EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

10.82 ACRES PONTIAC TRAIL & DIXBORO

5840 Pontiac Trl & 5790 N Dixboro Rd, Ann Arbor, MI 48105



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JAMES PORTH

Partner

jporth@thomasduke.com

OFFERING SUMMARY: 5840 Pontiac Trl & 5790 N Dixboro Rd | Ann Arbor, MI 48105



PROPERTY OVERVIEW

10.82 Acres zoned Office Commercial with Frontage on Pontiac Trail and Frontage on North Dixboro Available for Sale.

OFFERING SUMMARY

Sale Price:	$699,000
Lot Size:	10.82 Acres
Cap Rate:	0.0%
NOI:	$0
Zoning:	Office Commercial & Local Commercial

PROPERTY HIGHLIGHTS

- 10.82 Acres Available
- Electric On Site
- Partial grading and Initial Site Work completed
- Nearby Road Improvements on Pontiac Trail, N Dixboro, and North Territorial
- Minutes from Ann Arbor, South Lyon, Northville, and M-14

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

BUILDING/PROPERTY INFORMATION: 5840 Pontiac Trl & 5790 N Dixboro Rd | Ann Arbor, MI 48105

BUILDING INFORMATION

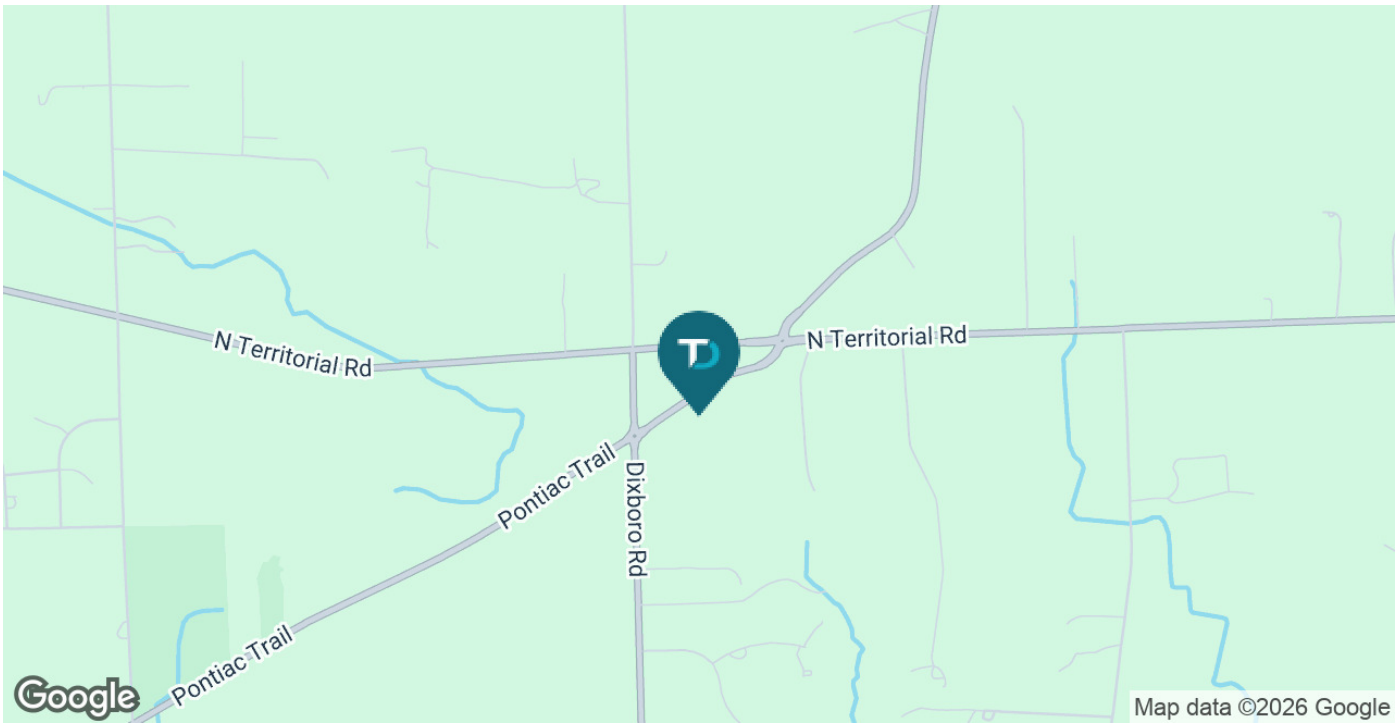
Price/AC:	$64,603
Utilities:	Electric on Site

PROPERTY INFORMATION

Lot Size:	10.82 Acres
Property Type:	Land
Property Subtype:	Office
Zoning	Office Commercial & Local Commercial
Traffic Count:	Pontiac Trl - 5,477 VPD N Territorial Rd - 4,241 VPD Dixboro Rd - 4,302 VPD
School District:	South Lyon Community Schoc
Legal Description:	Available Upon Request
APN:	A-01-30-300-012 A-01-30-300-042

LOCATION INFORMATION

Located on the South side of Pontiac Trail, just South of N Territorial Rd & Dixboro Rd intersection.



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3.6 ACRES: 5840 Pontiac Trl & 5790 N Dixboro Rd | Ann Arbor, MI 48105







7.22 ACRES: 5840 Pontiac Trl & 5790 N Dixboro Rd | Ann Arbor, MI 48105







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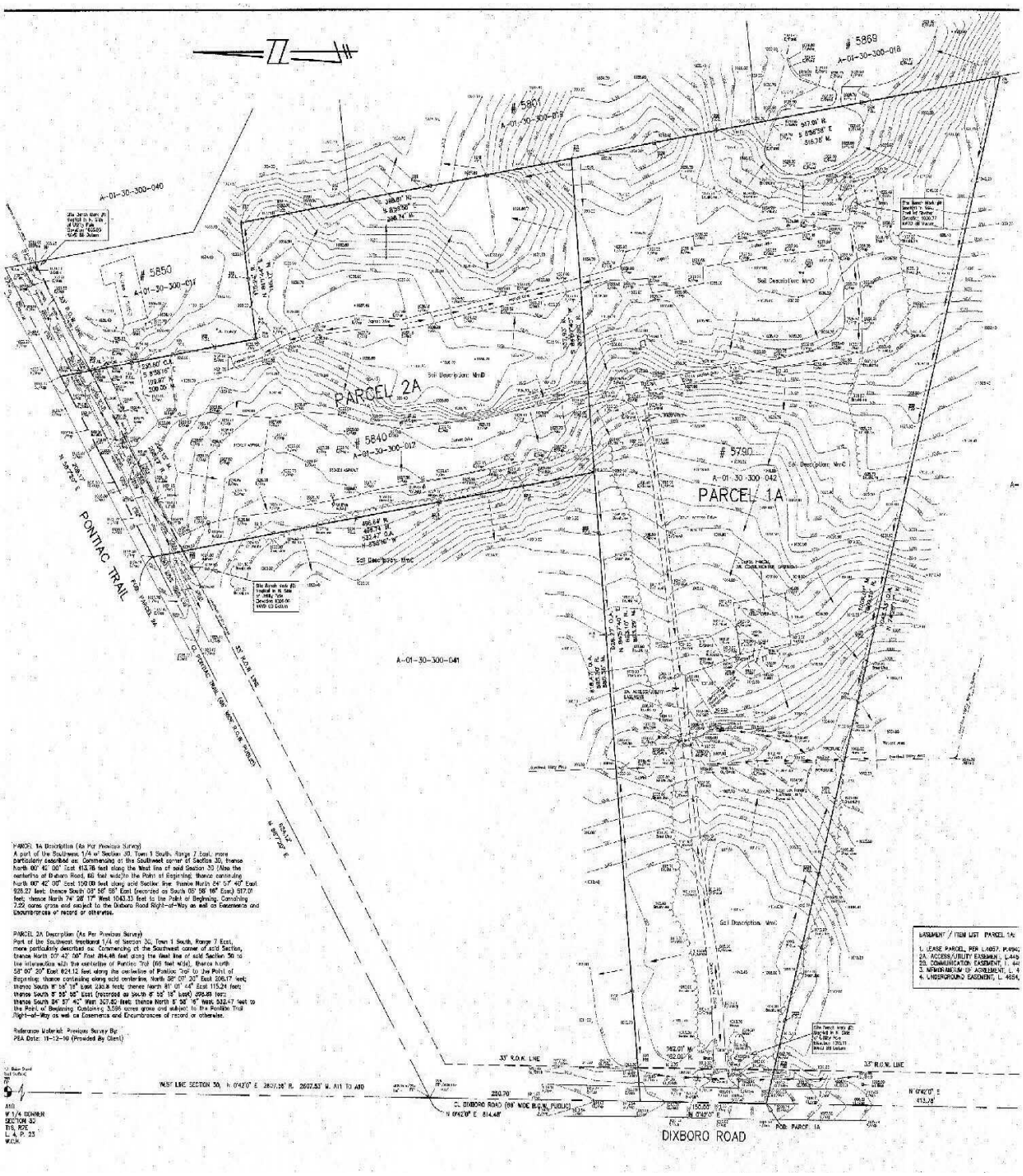
AERIAL MAP: 5840 Pontiac Trl & 5790 N Dixboro Rd | Ann Arbor, MI 48105



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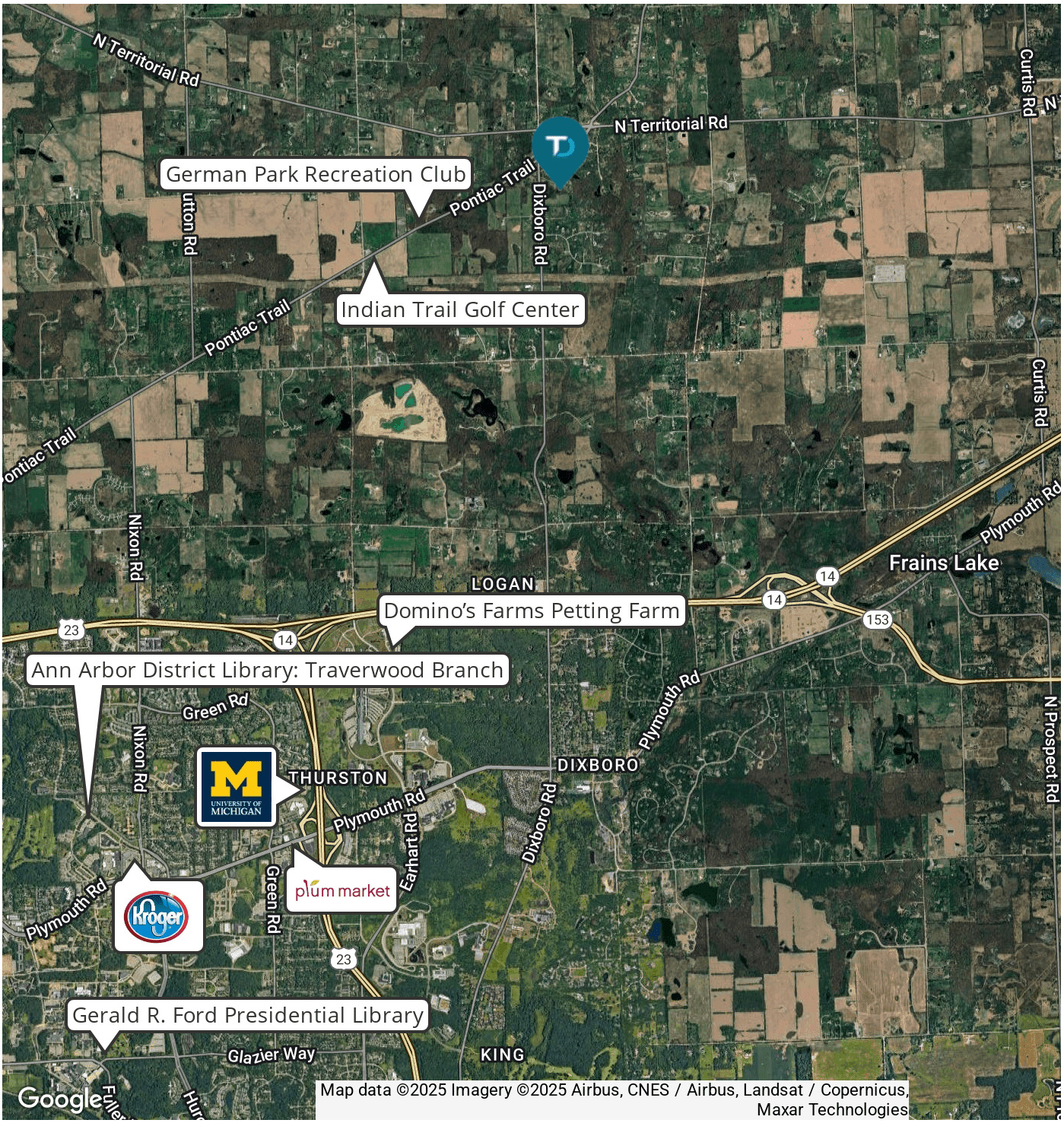
SURVEY: 5840 Pontiac Trl & 5790 N Dixboro Rd | Ann Arbor, MI 48105



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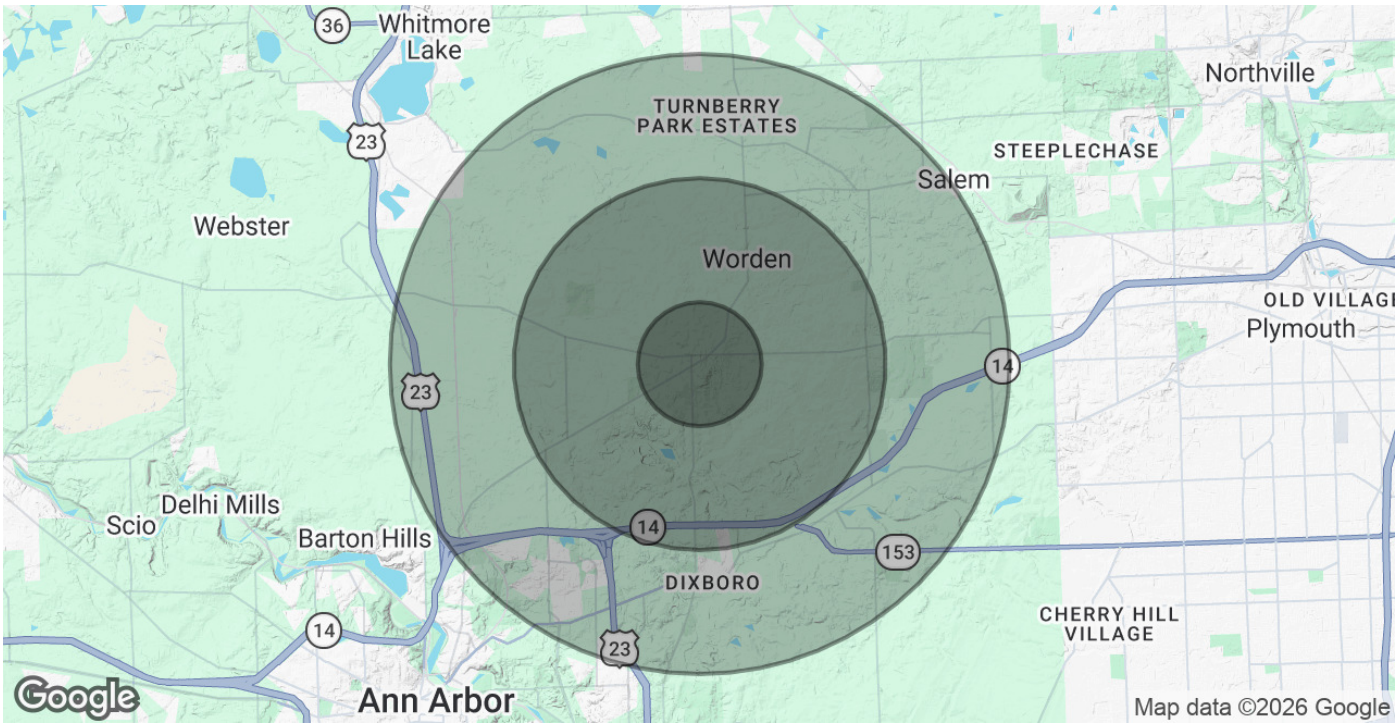
RETAILER MAP: 5840 Pontiac Trl & 5790 N Dixboro Rd | Ann Arbor, MI 48105



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DEMOGRAPHICS MAP & REPORT: 5840 Pontiac Trl & 5790 N Dixboro Rd | Ann Arbor, MI 48105



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	446	3,694	27,692
Average Age	45	45	40
Average Age (Male)	46	45	39
Average Age (Female)	44	45	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	156	1,356	10,952
# of Persons per HH	2.9	2.7	2.5
Average HH Income	$190,552	$202,161	$150,625
Average House Value	$660,561	$679,172	$530,073

2020 American Community Survey (ACS)

ARTICLE 20.0
LAND USE TABLE

Section 20.01 Key Designations in Table of Uses.

SYMBOL	KEY	
P	Permitted Uses in the Zoning District	Principal Use
C		Conditional Use
A		Accessory Use
[Blank]	Prohibited Use in the District	

Section 20.02 Table of Permitted Uses by District.

The uses of land in the following table have been organized, for ease of use and convenience, into use groups based upon certain characteristics that the grouped uses may share. These use groups are described below:

1. **Rural Uses.** These uses primarily involve the keeping, breeding or use of animals; production or distribution of produce and farm-related products; and associated uses of a rural character or intensity.
2. **Residential Uses.** These uses primarily involve housing of various types and densities, and associated uses typically found in a residential neighborhood.
3. **Office, Service, and Community Uses.** Community uses are public-owned or operated uses; uses of a not-for-profit nature; uses that involve benefits or services generally provided to a significant portion of the population; or uses that serve as focal or gathering points for the community. Office or service uses are private-owned or operated uses; or uses of a for-profit nature, such as personal service establishments, medical and professional offices, workshops and studios, and similar associated uses.
4. **Commercial Uses.** These are uses of a generally for-profit nature, and may include retail sales, food service, entertainment, repair services and similar associated uses.
5. **Industrial, Research, and Laboratory Uses.** These are uses of a light manufacturing, research, warehousing or wholesaling character; or that involve compounding, processing, packaging, assembly, storage or treatment of materials.
6. **Other Uses.** These are uses that, because of unusual character, intensity or nuisance factors, do not fit well into the preceding use groups.

7. **PUD Special District.** Permitted land uses for the Planned Unit Development District shall be in accordance with Article 50.0 (Special District Regulations, including Section 50.301 [Planned Unit Development (PUD) District].
8. **USD Special District.** Permitted land uses for the Urban Services District shall be in accordance with Article 50.0 (Special District Regulations, including Section 50.302 [Urban Services (USD) District].

Type of District	Zoning District Name	Symbol
Rural Districts	Recreation-Conservation District	R-C
	Agricultural-Residential District	A-R
Residential Districts	Estate Residential District	ER
	Low Density Residential District	LR
	Single-Family Residential District	SR
	Multiple-Family Residential District	MR
	Manufactured Housing Park District	MHP
Business Districts	Hamlet Center District	HCD
	Office Commercial District	OC
	Local Commercial District	LC
	General Commercial District	GC
	Highway Commercial District	HC
Other Districts	Business Park	BP
	Public/Semi-Public Services District	PSP
	Limited Industrial District	LI
	General Industrial District	GI
	Planned Unit Development District	PUD
	Urban Services District	USD

Uses	Districts																Use Standards
	Rural		Residential					Business					Other				
	R-C	AR	ER	LR	SR	MR	MHP	HCD	OC	LC	GC	HC	BP	PSP	LI	GI	
RURAL USES																	
Agricultural Service Establishments		C									P						Section 40.101
Bulk Feed and Farm Supply Stores		C									P						Section 40.101
Conservation Area or Open Space, Game Refuges, Forest/Wetland Preserves, Trails, and Greenways	P	P	P											P			
Farms for Production of Food, Feed or Fiber	P	P	P														Section 40.104
Farm-Based Tourism/Entertainment Activities	C	C	C											P			Section 40.102
Farm Implement Sales or Repair		C									P					C	Section 40.101
Farm Market	C	C	C											C			Section 40.102
Farm Products Direct Marketing Business (including U-Pick)	P	P	P														Section 40.103
Greenhouse or Tree Farm	P	P	P														Section 40.105
Keeping of Animals, Non-Farm	P	P	P														Section 40.109
Kennel, Small	P	P	P														Section 40.106
Kennel, Large	C	C									C				C	C	Section 40.106
Landscape Businesses		C									C				C	C	Section 40.107
Nursery	C	C															Section 40.108
Private Riding Arena or Boarding Stable	P	P	P														Section 40.109
Public or Commercial Riding Stable	C	C												C			Section 40.109
Roadside Stand	P	P	P							P	P			P			Section 40.110
Sod Farm	P	P	P														Section 40.104
Veterinary Clinic or Animal Hospital		C						C	C	C	C						Section 40.111
RESIDENTIAL USES																	
Accessory Dwelling		C	C					P	P	C	C	C			A	A	Section 40.201
Adult Foster Care Family Home or Small Group Home		P	P	P	P	P		P									
Adult Foster Care Large Group Home						P											Section 40.302
Bed and Breakfast Inn	C	C	C					P									Section 40.202

Uses	Districts																Use Standards
	Rural		Residential					Business					Other				
	R-C	AR	ER	LR	SR	MR	MHP	HCD	OC	LC	GC	HC	BP	PSP	LI	GI	
RESIDENTIAL USES (continued)																	
Child Day Care Home, Family	P	P	P	P	P	P		P									
Child Day Care Home, Group	C	C	C	C	C	C		C									Section 40.302
Child Foster Family Home or Family Group Home	P	P	P	P	P	P		P									
Senior Housing – Independent						P											Section 40.206
Senior Housing – Assisted Living Facilities						C											Section 40.206
Senior Housing – Dependent, Nursing or Rehabilitative Care						C											Section 40.206
Farm Labor Housing		A															Section 40.203
Functional Equivalent of a Domestic Family; Additional Persons		C	C	C	C												Section 40.208
Home Occupations as permitted in Section 40.204	P	P	P	P	P	P	P	P									Section 40.204
Home Occupations not listed in Section 40.204	C	C	C	C	C	C	C	C									Section 40.204
Manufactured Housing Parks							P										Section 40.205
Multiple-Family Housing, Townhouse or Stacked Flat						P											Section 40.206
Single Family Dwelling, Detached Non-Farm	C	P	P	P	P	P		P									Section 40.207
Single Family Dwelling, Detached, Accessory to RURAL USES	P	P															Section 40.207
Two-Family or Duplex Dwellings					C	P											Section 40.207
State-Licensed and Other Managed Residential Facilities not otherwise listed in this table						P											Section 40.302
OFFICE, SERVICE, AND COMMUNITY USES																	
Banks, Credit Unions, and Similar Financial Services								P	P	P	P	P					Section 40.301
Barber Shop, Beauty Salon or Nail Care								C		P	P	C					
Business and Technical Training Facilities									C				P				
Campgrounds and Recreational Vehicle Parks	C													C			Section 40.305
Cemetery	C	C												P			
Copy Center								P	P	P	P		A		A	A	Section 40.301
Day Care Center – Child or Adult							C	P	C	C	C		A	P	A	A	Section 40.302

Uses	Districts																Use Standards
	Rural		Residential					Business					Other				
	R-C	AR	ER	LR	SR	MR	MHP	HCD	OC	LC	GC	HC	BP	PSP	LI	GI	
Funeral Parlor or Mortuary									P		C						Section 40.303
Government Offices													P	P			
Health Club or Fitness Center						A	A	C	C	C	P		A	A	A	A	Section 40.301
Hospital or Urgent Care Center														P			
Information Technology Businesses and Facilities									P				P		P	P	
Institutional Uses (churches, schools, civic clubs, etc.)								P	P					P			Section 40.304
Medical, Osteopathic, Chiropractic, Optical or Dental Office, Clinic or Laboratory; Massage Therapist or Physical Therapy Facility								P	P	P	P		P	A	A	A	Section 40.301 Section 40.307
Medical, Optical or Radiology Laboratories									C	C			P	A			Section 40.301
Offices for Business, Professional, Executive, Service or Administrative Uses								P	P	P	P		P		P	P	
Offices of a Plumber, Electrician, and Similar Skilled Trades Contractor											P				P	P	
Pharmacies, Drugstores, and Medical Supply Stores								P	C	P	P		A	A			Section 40.301
Police, Fire, and Ambulance Stations														P			
Recreational Facilities – Private Membership or Restricted Access	C	C	C	C	C	C							A	C			Section 40.305
Recreational Facilities – Publicly-Owned or Unrestricted Access	P	P	P	P	P	P							A	P			Section 40.305
Sportsman's Clubs and Commercial Shooting Ranges, Outdoor		C															Section 40.306
Sportsman's Clubs and Commercial Shooting Ranges, Indoor		C									C				C	C	Section 40.306
Tattoo Parlor or Body Piercing Salon											C						
Workshops and Studios for Art, Dance, Martial Arts, Photography, Crafts, Repairs, Music, and Similar Activities								P	C	P	P						
COMMERCIAL USES																	
Amusement Center, Indoor								C		C	P	P					Section 40.402
Amusement Center, Outdoor											C	C					Section 40.402

Uses	Districts																Use Standards
	Rural		Residential					Business					Other				
	R-C	AR	ER	LR	SR	MR	MHP	HCD	OC	LC	GC	HC	BP	PSP	LI	GI	
Antique Sales and Repair								P		P	P						
Bakeries								P		P	P				P	P	
Big Box Commercial Uses											C						Section 40.303
Bookstores and Music Shops								P		P	P						
Broadcasting Studios, including Radio and Television									P								
Car Wash and Similar Vehicle Washing or Detailing Facilities											C	P			A	A	Section 40.404
Coffee and Tea Shops								P	C	P	P	P			A	A	Section 40.401
COMMERCIAL USES not otherwise listed in this table											C						
Convenience Stores								P		P	P	P					
Dealership Showroom for Sales or Rentals of Motor Vehicles, Construction or Farming Machinery, or Similar Durable Goods											P	P					
Dealership, Outdoor Sales Lot											C	C					Section 40.409
Drive-In or Drive-Through Facilities for Libraries, Financial Institutions and Government Offices									C		C	P		P			Section 40.405
Drive-In or Drive-Through Facilities for Restaurants and Food Service Establishments											C	P					Section 40.405
Drive-In or Drive-Through Facilities for Pharmacies, Drugstores, and Other Retail Sales											C	P					Section 40.405
Furniture, Appliance, and Department Stores								C		C	P						Section 40.403
Garden Center or Garden Supply Stores										C	C						Section 40.409
Grocery Stores, Meat and Fish Market, Delicatessen, Ice Cream and Dairy Market, and Health Food Store								P		P	P	P					Section 40.403
Hardware Store								C		P	P						Section 40.403
Hotel or Inn											C	P					
Laundromat or Dry Cleaners										P	P	P					Section 40.401
Manufactured Housing Sales											P						Section 40.409
Motion Picture Cinema, Indoor								P		P	P	P					Section 40.406

Uses	Districts																Use Standards
	Rural		Residential					Business					Other				
	R-C	AR	ER	LR	SR	MR	MHP	HCD	OC	LC	GC	HC	BP	PSP	LI	GI	
Motion Picture Cinema, Outdoor												C					Section 40.406
Motor Vehicle Fueling Station										C	C	P			C	C	Section 40.407
Motor Vehicle Repair Station												C			C		Section 40.407
Motor Vehicle Service Center										C	C	P			C		Section 40.407
Open Air Business, Outdoor Display Area or Garden Center											C	C					Section 40.409
Outdoor Café or Eating Area								C		C	C	C					Section 40.408
Outdoor Sales, Temporary								C		C	C	C					Section 40.409
Rental of Tools; Equipment; and Light-Duty Utility Trailers, Cement Mixers, Garden Tractors, and Similar Items										C	P				C	C	Section 40.409
Restaurants and Food Service Establishments, Not Including Sales of Alcoholic Beverages								P	C	P	P	P	A	A	A	A	Section 40.401
Restaurants and Food Service Establishments Selling Alcoholic Beverages								C		C	C	P					
Retail Sales								P		P	P	C					
Secondhand Stores and Pawn Shops											C						Section 40.410
Showroom or Open Air Display Area for Display or Sales of Products Created by the Business or Operation															C	P	Section 40.411
Tavern, Pub, Brewpub, Nightclub, or Similar Establishment											C						
Truck Stop												C					Section 40.407
INDUSTRIAL, RESEARCH, AND LABORATORY USES																	
Blacksmithing, Furniture or Cabinet Repair or Manufacture, Woodworking Shops, and Similar Uses															P	P	
Contractor's Wholesale Supply and Equipment Establishments											C				P	P	Section 40.503
Crematorium																C	Section 40.501
Distribution Facilities and Truck Terminals															C	P	Section 40.503
Dry Cleaning – Central Laundry Cleaning/Processing Plant															C	P	Section 40.501
Electroplating, Hot Plating, Cold Plating, Metal Casting,																C	Section 40.501

Uses	Districts																Use Standards
	Rural		Residential					Business					Other				
	R-C	AR	ER	LR	SR	MR	MHP	HCD	OC	LC	GC	HC	BP	PSP	LI	GI	
Dyeing, Heat-Treating, or Similar Processes																	
Light Manufacturing Processes													C		P	P	
Material Recovery Facilities – Including Hazardous Materials																C	Section 40.501 Section 40.503
Material Recovery Facilities – Non-Hazardous Materials Only															P	P	Section 40.503
Manufacturing, Processing, or Treatment of Food Products, Pharmaceuticals, Cosmetics, and Similar Items															P	P	
Manufacturing or Assembling of Appliances, Fabricated Metal Products, Transportation Equipment, and Similar Items															P	P	
Manufacturing, Processing, or Assembling of Automated Production Equipment; Measuring, Analyzing, and Controlling Instruments; Industrial Controls; Electronic and Computing Equipment; Medical/Optical Equipment; and Similar Items															P	P	
Manufacture, Processing, Production or Wholesale Storage of Chemicals, Petroleum or Paper Products, Cement, Lime, Gypsum, Glue, Soap, Soda, Compound, Salt, Potash or Similar Materials															C	P	Section 40.501
Outdoor Storage, General															C	P	Section 40.503
Outdoor Storage, Dismantling or Recycling of Motor or Recreational Vehicles, Boats, Construction or Farming Machinery, Manufactured Houses; Towing Yards; Junkyards; or Similar Uses																C	Section 40.502
Outdoor Storage of Recreational Vehicles															C	P	Section 40.503
Outdoor Storage of Soil, Fertilizer, Gravel, Sand, Mulch, Stone, Concrete, and Similar Materials															C	P	Section 40.503
Outdoor Storage of Tractors, Trailers, Construction Equipment, Farming Machinery, and Similar Items															C	P	Section 40.503
Packaging Operations															P	P	

Uses	Districts																Use Standards
	Rural		Residential					Business					Other				
	R-C	AR	ER	LR	SR	MR	MHP	HCD	OC	LC	GC	HC	BP	PSP	LI	GI	
Pilot Plant Operations, and Prototype or Pilot Processing, Manufacturing or Assembly													P		P	P	
Power Generation Facilities													A		C	C	Section 40.501
Printing, Publishing, Bookbinding, and Allied Industries											P		A		P	P	
Production of Genetic Materials													P		C	P	
Research and Development Facilities, Technical Centers, and Laboratories													P		P	P	
Sand, Gravel or Topsoil Sorting and Screening Operations															P	P	Section 40.503
Self-Storage Warehouses											C	C			P	P	Section 40.504
Slaughterhouse, Rendering Plant or Similar Facility																C	Section 40.501
Warehouses and Non-Farm Bulk Indoor Storage															P	P	
OTHER USES																	
Accessory Structures and Uses	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Adult Businesses and Sexually-Oriented Uses												P					Section 40.601
Composting Centers		C														C	Section 40.602
Concrete and Asphalt Mixing or Production Plants																C	Section 40.501
Extractive and Earth Removal Operations	C	C															Section 40.603
Landfill, Sanitary		C															Section 40.501
Off-Street Parking Lots	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article 61.0
Public Works or Road Maintenance Yards														C	C	P	Section 40.503
Recycling Collection Facility		C												P	P	P	Section 40.503
Rail to Truck Transfer Terminals															C	P	Section 40.503
Stormwater Management Impoundments, Drainageways, and Related Improvements	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Temporary Concrete or Asphalt Batch Plant		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Section 40.604
Temporary Structures for Construction Purposes		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Uses	Districts																Use Standards
	Rural		Residential					Business					Other				
	R-C	AR	ER	LR	SR	MR	MHP	HCD	OC	LC	GC	HC	BP	PSP	LI	GI	
Temporary Uses Not Otherwise Regulated		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 40.606
Utility Transmission and Distribution Lines and Pipelines in Existing Easements or Rights-of-Way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 40.605
Utility Transmission and Distribution Lines and Pipelines not in Existing Easements or Rights-of-Way	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Section 40.605
Volatile Biofuel Production Facility with an Annual Production Capacity of up to 100,000 Gallons of Biofuel		P															Section 40.607
Volatile Biofuel Production Facility with an Annual Production Capacity Greater than 100,000 Gallons of Biofuel		C															Section 40.607

(Section 20.02 amended: Effective 04/02/21)