10
R1-B, ONE FAMILY RESIDENTIAL
R1-C, ONE FAMILY COTTAGE RESIDENTIAL
R1-D, ONE FAMILY NEIGHBORHOOD RESIDENTIAL

Preamble

The One Family Residential (R1-B through R1-D) Districts are hereby established for the purpose of providing a range of housing choices, encouraging the development and maintenance of suitable neighborhoods for families and children, and limiting uses that would adversely impact residential neighborhoods. The intent of these districts is to provide for an environment of predominantly one-family detached dwellings that are developed consistent with the established or desired form of the area, along with other associated uses and facilities that serve residents in the district.

The One Family Residential Districts are further established based upon the historical development patterns and the Master Plan for Commerce Township. Each district has been created to recognize the unique development patterns of particular areas of the Township.

It is the further intent of these districts to prohibit or restrict any land use or development pattern that would substantially interfere with development or continuation of one-family detached dwellings in the district, would generate traffic on minor or local roads in excess of normal traffic serving the residences on those roads, or would, because of its character or size, create requirements and costs for public services (such as fire and police protection), water supply or sewerage, substantially in excess of such requirements and costs if the district were developed solely for one-family dwellings. It is the intent to keep neighborhoods relatively quiet and free of unrelated traffic noise.

SECTION 10.01. Principal Uses Permitted

In the R-1B, R-1C and R-1D One Family Residential Districts no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance:

A. One family detached dwellings.

B. Agricultural uses and facilities, but not including the following agricultural operations:

1. Mushroom growing, subject to Article 26.
2. Production of dairy products,
3. Dairy farming,
4. Livestock farming, including breeding, feeding or grazing, subject to Article 26.
5. Poultry or egg production, unless at least one of the following criteria is met:

    a. The poultry or egg production satisfies the use standards set forth in Article 26; or

b. The subject property is 10 acres or greater, has a one family detached occupied dwelling, and the poultry or egg production is in compliance with the applicable GAAMPs as established by the Michigan Department of Agriculture or its successors.

and

6. Grain drying operations.

C. Publicly owned and operated libraries, parks, parkways, and recreational facilities.

D. Private subdivision parks, subject to Article 26.

E. Municipal buildings and uses.

F. Public, parochial and other private elementary, intermediate, and/or high schools offering courses in general education, and not operated for profit, but not including driving schools or educational facilities operated for profit,

G. The keeping of common household pets shall be permitted without a permit provided they are not kept for purposes of breeding, boarding, sale or transfer. However, no more than three (3) dogs or cats, of more than six (6) months old, shall be permitted on any lot or parcel.

H. Private stables, without a permit, are allowed as an accessory use to one family detached dwellings provided there is not more than one (1) horse on a lot that is less than two (2) acres in area and provided further that for each additional horse stabled thereon, one (1) acre of land shall be provided. All confinement areas and/or stables shall in all instances be located in the rear yard and shall be in upland area. No horse shall be allowed to run at large. Private stables shall be subject further to Article 26.

I. Family Day Care Homes as provided in Article 26.

J. Child Foster Family Home, Child Foster Family Group Home, and Adult Foster Family Home.

K. Roadside Open Space Preservation Housing Developments subject to Article 32.

L. Home occupations, subject to Article 26.

M. Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.

N. Except in the TC, Town Center Overlay District, uses determined to be similar to the above principal permitted uses shall be allowed in accordance with the criteria set forth in Article 26 and provided they are not listed below as special land uses.

O. Backyard poultry is allowed as an accessory use to a one family detached dwelling, subject to the applicable standards set forth in Article 26.

SECTION 10.02. Special Land Uses Permitted

The following uses may be permitted by the Planning Commission, under the purview of Article 34, after site plan review and a public hearing, and subject to other reasonable conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the health, safety, general welfare, morals, and comfort of the abutting property, neighborhood and Township:

A. Bed and Breakfast Establishments, subject to Article 26.

B. Cemeteries, subject to Article 26.

C. Golf Course Open Space Option, subject to Article 32.

D. Golf courses (excluding miniature golf courses).

E. Places of assembly.

F. Group Day Care Home, subject to Article 26.

G. Lake access, subject to Article 32.

H. Private, not for profit, recreational facilities located within principally permitted residential subdivisions or principally permitted residential condominium developments including: community buildings; racquet courts (tennis, platform tennis, racquet ball, etc), provided there is not spectator seating; swimming pools and related facilities; beach facilities; and stables subject to Article 26.

I. Residential Open Space (Cluster) Option, subject to Article 32.

J. Roadside produce stand, subject to Article 26.

K. Boat launch facilities, subject to Article 32.

L. Adult Foster Care Small Group Home.

M. Adult Foster Care Large Group Home.

N. Accessory buildings and accessory uses customarily incidental to any of the above special land uses.

O. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Article 26.

P. Public Utility Buildings, provided they meet the below noted conditions:

1. Front yard setback shall be a minimum of fifty (50) feet.
2. Side yard setbacks shall be a minimum of twenty-five (25) feet.
3. Rear yard setbacks shall be a minimum of fifty (50) feet.
4. Height is limited to one story or fourteen (14) feet.
5. Building materials shall be compatible with adjacent structures; traditional materials such as masonry, stone, or brick are preferred. The use of concrete block is prohibited.
6. Any utility meters, conduit, etc. shall be screened or otherwise hidden so they are not visible. If vegetation is used to screen, it shall be of an evergreen variety so as to ensure year round screening.
7. Exterior lighting shall comply with the requirements in Article 31. Lighting must be placed and shielded so as to direct the light onto the site and away from adjoining properties. The lighting source shall not be directly visible from adjoining properties. Floodlights, wall pack units, other types of unshielded lights, and lights where the lens is visible outside of the light fixture shall be prohibited.

8. No more than three parking spaces shall be allowed per site. Parking shall be paved and striped according to Zoning Ordinance requirements.
9. Any fenced-in areas shall be screened with landscaping with the exception of that portion of the fencing that contains a gate/door.
10. Maximum lot coverage shall not exceed 35%.
11. Such other conditions as the Planning Commission deems appropriate in order to mitigate any potential negative effects of such a use.

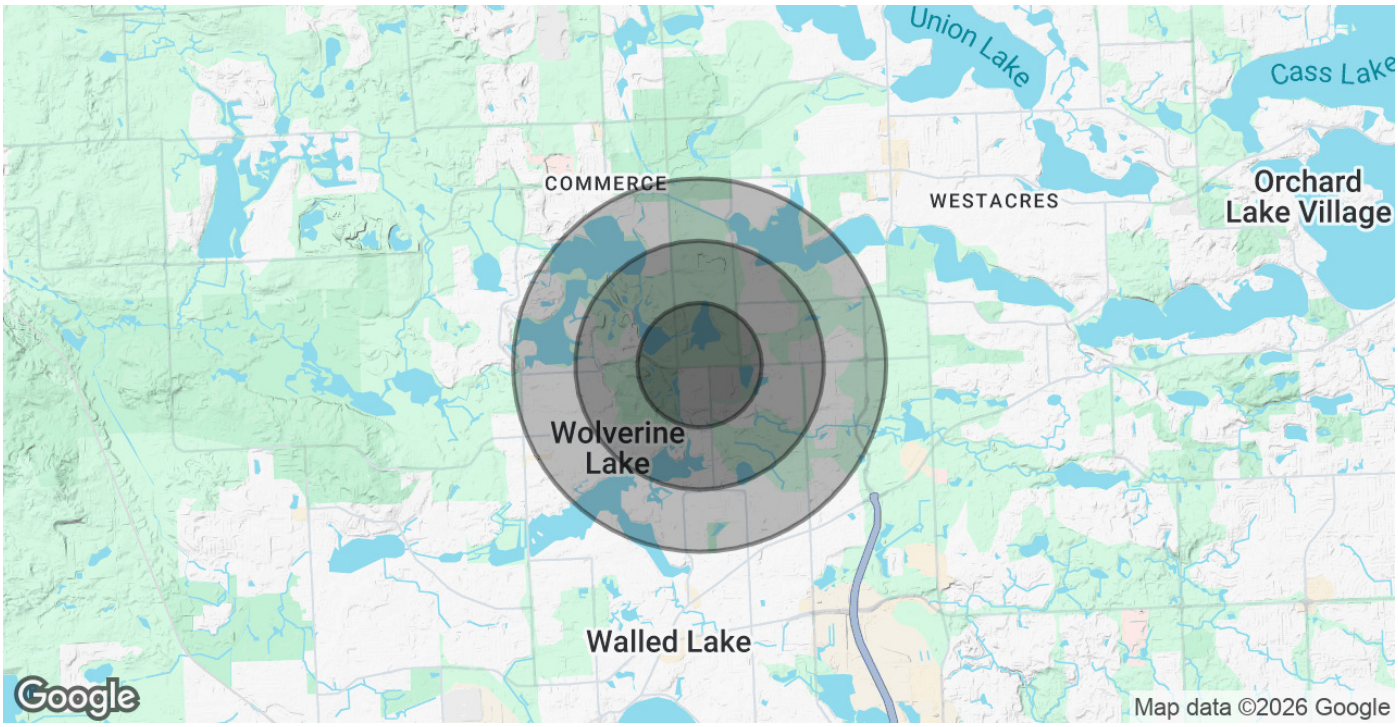
SECTION 10.03. Area, Height and Bulk Requirements

See Article 6, Table of Dimensional Standards by District, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.

SECTION 10.04. Building Form and Composition

See Article 27 for building form and composition requirements regulating the shape, placement, design, and quality of the built environment for all residential developments subject to review per Article 35 (Site Plan Review).

DEMOGRAPHICS MAP & REPORT: NEC Oakley Park & S Commerce Rd | Commerce Township, MI



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,230	5,002	12,097
Average Age	41.0	43.4	44.1
Average Age (Male)	42.3	43.2	44.0
Average Age (Female)	36.8	40.8	42.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	462	1,954	4,837
# of Persons per HH	2.7	2.6	2.5
Average HH Income	$109,039	$113,487	$108,770
Average House Value	$282,118	$300,433	$283,990

2020 American Community Survey (ACS)

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