EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

9.88 +/- ACRES TELEGRAPH RD

0 N Telegraph Rd, Pontiac, MI 48340



FOR SALE

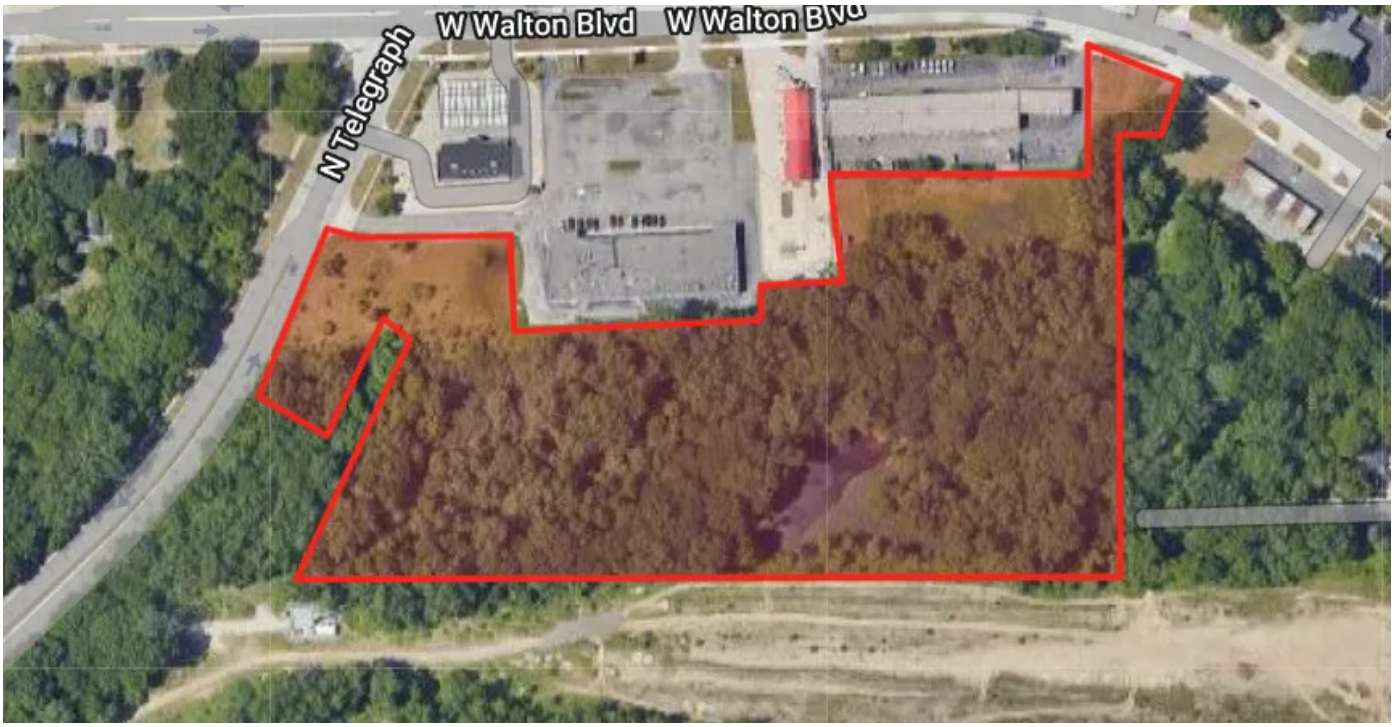
248.476.3700

EXCLUSIVELY LISTED BY:

DAVE TESCH
Vice President
dtesch@thomasduke.com

ANDREW BATTERSBY
Senior Associate
abattersby@thomasduke.com

OFFERING SUMMARY: 0 N Telegraph Rd | Pontiac, MI 48340



PROPERTY OVERVIEW

9.88 acres vacant land for development with access off of N Telegraph Rd and W Walton Blvd.

OFFERING SUMMARY

Sale Price:	$699,000
Lot Size:	9.88 Acres
Price / Acre:	$70,749
Zoning:	C-1 Local Business

PROPERTY HIGHLIGHTS

- Approximately 9.88 acres vacant land
- Located near the intersection of N Telegraph Rd & W Walton Blvd
- Currently zoned C-1 Local Business
- Close proximity to Downtown Pontiac and I-75

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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BUILDING/PROPERTY INFORMATION: 0 N Telegraph Rd | Pontiac, MI 48340

BUILDING INFORMATION

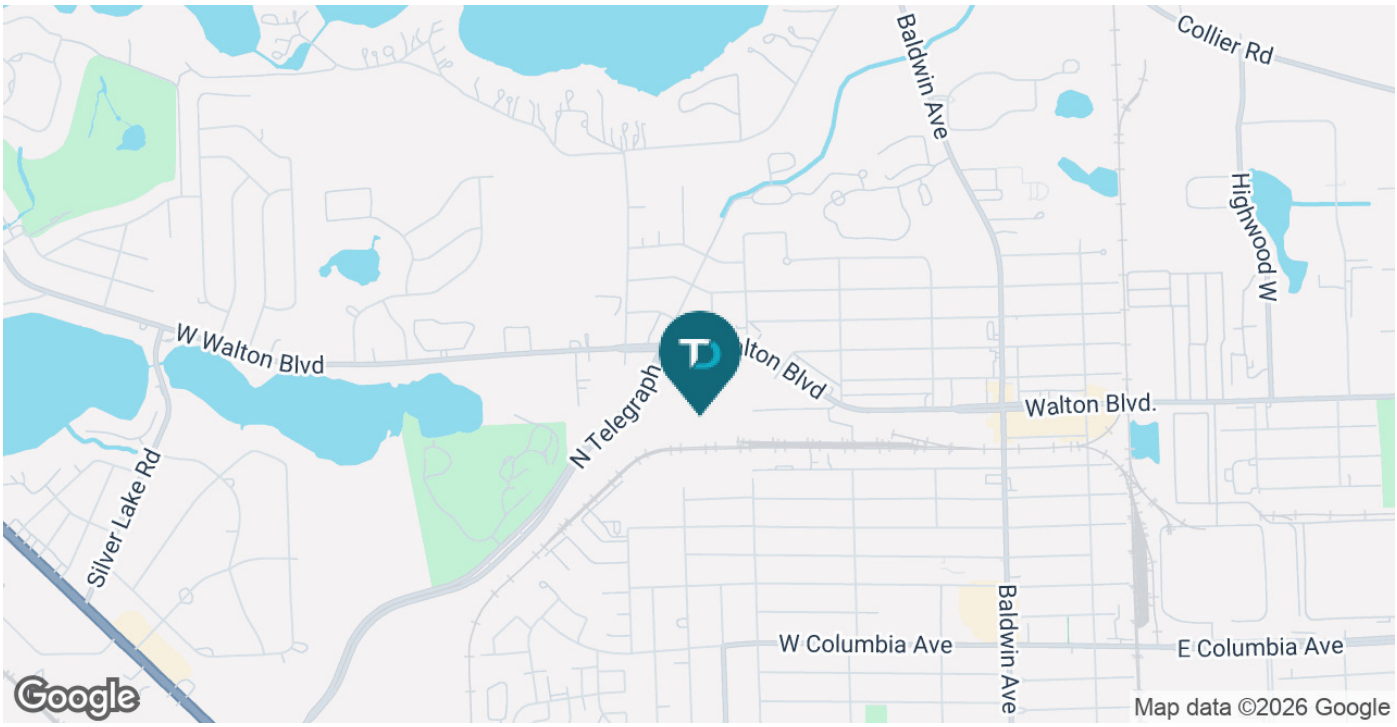
Price/AC:	$70,749
2025 Summer Tax:	$5,337.52
2024 Winter Tax:	$199.29

PROPERTY INFORMATION

Lot Size:	9.88 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	C-1 Local Business
Traffic Count:	15,888 Vehicles/Day on N Telegraph; 15,484 Vehicles/Da on Walton Blvd (Costar 2022; 2020)
Legal Description:	Available upon request
APN:	14-07-483-014

LOCATION INFORMATION

Located on the east side of N Telegraph Rd, just south of W Walton Blvd.



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ZONING ORDINANCE PG 1: 0 N Telegraph Rd | Pontiac, MI 48340

2.204 Zoning District Design Standards.

The following Table 2 and Table 2.1 list the uses that may be permitted in each zoning district; provided, that the development also meets the design and building standards set forth for each district in Chapters 3 through 6 of this ordinance, along with all other development standards contained in this ordinance. For instance, while multiple family apartment buildings may be permitted in various zoning districts, each zoning district will have different standards for building bulk, location, and design. The customized design standards set forth in each zoning district are tailored to the existing and intended character of each zoning district, and are further intended to prevent contextually inappropriate development from occurring within the City.

Table 2. Uses Permitted by District

Key: ■ Principal Permitted Use | o Special Exception Use | [blank] Use Not Permitted | * Special Exception Permit Uses Outside the Medical Marihuana Overlay Districts | ● Principal Permitted Uses in the Medical Marihuana Overlay Districts

USE	Residential Districts (A)			Mixed Use Districts					Industrial Districts			DEVELOPMENT STANDARD
	R-1 (B)	R-2	R-3	C-O	C-1	C-2	C-3	C-4	M-1	M-2	IP-1	
Residential Uses												
Mixed Use Building – residential with non-residential			o	o	■	■	■					Section 2.501
Boarding or Lodging House			o	o								Section 2.502
Multiple Family Manor House (3-4 units)		o	■	o								Section 2.503
Multiple Family Apartment Building (3+ units)			■		o	■						Section 2.504
One Family Dwelling Unit	■	■	■	■								Section 2.505
State Licensed Residential Facility and/or Home (6 or fewer clients)	■	■	■	■								Section 2.506
State Licensed Residential Facility and/or Home (7 or more clients)		o	o	o								Section 2.506
Unlicensed Residential Facility and/or Home			o									Section 2.506.1
Townhouse (3+ units)		o	■	o	o	o						Section 2.507
Two Family Dwelling Unit		■	■									Section 2.505
Commercial, Office, and Service Uses												
Automobile Service (Commercial)					o		o	o	■	■		Section 2.509
Bakery or Confectionary			o		■	■	■	■				Section 2.510
Bank or Financial Institution			o		■	■	■	■				

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ZONING ORDINANCE PG 2: 0 N Telegraph Rd | Pontiac, MI 48340

Key: ■ **Principal Permitted Use** o **Special Exception Use** **[blank] Use Not Permitted**
* **Special Exception Permit Uses Outside the Medical Marihuana Overlay Districts** ● **Principal Permitted Uses in the Medical Marihuana Overlay Districts**

USE	Residential Districts (A)			Mixed Use Districts					Industrial Districts			DEVELOPMENT STANDARD
	R-1 (B)	R-2	R-3	C-O	C-1	C-2	C-3	C-4	M-1	M-2	IP-1	
Bar, Tavern, or Alcohol Service Establishment					■	■	■	■				
Business Service Establishment					■	■	■	■				
Child Care Center or Day Care Center		o	o	o	■	o	■	■				Section 2.511
Funeral Home or Mortuary					■	■	■					
Gallery or Studio			o	■	■	■	■	■	■	■		
Lodging Uses												
Bed & Breakfast	o	o	o	o	o	■						Section 2.512
Inn				o	o	■	■	■				
Hotel						■	■	■				
Learning Center			o	■	■	■	■	■				
Medical Clinic					o	■	o					
Medical Marihuana Grower (D)									●	●	●	Section 2.545
Medical Marihuana Processor (D)									●	●	●	Section 2.546
Medical Marihuana Provisioning Centers (D)					*	●	●*	*	●	●		Section 2.547
Medical Marihuana Safety Compliance Facility (D)					*	●	●*	*	●*	●*	●	Section 2.548
Medical Marihuana Secure Transporter (D)					*	●	●*	*	●*	●*	●	Section 2.549
Office			o	■	■	■	■	■				
Pawn Shops				o	o	o	o					Section 2.513
Personal Service Establishment			o	■	■	■	■	■				
Pet Boarding Facility					■		■	■	■	■	■	Section 2.532
Place of Assembly (<50 persons at maximum occ.)			o	o	■	■	■	■	■	■		Occupancy determined by fire code
Place of Assembly (51+ persons at maximum occ.)					o	■	■	■	■	■		
Restaurant			o	o	■	■	■	■				Only on A or B Street

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ZONING ORDINANCE PG 3: 0 N Telegraph Rd | Pontiac, MI 48340

Key: ■ **Principal Permitted Use** o **Special Exception Use** **[blank] Use Not Permitted**
* **Special Exception Permit Uses Outside the Medical Marihuana Overlay Districts** ● **Principal Permitted Uses in the Medical Marihuana Overlay Districts**

USE	Residential Districts (A)			Mixed Use Districts					Industrial Districts			DEVELOPMENT STANDARD
	R-1 (B)	R-2	R-3	C-O	C-1	C-2	C-3	C-4	M-1	M-2	IP-1	
Retail Sales												
Small indoor – up to 5,000 sq. ft.			o		■	■	■	■				
Medium indoor – 5,001 – 75,000 sq. ft.					■	■	■	■				
Large indoor – no area limit								■				
Unlimited outdoor							o	o	■	■		Section 2.514
Retail Sales (packaged alcoholic beverages)					o	o	o	o				Section 2.515
Sexually Oriented Businesses									o	o	o	Section 2.508
Workshop/Showroom					o	■	■		■	■	■	Section 2.516
Industrial Uses												
Automobile Service (Industrial)							o		■	■	o	
Heliport									o	o		
Manufacturing, Fabrication and Processing												
Light							■		■	■	■	Section 2.517
General									o	■	o	Section 2.517
Heavy										o		Section 2.518
Mini-Warehouse							o		■	■		Section 2.519
Movie and Television Production Facility						■	o		■	■	■	
Outdoor Storage or Outdoor Yard (major)									o	o	o	Section 2.520
Recycling Center									o	■		
Recycling Plant or Scrap Processing										o		
Research Facility (general)									■	■	■	
Research Facility (major)									o	■	o	
Salvage Yards/Resource Recovery Facilities/Junk Yards										o		
Service and Repair (industrial)									■	■	■	
Terminal, Public Transportation	o	o	o	o	■	■	■	■	■	■	■	

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ZONING ORDINANCE PG 4: 0 N Telegraph Rd | Pontiac, MI 48340

Key: ■ **Principal Permitted Use** o **Special Exception Use** **[blank] Use Not Permitted**
* **Special Exception Permit Uses Outside the Medical Marihuana Overlay Districts** ● **Principal Permitted Uses in the Medical Marihuana Overlay Districts**

USE	Residential Districts (A)			Mixed Use Districts					Industrial Districts			DEVELOPMENT STANDARD
	R-1 (B)	R-2	R-3	C-O	C-1	C-2	C-3	C-4	M-1	M-2	IP-1	
Terminal, Freight									■	■	o	
Wholesale Storage/Distribution												
Nontoxic, nonhazardous materials							■		■	■	■	
Toxic or hazardous materials									o	■	o	
Community, Education and Institution uses												
Assisted Living Facility		o	o	o	■	■	■					Section 2.521
Cemetery or Crematorium	o	o	o		o		o		o	o	o	Section 2.522
Community Center Building	■	■	■									
Community Service Facility		o	o	o	o		o		■	■		Section 2.523
Cultural or Municipal Use	o	o	■	■	■	■	■	■	■	■	■	
Hospital						■	■					
Nursing Home		o	o	o	■	■	■					Section 2.521
Private Club, Fraternal Organization, or Lodge Hall			o	o	■	■						Only permitted along A or B street
Public Parking Lot/Structure					o	o	o					
Religious Institution	o	o	o	■	■	■	■	■	■	■		Section 2.524
School, College or University	o	o	o	o	o	o	o					Only permitted along A or B street
School, Primary or Secondary	o	o	o	o	■	■	■					
School, Vocational				■	■	■	■		■	■	■	
Utility (minor)	■	■	■	■	■	■	■	■	■	■	■	
Utility (major)	o	o	o	o	o	o	o	o	■	■	■	
Recreation Uses												
Golf Course	o	o	o									
Private Recreation												
Small Indoor					■	■	■		■	■	o	
Large Indoor					o	o	o	o	■	■	o	
Small Outdoor	o	o	o	o					■	■	o	Section 2.525
Large Outdoor					o	o	■	o	■	■	o	Section 2.526
Park or Recreation Facility	■	■	■	■	■	■	■	■	■	■	■	

ZONING ORDINANCE PG 5: 0 N Telegraph Rd | Pontiac, MI 48340

Key: ■ **Principal Permitted Use** o **Special Exception Use** **[blank] Use Not Permitted**
* **Special Exception Permit Uses Outside the Medical Marihuana Overlay Districts** ● **Principal Permitted Uses in the Medical Marihuana Overlay Districts**

USE	Residential Districts (A)			Mixed Use Districts					Industrial Districts			DEVELOPMENT STANDARD
	R-1 (B)	R-2	R-3	C-O	C-1	C-2	C-3	C-4	M-1	M-2	IP-1	
Animal and Agriculture Uses												
Agriculture, Urban	■	■	■	■	■	■	■	■	■	■	■	Section 2.527
Bee Keeping	■	■	■									Section 2.528
Community Gardens	■	■	■									Section 2.529
Greenhouse or Nursery					o		■		■	■	■	Section 2.530
Kennels									■	■	■	Section 2.531
Veterinary Hospital or Clinic					■		■		■	■		Section 2.533
Accessory, Temporary, and Other Uses												
Accessory Building or Structure	■	■	■	■	■	■	■	■	■	■	■	Section 2.205.C
Boarders or Roomers (up to 2 per d.u.)	■	■	■	■								Section 2.534
Drive-Through Facility (accessory to any principal use)					o	o	o	■				Section 2.535
Helipad						o	o		o	o	o	
Home Occupation	■	■	■	■	■	■	■					Section 2.536
Mobile Food Vehicle Vendor	o	o	o	■	■	■	■	■	■	■	■	Section 2.544
Outdoor Retail Sales (accessory to a permitted use)					o	o	■	■	■	■	■	Section 2.537
Outdoor Retail Sales (temporary or seasonal)				■	■	■	■	■	■	■	■	Section 2.538
Outdoor Sidewalk or Patio Dining (accessory to a permitted use)			o	o	■	■	■	■				Section 2.539
Outdoor Storage (accessory to a permitted use)				o	o	o	■	■	■	■	■	Section 2.540
Sustainable Energy Generation												
Small Wind Energy System	■	■	■	■	■	■	■	■	■	■	■	Section 2.541
Utility Wind Energy System										o		Section 2.541
Solar Energy System	■	■	■	■	■	■	■	■	■	■	■	Section 2.541
Temporary and Special Events	■	■	■	■	■	■	■	■	■	■	■	Section 2.542
Temporary Construction Facilities	■	■	■	■	■	■	■	■	■	■	■	

ZONING ORDINANCE PG 6: 0 N Telegraph Rd | Pontiac, MI 48340

Key: ■ **Principal Permitted Use** o **Special Exception Use** **[blank] Use Not Permitted**

* **Special Exception Permit Uses Outside the Medical Marihuana Overlay Districts** ● **Principal Permitted Uses in the Medical Marihuana Overlay Districts**

USE	Residential Districts (A)			Mixed Use Districts					Industrial Districts			DEVELOPMENT STANDARD
	R-1 (B)	R-2	R-3	C-O	C-1	C-2	C-3	C-4	M-1	M-2	IP-1	
Wireless Telecommunication Facilities	o	o	o	o	o	o	o	o	■	■	■	Section 2.543

Not more than eight (marihuana) retailers are to be located in any one of the four Adult-Use Marihuana Business Overlay Districts; social equity retailers authorized by City ordinance are allowed in any one of the four Downtown Adult-Use Marihuana Business Overlay Districts; not more than five Class A microbusinesses are allowed across all Adult-Use Marihuana Business Overlay Districts; and not more than six designated consumption establishments shall be allowed in the Downtown Adult-Use Marihuana Business Overlay District with three designated consumption establishments permitted north of Huron Street and three designated consumption establishments permitted south of Huron Street; grower, safety compliance facility, secure transporter, are allowed in the East Walton Boulevard and Cesar E. Chavez Adult-Use Marihuana Business Overlay Districts; temporary marihuana events shall be allowed only in the Downtown Adult-Use Marihuana Business Overlay District; and primary caregivers or caregivers shall be located by special exception approval in the IP-1 and M-1 Zoning Districts.

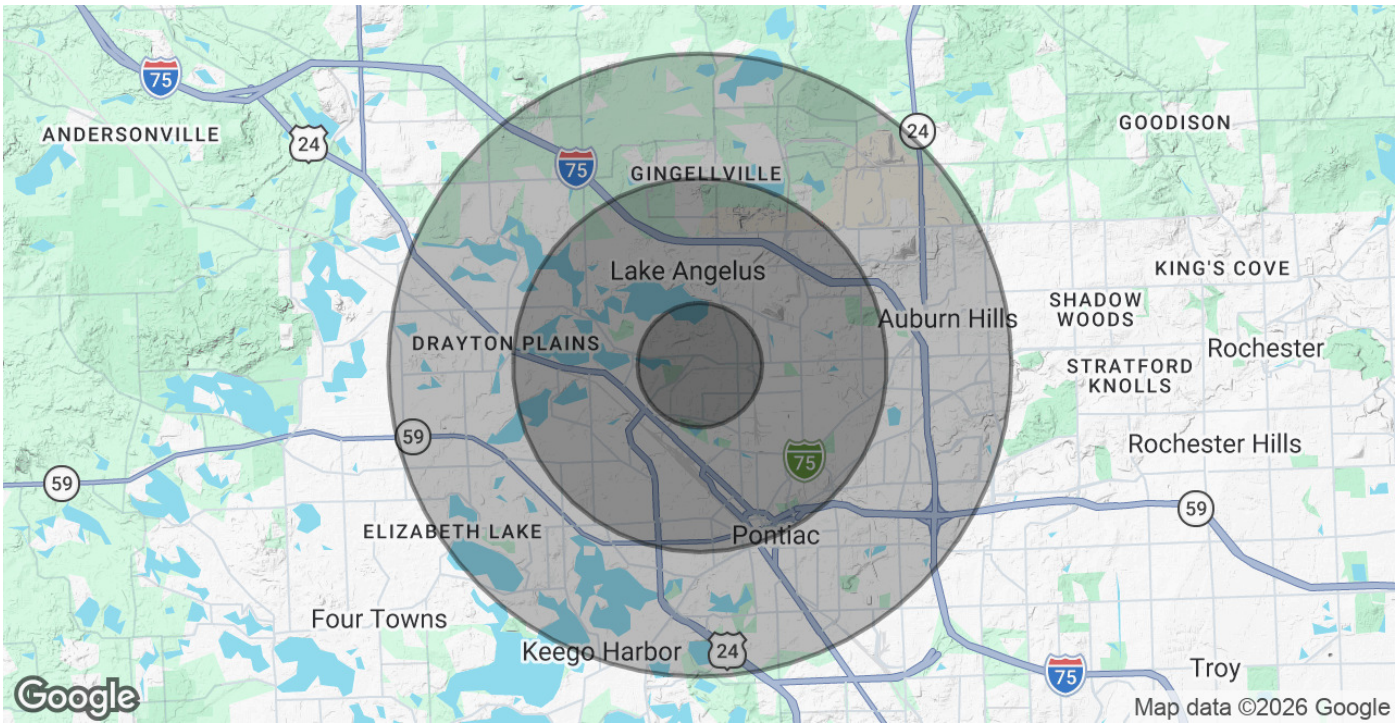
RETAILER MAP: 0 N Telegraph Rd | Pontiac, MI 48340



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DEMOGRAPHICS MAP & REPORT: 0 N Telegraph Rd | Pontiac, MI 48340



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,553	64,741	147,933
Average Age	37	39	40
Average Age (Male)	36	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,716	26,150	62,383
# of Persons per HH	2.4	2.5	2.4
Average HH Income	$54,339	$72,023	$84,012
Average House Value	$208,545	$208,573	$248,133

2020 American Community Survey (ACS)