EST. 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

6.96 ACRES STRYKER STREET

500 Stryker Street, South Lyon, MI 48178



FOR SALE

248.476.3700

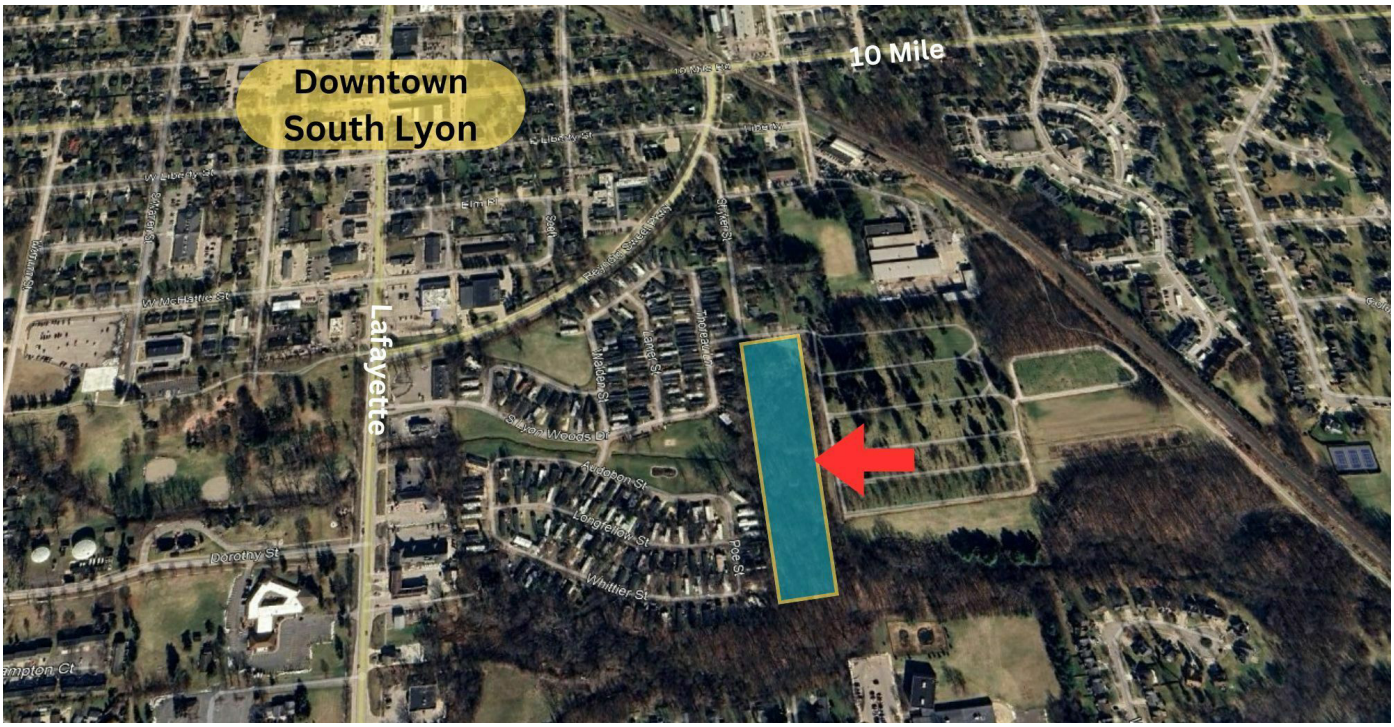
EXCLUSIVELY LISTED BY:

MARK SZERLAG

Senior Partner

mszerlag@thomasduke.com

OFFERING SUMMARY: 500 Stryker Street | South Lyon, MI 48178



PROPERTY OVERVIEW

Residential Vacant Land for Development in South Lyon.

OFFERING SUMMARY

Price Reduced!	Was: $1,250,000.00 Now: $975,000.00
Lot Size:	6.96 Acres
Price / Acre:	$140,086.00
Zoning:	R3 Single Family Residential

PROPERTY HIGHLIGHTS

- Residential Land zoned R-3 (Single Family Residential).
- Located a few blocks from Downtown South Lyon.
- Previously approved for a 7 building apartment project.

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Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 500 Stryker Street | South Lyon, MI 48178

BUILDING INFORMATION

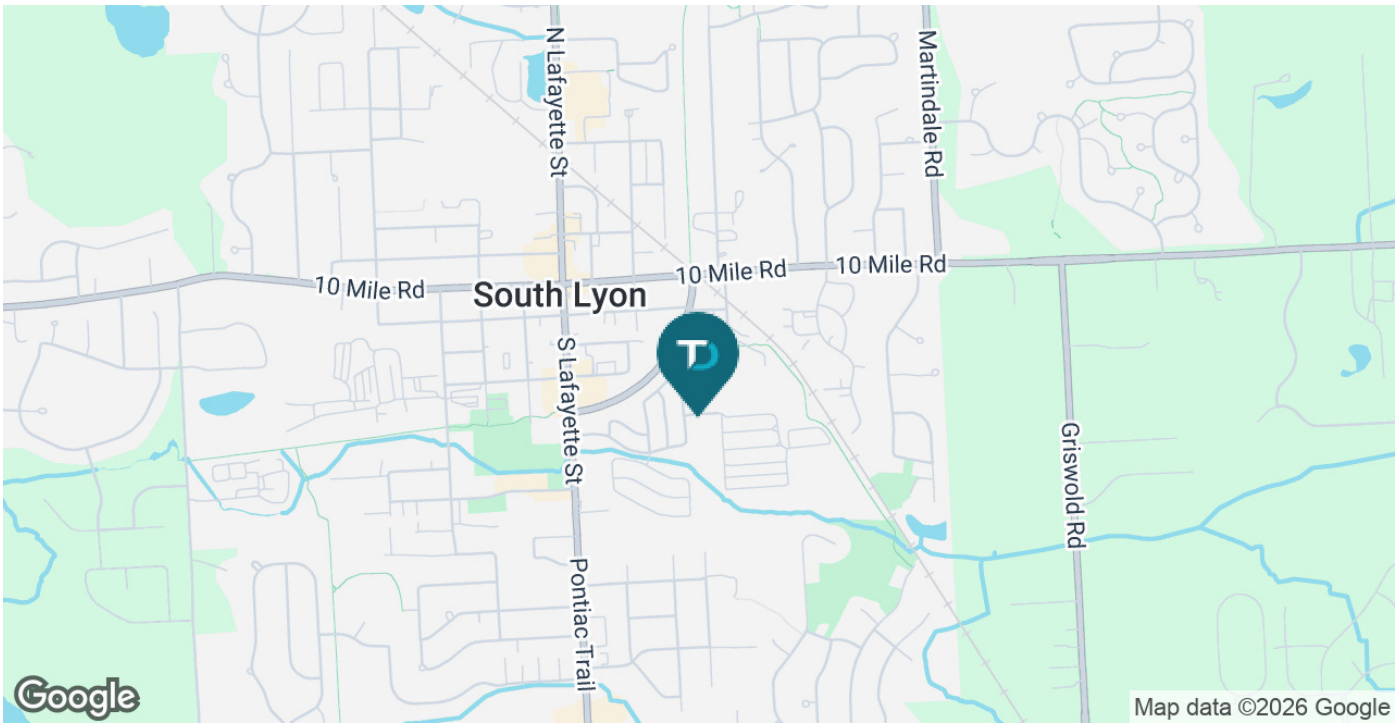
SALE PRICE:	$975,00.00
Price/AC:	$140,086.00
Utilities:	Municipal Water & Sanitary Sewer
APN:	21-29-176-012
Legal Description:	T1N, R7E, SEC 29 ASSESSOR'S PLAT NO 3 LOT 11

PROPERTY INFORMATION

Lot Size:	6.96 Acres
Zoning	R3 Single Family Residential
2025 Traffic Count:	Lafayette = 30,609 Reynold Sweet Pkwy = 5,786
School District:	South Lyon Community
Taxes:	2026 Summer - $1,986.30 2025 Winter - $149.35

LOCATION INFORMATION

Located on Stryker Street, south of 10 Mile Road, east of the Reynold Sweet Parkway Ring Road and Lafayette St. in Downtown Lyon.

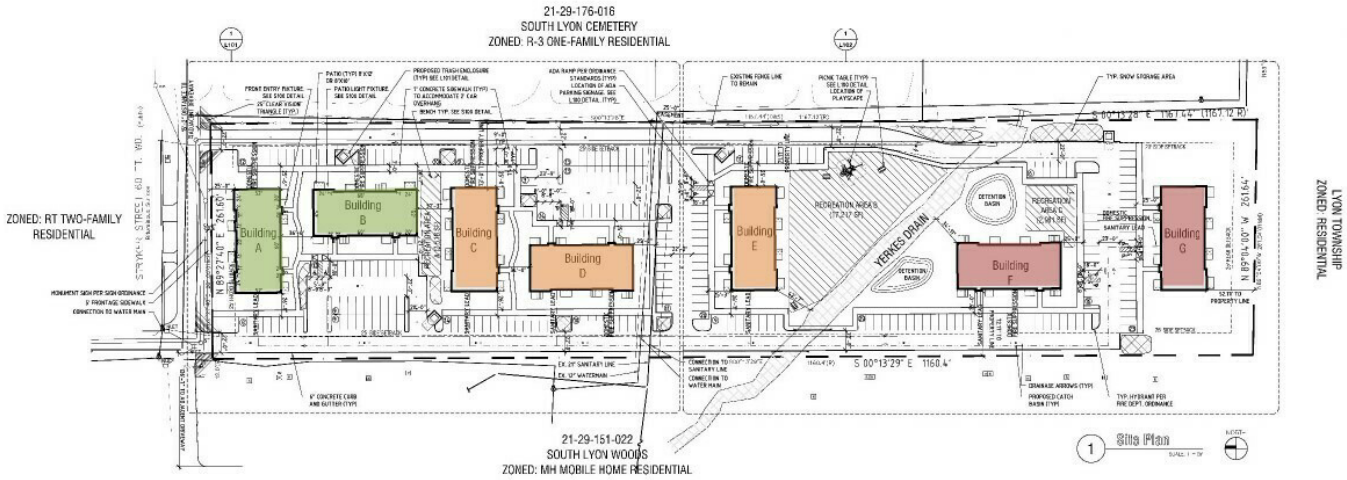


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CONCEPTUAL PLAN: 500 Stryker Street | South Lyon, MI 48178

Conceptual Plan



	PHASE I	PHASE II	PHASE III
PHASES:	BUILDING A + B	BUILDINGS C,D,E	BUILDINGS F + G

Site Phasing Plan

November 18, 2019
115 E. 4TH St. Rochester, MI 48307 -- www.spiredg.com
SDG
SPIRE DESIGN GROUP

BUILDING RENDING: 500 Stryker Street | South Lyon, MI 48178



NOTE: OCCUPYABLE BALCONIES MAY BE USED IN LIEU OF JULIET BALCONIES.

North Elevation for Building A

November 18, 2019
115 E. 4TH St. Rochester, MI 48307 -- www.spiredg.com
SDG
SPIRE DESIGN GROUP

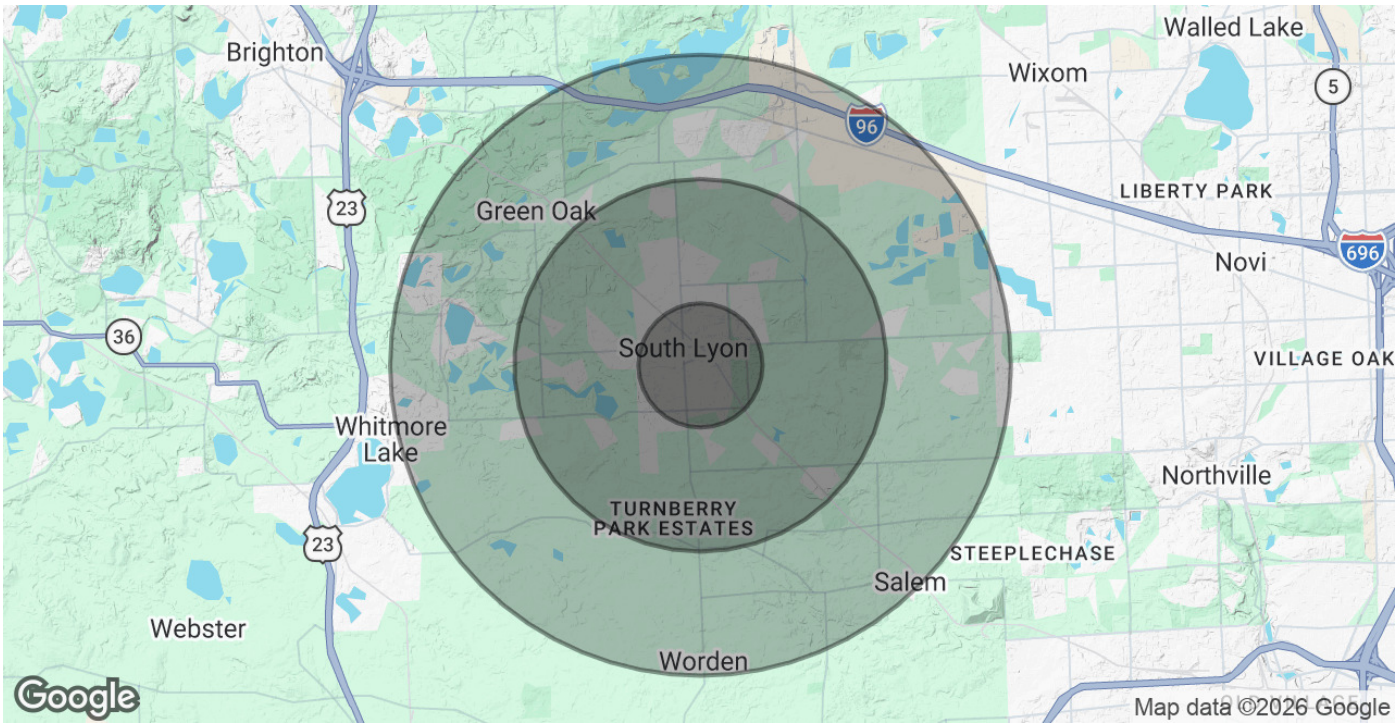
RETAILER MAP: 500 Stryker Street | South Lyon, MI 48178



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DEMOGRAPHICS MAP & REPORT: 500 Stryker Street | South Lyon, MI 48178



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,958	30,361	54,055
Average Age	40	41	40
Average Age (Male)	39	40	40
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,232	11,527	20,058
# of Persons per HH	2.5	2.6	2.7
Average HH Income	$139,074	$157,686	$163,269
Average House Value	$339,548	$403,089	$443,891

2020 American Community Survey (ACS)