EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

SWC MILFORD ROAD & PONTIAC TRAIL

57077 Pontiac Trail, Lyon Township, MI 48165



FOR SALE

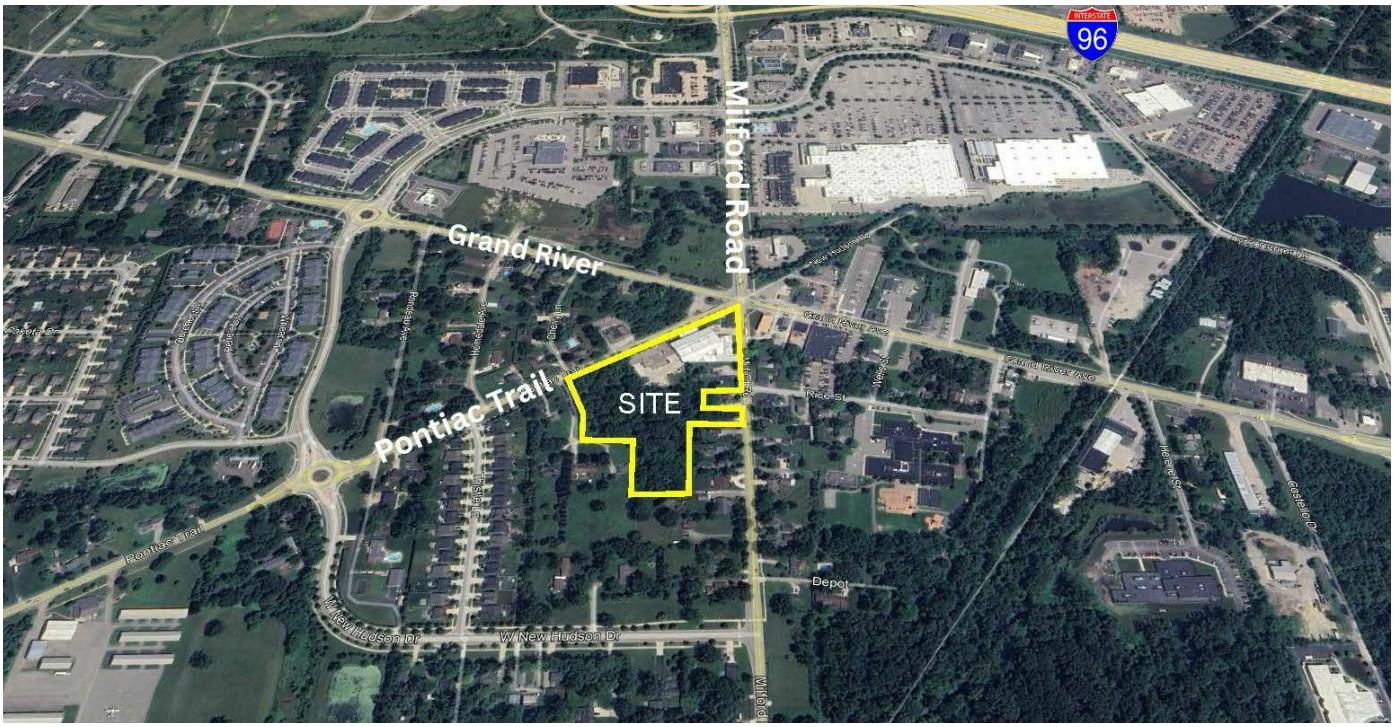
248.476.3700

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OFFERING SUMMARY: 57077 Pontiac Trail | Lyon Township, MI 48165



PROPERTY OVERVIEW

An assemblage of 6.68 acres of land positioned for redevelopment at the corner of Milford Road and Pontiac Trail. Milford Road serves as the main freeway entrance/exit for New Hudson and the surrounding Lyon Township area, which is one of the fastest growing communities in the State of Michigan.

OFFERING SUMMARY

Sale Price:	Was: $2,360,000.00 NOW: $2,000,000.00
Lot Size:	6.68 Acres
Price / Acre:	$299,401.20
Zoning:	New Hudson Core/New Hudson Neighborhood

PROPERTY HIGHLIGHTS

- Rare corner availability in western Oakland County.
- Flexible zoning district promoting mixed use development with multi-family as a principally permitted use.
- High profile redevelopment opportunity located within the heart of one of the fastest growing communities in the State of Michigan over the past 15 years.

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.

Thomas Duke Company | 248.476.3700

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

PROPERTY INFORMATION: 57077 Grand River | Lyon Township, MI 48165

PROPERTY INFORMATION

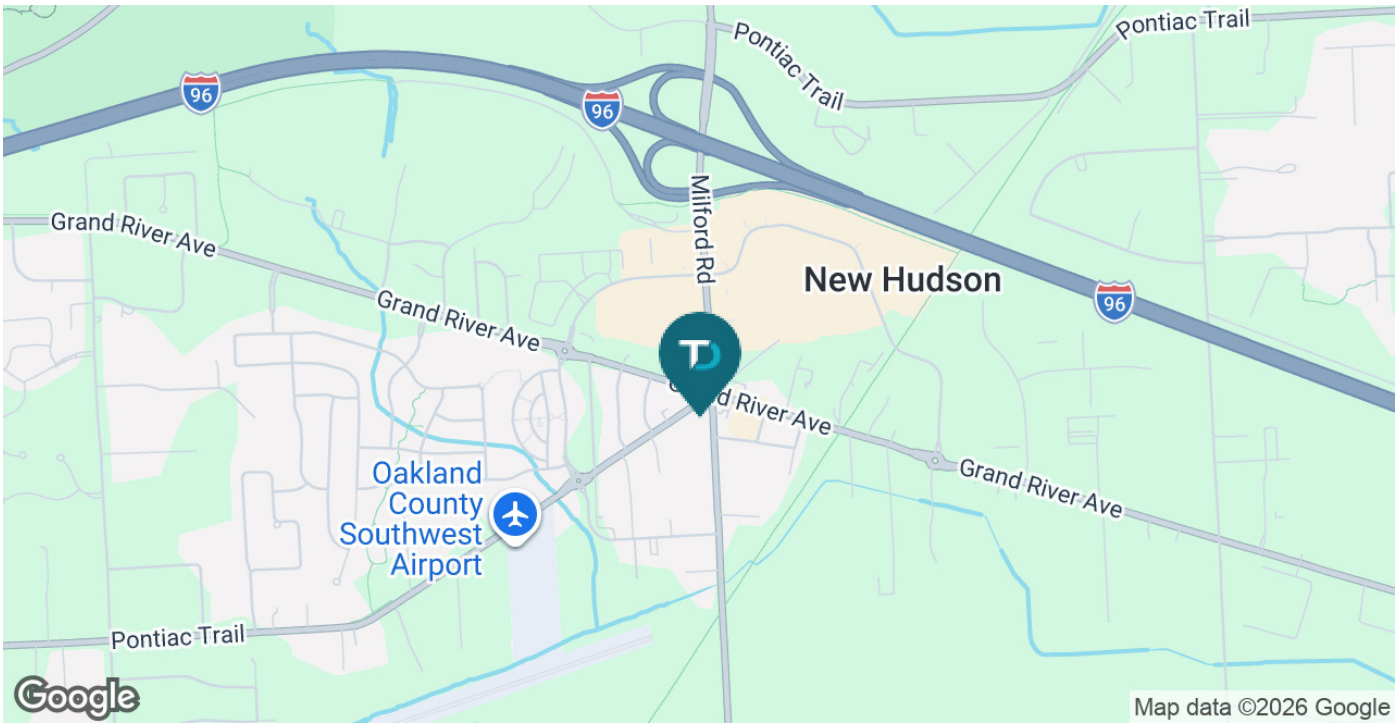
PRICE REDUCED:	Was: $2,360,000.00 NOW: $2,000,000.00
Price/AC:	$299,401.20
Utilities:	Municipal Water & Sanitary Sewer
Taxes:	2026 Summer - $22,180.65 2025 Winter - $5,585.37
APN:	21-04-476-011 21-04-476-010 21-04-476-006 21-04-476-005 21-04-476-037 21-04-476-012 21-04-476-014

PROPERTY INFORMATION

Lot Size:	6.68 Acres
Property Type:	Land
Zoning	New Hudson Core/ New Hudson Neighborhood
2025 Traffic Count:	Milford Rd @ Pontiac Trail = 11,104 vpd
Legal Description:	Available upon Request

LOCATION INFORMATION

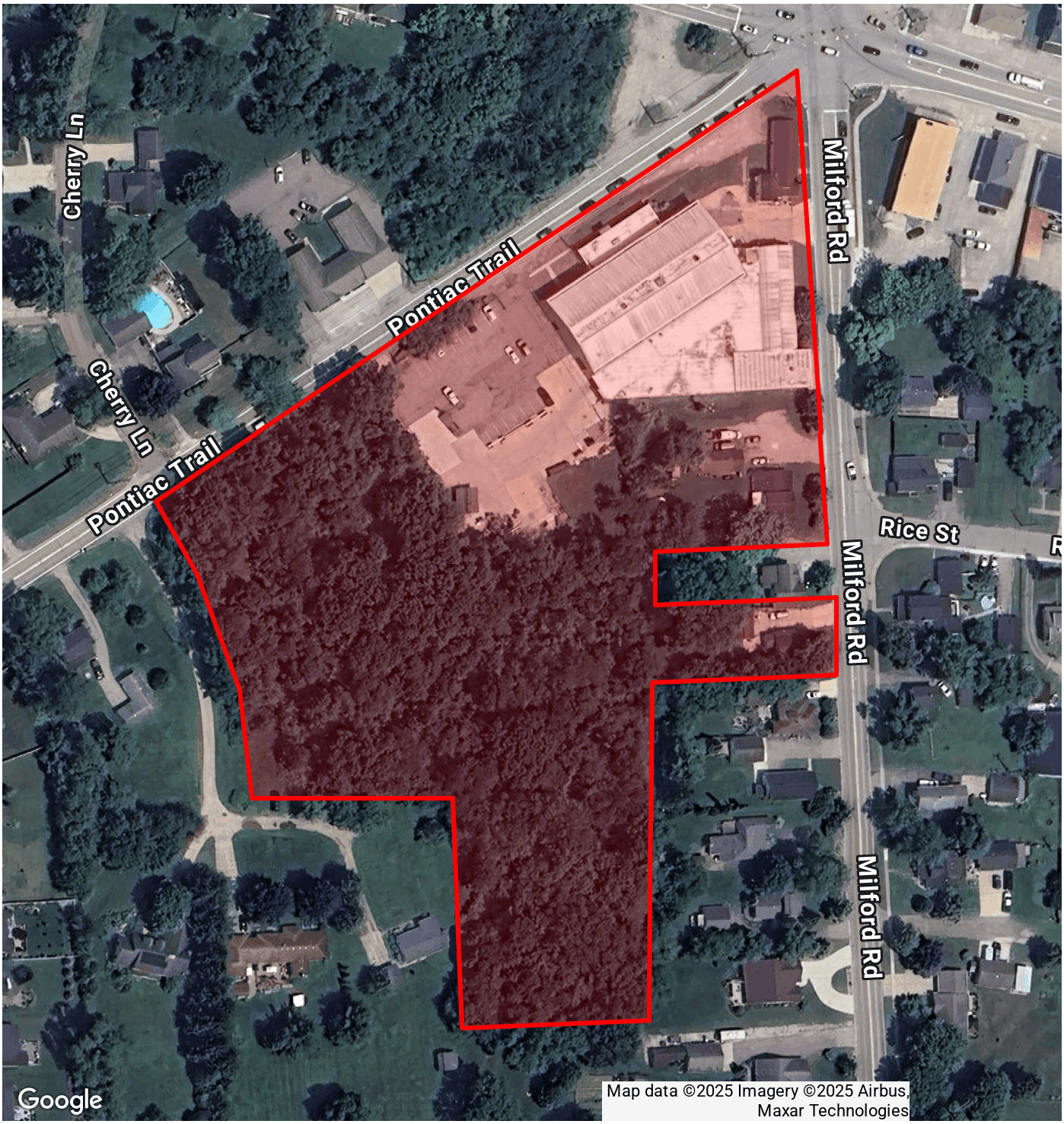
Located on the southwest corner of Milford Road and Pontiac Trail.



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AERIAL MAP: 57077 Pontiac Trail | Lyon Township, MI 48165



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

RETAILER MAP: 57077 Pontiac Trail | Lyon Township, MI 48165



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CHAPTER 2. PERMITTED USES

The following uses are or may be permitted in the New Hudson Zoning District. If a use is not listed in the following table, it is not permitted in the New Hudson Zoning District. The boundaries of the core, edge, and neighborhood sub-areas are shown on the Regulating Plan/Zoning Map (Map 1).

Key:	■ Principal Permitted Use	□ Special Land Use	[—] Use Not Permitted

USE	SUB-AREA			DESIGN STANDARD
	CORE	EDGE	NEIGHBORHOOD	
SECTION 41.201 RESIDENTIAL USES				
Apartments, Ownership and Rental, Ground Story	□	□	■	Maximum density: 12 units/acre
Apartments, Ownership and Rental, Upper Story	■	■	■	Maximum density: 12 units/acre
Accessory Uses	■	■	■	
Bed and Breakfast	■	■	□	Subsection 19.02.G
Home Occupations	■	■	■	Section 12.05
Live-Work Unit	■	■	—	• Living quarters must be above the business • Commercial space may not be used for residential • Compliance with Building and Fire Codes
Manufactured Housing, not including mobile home parks	—	—	■	Section 12.04
Model Home for Sales Promotion	—	—	□	Subsection 19.03.E
Multifamily Residential	—	■	■	Maximum density: 14 units/acre
Nursing/Convalescent	—	□	□	Subsection 19.02.V
Private Swimming Pools	□	■	■	
Senior Housing	□	■	■	Subsection 19.03.D
Single-Family Attached Dwellings	□	■	■	Maximum density: 12 units/acre

Single-Family Detached Dwellings	□	■	■	Maximum density: 8 units/acre
State Licensed Residential Facility	□	■	■	
SECTION 41.202 COMMUNITY AND INSTITUTIONAL USES				
Assembly Halls and Similar Uses	■	■	—	
Business, Vocational, Arts Schools/Colleges	□	■	—	
Cemeteries	■	□	□	Subsection 19.02.I
Municipal Buildings and Uses	■	■	■	
Nursery Schools and Day Care Centers	—	■	■	Subsection 19.02.O
Offices, Municipal	■	■	■	
Open Space Preservation	■	■	■	
Private Indoor Recreation Facilities	□	□	—	Subsection 19.02.Z, except that the use shall comply with the setback requirements in subsection 41.303.A, regardless of the adjoining uses
Private Outdoor Recreation Facilities	□	□	□	Subsection 19.02.Z, except that the use shall comply with the setback requirements in subsection 41.303.A, regardless of the adjoining uses
Private Service Clubs and Organizations	■	■	□	
Public, Parochial, or Private Elementary, Intermediate and High Schools	■	■	■	
Public or Private Colleges or Universities	—	■	—	
Public Parks, Parkways and Recreation Facilities (Outdoor or Indoor)	■	■	■	
Religious Institutions	■	■	■	Subsection 19.02.AA

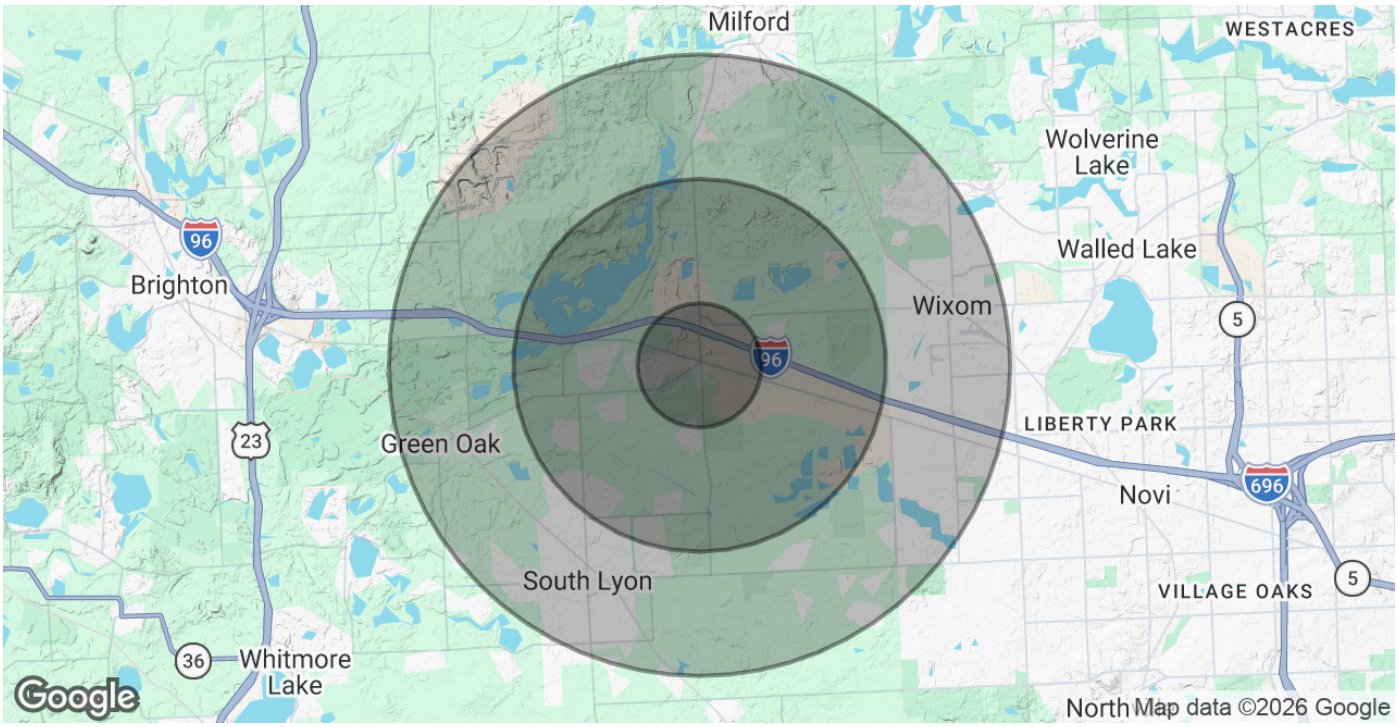
SECTION 41.203 COMMERCIAL, OFFICE AND RETAIL USES				
Agricultural Sales and Services	—	□	—	
Arcades	■	■	—	
Art and Photography Gallery	■	■	□	
Brewpub	■	■	—	Subsection 19.02.MM
Commercial Kennels	—	—	—	
Drive-through Business	□	□	—	Subsection 19.02.K
Electric Data Processing	■	■	—	
Enclosed Theaters, Movie Theaters	■	■	—	3 or fewer screens permitted, more than 3 screens prohibited
Financial Institutions	■	■	—	
Funeral Homes or Mortuaries	□	■	—	Subsection 19.02.M
Filling Station	—	□	—	Subsection 19.02.E
General Office Buildings and Uses	■	■	—	
Home Occupations	□	□	■	
Hotel or Motel	■	■	—	Subsection 19.02.U
Landscaping Contractor Facility	—	□	—	Subsection 33.03.C
Laundry and Dry Cleaning	■	■	—	
Medical and Dental Clinics or Offices	■	■	□	Section 12.05
Microbreweries	—	—	—	
Open-Air Display and Sales (Home and Garden)	□	□	—	Subsection 19.02.X
Personal Fitness Center or Health Club	■	■	—	
Personal Service Establishments	■	■	—	
Private Kennels	—	—	—	
Restaurant:				
Carry-out	■	■	—	
Drive-in or drive-through	—	□	—	Subsection 19.02.K; Drive-in and drive-through restaurants shall be permitted only along Lyon Center Drive — East, between the Huron

				Valley Trail and Grand River Avenue.
Sit down	■	■	—	
Sidewalk cafe; or outdoor patio	■	■	—	
Retail Businesses (Commodities)	■	■	—	Must be less than 25,000 square feet if located in core sub-area
Retail (Comparison Goods)	■	■	—	Must be less than 25,000 square feet if located in core sub-area
Sales, Recreational Vehicles	—	□	—	Subsection 19.02.HH
Small Distillers	■	■	—	Section 19.02.OO
Small Wine Makers and Hard Cider Producers	■	■	—	Section 19.02.NN
Studio (dance, martial arts, art and photo, music, etc.)	■	■	—	
Vehicle Repair:				
Major	—	□	—	Subsection 19.02.E
Minor	—	□	—	Subsection 19.02.E
Veterinary Clinic, Small Animal Only	■	■	—	Subsection 19.02.FF, except that the use shall comply with the setback requirements in subsection 41.303.A, regardless of the adjoining uses
SECTION 41.204 INDUSTRIAL, TRANSPORTATION AND UTILITY USES				
Central Dry Cleaning Plants and Laundries	—	—	—	
Construction Equipment Sales and Leasing	—	—	—	
Contractor Storage Yard	—	—	—	
Essential Services	■	■	■	
Greenhouses and Plant Nurseries	—	□	—	
Laboratories, Research	—	□	—	
Manufacturing	—	—	—	

Mini Warehouse	—	—	—	
Motor Freight Transportation	—	—	—	
Radio and Television Towers	—	—	—	
Recycling Collection Stations	—	—	—	
Tool, Die, Gauge and Machine Shops	—	—	—	
Truck, Tractor, and Trailer Sales and Repair	—	—	—	
Utility and Public Service Buildings	□	■	□	No outdoor storage permitted
Wireless Communication Facilities	□	□	□	Subsection 19.02.Y
Wholesale Trade	□	□	—	

(Ord. No. 03-14, pt. 4, 1-7-2014; Ord. No. 10-14, pt. 6, 9-2-2014; Ord. No. 07-15, pt. 2, 6-1-2015; Ord. No. 06-16, pt. 2, 10-3-2016; Ord. No. 195-18, § 6, 6-4-2018; Ord. No. 13-22, § 6, 11-1-2022)

DEMOGRAPHICS MAP & REPORT: 57077 Pontiac Trail | Lyon Township, MI 48165



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,002	18,390	58,510
Average Age	36	38	39
Average Age (Male)	36	38	39
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,044	6,510	21,525
# of Persons per HH	2.9	2.8	2.7
Average HH Income	$139,918	$156,251	$164,244
Average House Value	$464,727	$415,058	$431,726

2020 American Community Survey (ACS)