

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

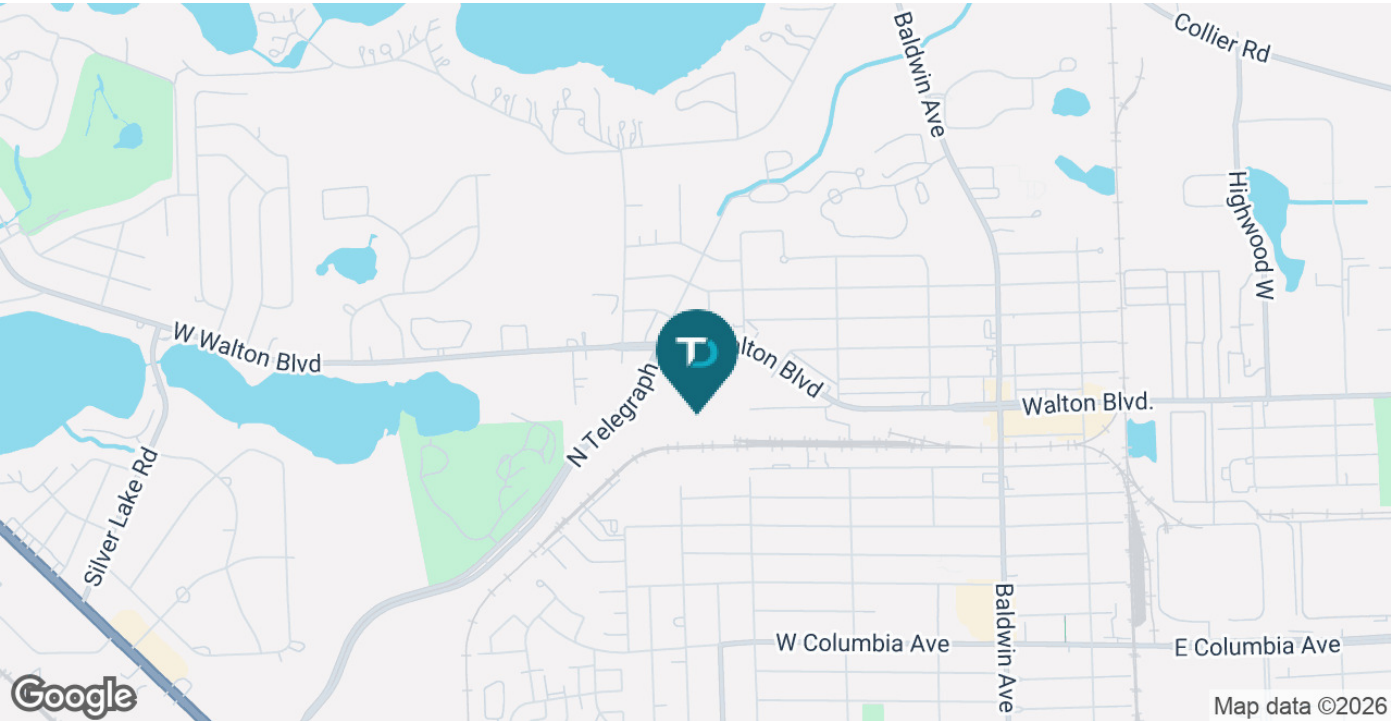
PROPERTY HIGHLIGHTS

- 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

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

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/AC:	\$70,749	Lot Size:	9.88 Acres
2025 Summer Tax:	\$5,337.52	Property Type:	Land
2024 Winter Tax:	\$199.29	Property Subtype:	Retail
		Zoning	C-1 Local Business
		Traffic Count:	15,888 Vehicles/Day on N Telegraph; 15,484 Vehicles/Day 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.



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

6/11/24, 1:03 PM

Zoning 2.2 Permitted Uses by District

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													○ 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				○	○	■	■	■						Section 2.501											
Boarding or Lodging House				○	○									Section 2.502											
Multiple Family Manor House (3-4 units)			○	■	○									Section 2.503											
Multiple Family Apartment Building (3+ units)				■		○	■							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)			○	○	○									Section 2.506											
Unlicensed Residential Facility and/or Home				○										Section 2.506.1											
Townhouse (3+ units)			○	■	○	○	○							Section 2.507											
Two Family Dwelling Unit			■	■										Section 2.505											
Commercial, Office, and Service Uses																									
Automobile Service (Commercial)					○		○	○	■	■				Section 2.509											
Bakery or Confectionary			○		■	■	■	■						Section 2.510											
Bank or Financial Institution			○		■	■	■	■																	

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2/9

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

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Zoning 2.2 Permitted Uses 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								
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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3/9

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

6/11/24, 1:03 PM

Zoning 2.2 Permitted Uses by District

Key: ■ Principal Permitted Use ○ 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. ○ ■ ■ ■ ■												
Medium indoor – 5,001 – 75,000 sq. ft. ■ ■ ■ ■												
Large indoor – no area limit ■												
Unlimited outdoor ○ ○ ■ ■ Section 2.514												
Retail Sales (packaged alcoholic beverages) ○ ○ ○ ○ Section 2.515												
Sexually Oriented Businesses ○ ○ ○ Section 2.508												
Workshop/Showroom ○ ■ ■ ■ ■ ■ Section 2.516												
Industrial Uses												
Automobile Service (Industrial) ○ ■ ■ ○												
Heliport ○ ○												
Manufacturing, Fabrication and Processing												
Light ■ ■ ■ ■ Section 2.517												
General ○ ■ ○ Section 2.517												
Heavy ○ Section 2.518												
Mini-Warehouse ○ ■ ■ Section 2.519												
Movie and Television Production Facility ■ ○ ■ ■ ■												
Outdoor Storage or Outdoor Yard (major) ○ ○ ○ Section 2.520												
Recycling Center ○ ■												
Recycling Plant or Scrap Processing ○												
Research Facility (general) ■ ■ ■												
Research Facility (major) ○ ■ ○												
Salvage Yards/Resource Recovery Facilities/Junk Yards ○												
Service and Repair (industrial) ■ ■ ■												
Terminal, Public Transportation ○ ○ ○ ○ ■ ■ ■ ■ ■ ■ ■												

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4/9

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

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Zoning 2.2 Permitted Uses by District

Key: ■ Principal Permitted Use ○ 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									■	■	○	
Wholesale Storage/Distribution												
Nontoxic, nonhazardous materials								■		■	■	■
Toxic or hazardous materials									○	■	○	
Community, Education and Institution uses												
Assisted Living Facility			○	○	○	■	■	■				Section 2.521
Cemetery or Crematorium	○	○	○		○		○		○	○	○	Section 2.522
Community Center Building	■	■	■									
Community Service Facility			○	○	○	○	○		■	■		Section 2.523
Cultural or Municipal Use	○	○	■	■	■	■	■	■	■	■	■	
Hospital						■	■					
Nursing Home			○	○	○	■	■	■				Section 2.521
Private Club, Fraternal Organization, or Lodge Hall				○	○	■	■					Only permitted along A or B street
Public Parking Lot/Structure					○	○	○					
Religious Institution	○	○	○	■	■	■	■	■	■	■		Section 2.524
School, College or University	○	○	○	○	○	○	○	○				Only permitted along A or B street
School, Primary or Secondary	○	○	○	○	■	■	■					
School, Vocational					■	■	■	■		■	■	■
Utility (minor)	■	■	■	■	■	■	■	■	■	■	■	
Utility (major)	○	○	○	○	○	○	○	○	○	■	■	■
Recreation Uses												
Golf Course	○	○	○									
Private Recreation												
Small Indoor					■	■	■		■	■	○	
Large Indoor					○	○	○	○	■	■	○	
Small Outdoor	○	○	○	○					■	■	○	Section 2.525
Large Outdoor					○	○	■	○	■	■	○	Section 2.526
Park or Recreation Facility	■	■	■	■	■	■	■	■	■	■	■	

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5/9

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Zoning 2.2 Permitted Uses by District

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* 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					○		■		■	■	■	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)					○	○	○	■				Section 2.535
Helipad						○	○		○	○	○	
Home Occupation	■	■	■	■	■	■	■					Section 2.536
Mobile Food Vehicle Vendor	○	○	○	■	■	■	■	■	■	■	■	Section 2.544
Outdoor Retail Sales (accessory to a permitted use)					○	○	■	■	■	■	■	Section 2.537
Outdoor Retail Sales (temporary or seasonal)				■	■	■	■	■	■	■	■	Section 2.538
Outdoor Sidewalk or Patio Dining (accessory to a permitted use)			○	○	■	■	■	■				Section 2.539
Outdoor Storage (accessory to a permitted use)				○	○	○	■	■	■	■	■	Section 2.540
Sustainable Energy Generation												
Small Wind Energy System	■	■	■	■	■	■	■	■	■	■	■	Section 2.541
Utility Wind Energy System									○			Section 2.541
Solar Energy System	■	■	■	■	■	■	■	■	■	■	■	Section 2.541
Temporary and Special Events	■	■	■	■	■	■	■	■	■	■	■	Section 2.542
Temporary Construction Facilities	■	■	■	■	■	■	■	■	■	■	■	

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6/9

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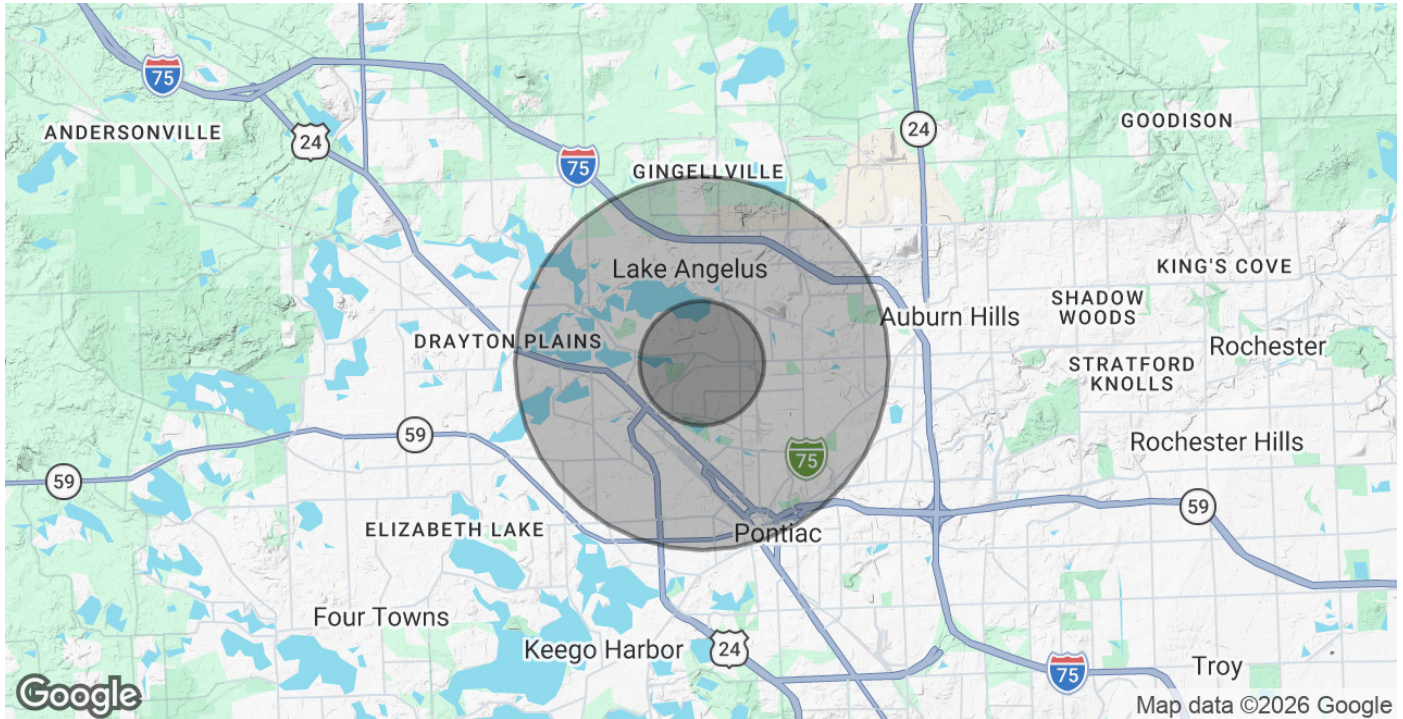
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Zoning 2.2 Permitted Uses by District

Key: ■ Principal Permitted Use ○ 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		
Wireless Telecommunication Facilities	○	○	○	○	○	○	○	○	■	■	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.

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)