EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

6.19 ACRES MOUND RD

41453 Mound Rd, Sterling Heights, MI 48314



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 41453 Mound Rd | Sterling Heights, MI 48314



PROPERTY OVERVIEW

6.194± acres of vacant land along Mound Road featuring substantial road frontage and the flexibility to divide into two ~3-acre parcels, ideal for a range of development opportunities.

OFFERING SUMMARY

Sale Price:	$985,000
Lot Size:	6.19 Acres
Price / Acre:	$159,128
Zoning:	TRO - Technical Research Office

PROPERTY HIGHLIGHTS

- 6.194 AC with 1,300 ft frontage on Mound Rd
- Zoned Technical Research Office
- Possible 50/50 parcel split north-south

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

PROPERTY INFORMATION: 41453 Mound Rd | Sterling Heights, MI 48314

GENERAL INFORMATION

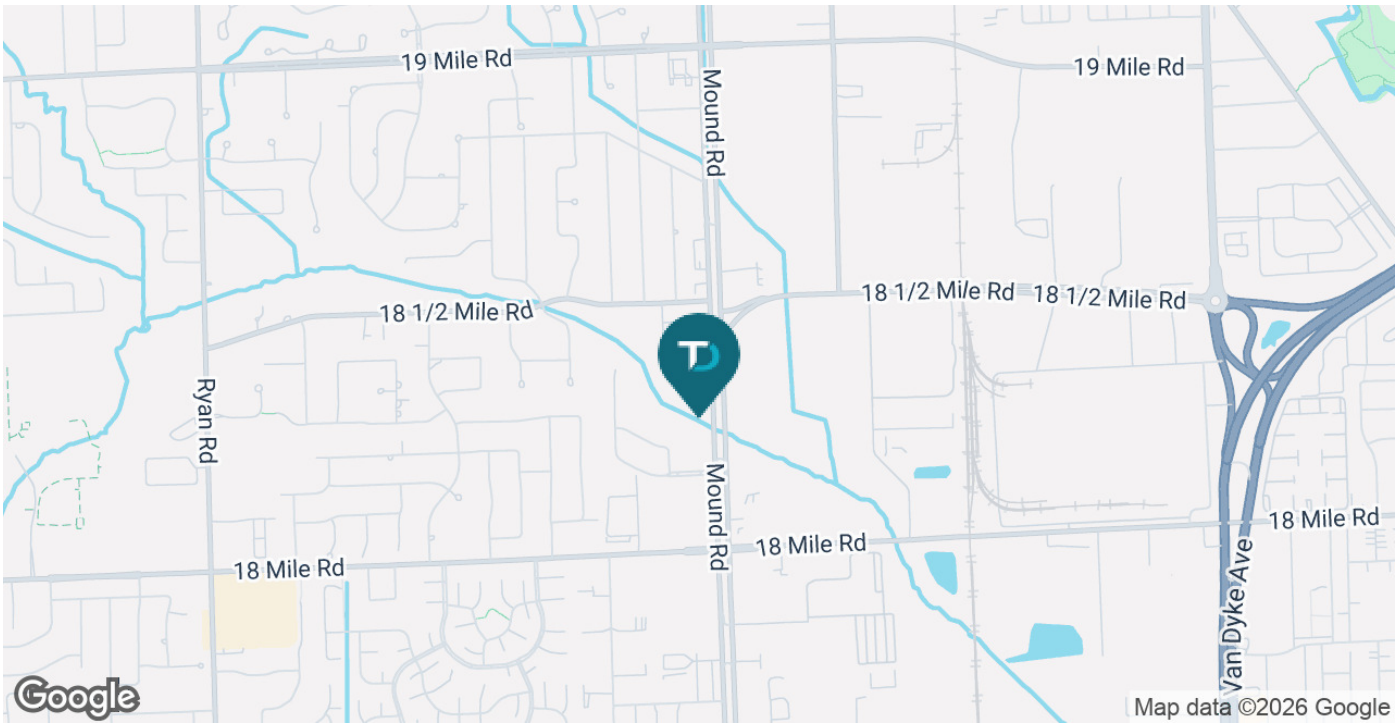
Price/AC:	$159,128
Utilities:	-
2025 Summer Tax:	$4,566.82
2024 Winter Tax:	$1,252.72

PROPERTY INFORMATION

Lot Size:	6.19 Acres
Property Type:	Land
Property Subtype:	Office
Zoning	TRO - Technical Research Offi
Traffic Count:	51,536 Vehicles/Day (Costar, 2024)
Legal Description:	See Survey on Page 6
APN:	10-10-08-476-011

LOCATION INFORMATION

Located on the east side of Mound Rd just north of 18 Mile Rd.



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CONCEPTUAL SITE PLAN 1: 41453 Mound Rd | Sterling Heights, MI 48314



N **CONCEPTUAL SITE PLAN**

0 30' 60' 120'

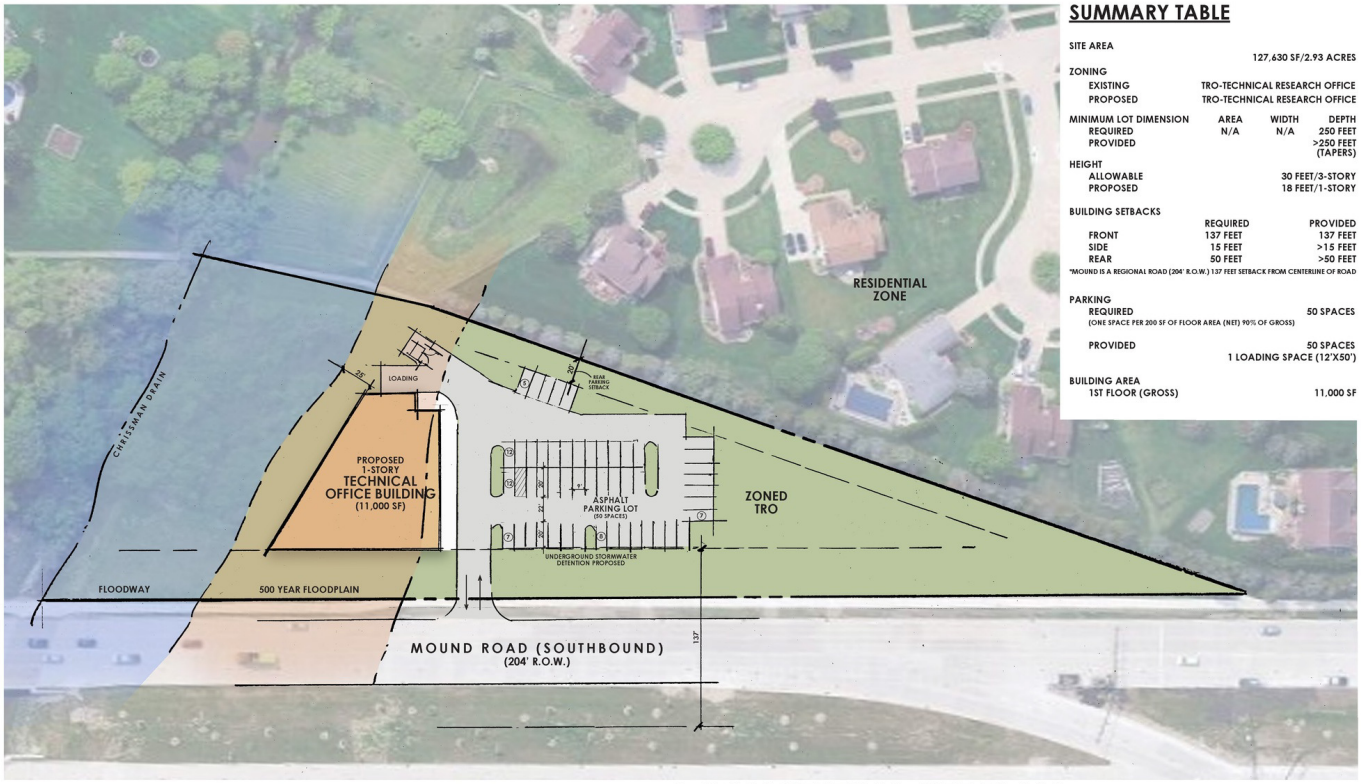
SUMMARY TABLE

SITE AREA			134,000 SF/3.07 ACRES
ZONING			
EXISTING			TRO-TECHNICAL RESEARCH OFFICE
PROPOSED			TRO-TECHNICAL RESEARCH OFFICE
MINIMUM LOT DIMENSION	AREA	WIDTH	DEPTH
REQUIRED	N/A	N/A	250 FEET
PROVIDED			268 FEET
HEIGHT			
ALLOWABLE			30 FEET/3-STORY
PROPOSED			30 FEET/2-STORY
BUILDING SETBACKS	REQUIRED		PROVIDED
FRONT	137 FEET		137 FEET
SIDE	15 FEET		>15 FEET
REAR	50 FEET		>50 FEET
*MOUND IS A REGIONAL ROAD (204' R.O.W.) 137 FEET SETBACK FROM CENTERLINE OF ROAD			
PARKING			
REQUIRED			108 SPACES
(ONE SPACE PER 200 SF OF FLOOR AREA (NET) 90% OF GROSS)			
PROVIDED			
ON-SITE PARKING			108 SPACES
			1 LOADING SPACE (12'X50')
BUILDING AREA			
1ST FLOOR (GROSS)			12,000 SF
2ND FLOOR (GROSS)			12,000 SF
			TOTAL 24,000 SF

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CONCEPTUAL SITE PLAN 2: 41453 Mound Rd | Sterling Heights, MI 48314



SUMMARY TABLE

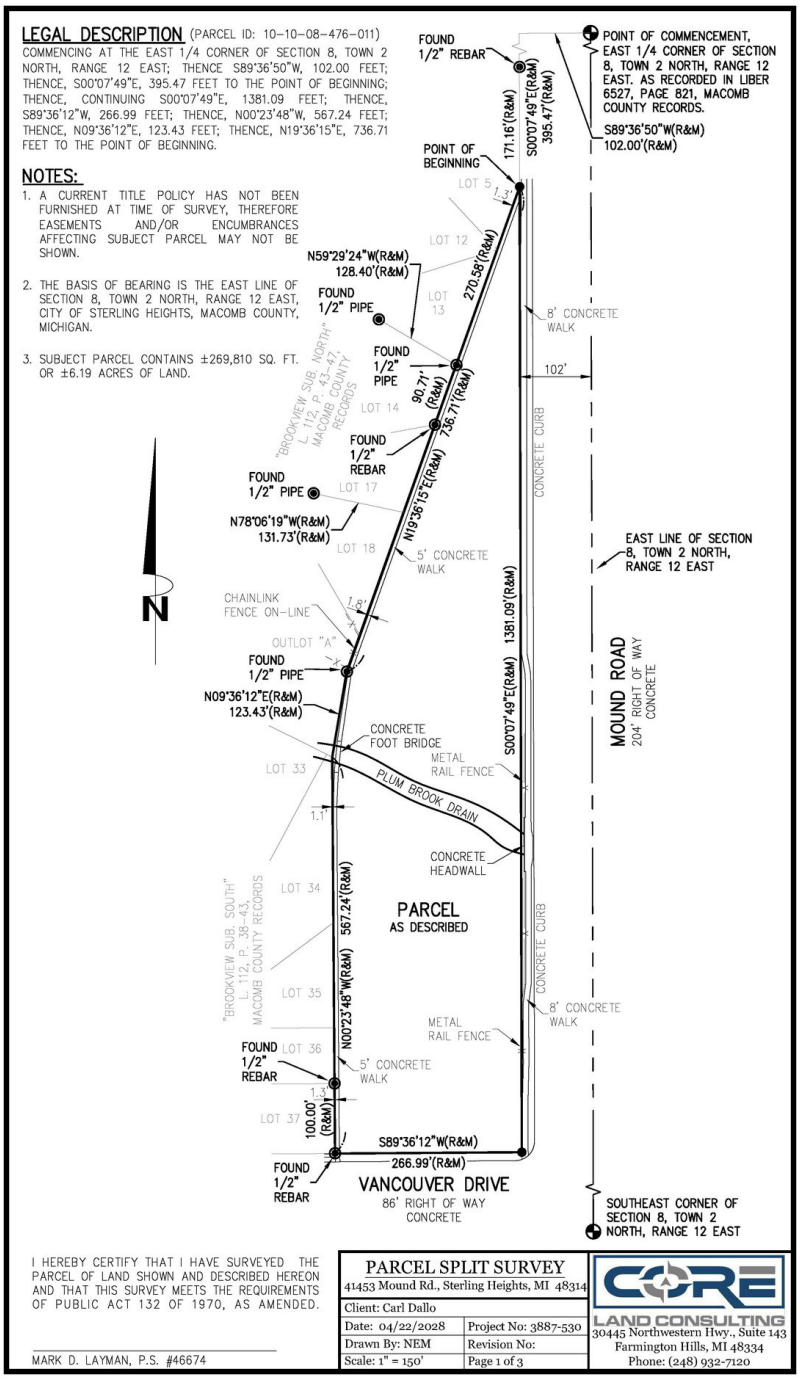
SITE AREA			127,630 SF/2.93 ACRES
ZONING			
EXISTING			TRO-TECHNICAL RESEARCH OFFICE
PROPOSED			TRO-TECHNICAL RESEARCH OFFICE
MINIMUM LOT DIMENSION	AREA	WIDTH	DEPTH
REQUIRED	N/A	N/A	250 FEET
PROVIDED			>250 FEET (TAPERS)
HEIGHT			
ALLOWABLE			30 FEET/3-STORY
PROPOSED			18 FEET/1-STORY
BUILDING SETBACKS	REQUIRED		PROVIDED
FRONT	137 FEET		137 FEET
SIDE	15 FEET		>15 FEET
REAR	50 FEET		>50 FEET
*MOUND IS A REGIONAL ROAD (204' R.O.W.) 137 FEET SETBACK FROM CENTERLINE OF ROAD			
PARKING			
REQUIRED			50 SPACES
(ONE SPACE PER 200 SF OF FLOOR AREA (NET) 90% OF GROSS)			
PROVIDED			50 SPACES
			1 LOADING SPACE (12'X50')
BUILDING AREA			
1ST FLOOR (GROSS)			11,000 SF

N **CONCEPTUAL SITE PLAN**

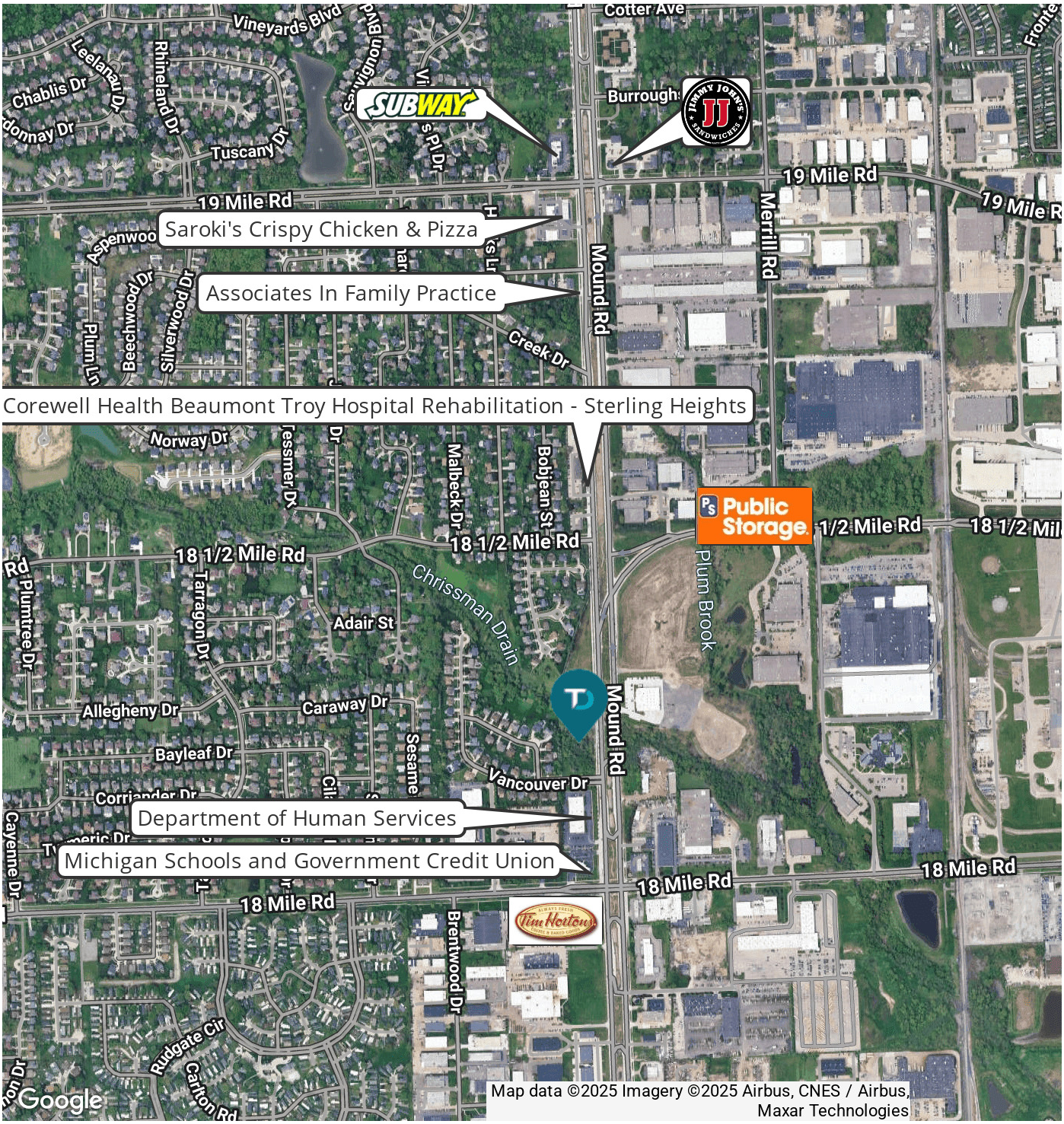
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PARCEL SPLIT SURVEY: 41453 Mound Rd | Sterling Heights, MI 48314



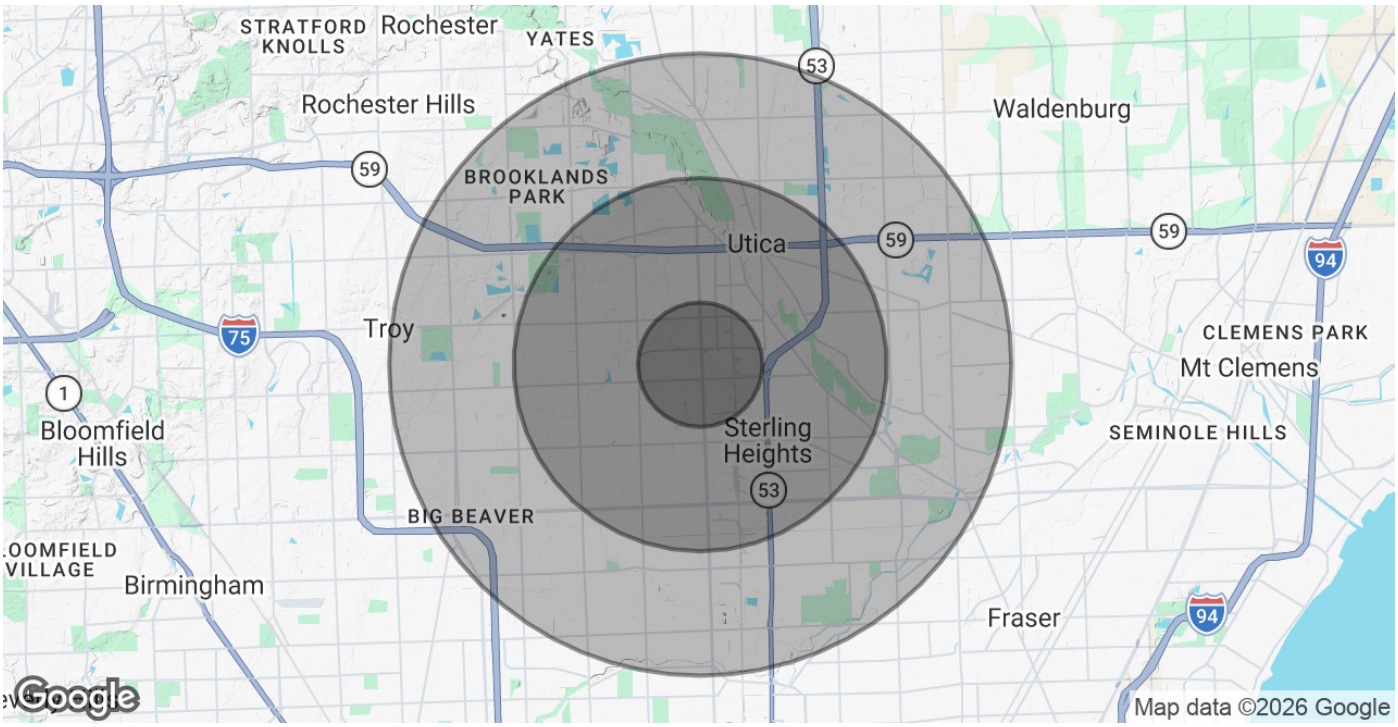
RETAILER MAP: 41453 Mound Rd | Sterling Heights, MI 48314



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DEMOGRAPHICS MAP & REPORT: 41453 Mound Rd | Sterling Heights, MI 48314



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,711	92,068	257,416
Average Age	41	42	43
Average Age (Male)	40	41	41
Average Age (Female)	41	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,622	35,157	101,950
# of Persons per HH	2.9	2.6	2.5
Average HH Income	$99,352	$102,067	$103,385
Average House Value	$301,936	$305,005	$301,688

2020 American Community Survey (ACS)

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ZONING PG 1: 41453 Mound Rd | Sterling Heights, MI 48314

ARTICLE 18. TRO TECHNICAL RESEARCH OFFICE DISTRICT

SECTION 18.00. INTENT.

The TRO Technical Research Office District is intended to accommodate research, technical, office and related storage activities which serve the needs of nearby commercial, industrial and educational establishments. The primary characteristic of uses allowed in this district is the pursuit of scientific and technical knowledge and provisions of facilities to serve the needs generated by those endeavors. Uses in this district shall not emit smoke, dust, dirt or odor or gas particles and/or energy radiation in amounts which would be detrimental to the environmental quality. All uses located within this district shall be designed and operated so as to produce no sound, glare or vibration discernible at the property lines in excess of the normal intensity of street or traffic noises or vibration noticeable at such points.

SECTION 18.01. PERMITTED USES.

A. Educational, research and design facilities charged with the principal function of research and development of new products and processes and technical training.

B. Industrial, scientific or commercial research, development and testing laboratories.

C. Executive and administrative offices for concerns whose plants or other facilities are not permitted in the TRO district.

D. Industrial, medical and dental clinics, medical, optical, pharmaceutical and dental laboratories and veterinary hospitals and clinics.

E. Data processing and computer centers, including service and maintenance of electronic data processing equipment.

F. Legal, engineering, surveying, accounting, architectural and similar professional offices.

G. Trade, industrial or technical schools.

H. Radio and television broadcasting stations, excluding towers.

SECTION 18.02. SPECIAL APPROVAL LAND USES.

The following uses, and others similar to those cited in this article, may be permitted by the Planning Commission, subject to the general standards of section 25.02 and the specific standards imposed for each use:

A. Utility and public service facilities and uses needed to service the immediate vicinity but excluding any outside storage, subject to applicable regulations of section 3.02(I). Wireless communication towers, antennas and related facilities shall be further subject to the provisions of section 28.18;

B. Ambulance service dispatch centers, subject to the following:

1. All ingress and egress from the site shall be directly onto a major thoroughfare having an existing or proposed right-of-way width greater than 120 feet, as indicated on the city's Master Road Plan;

2. All parking for emergency vehicles shall be located in the rear yard and shall be contained within the site;

C. The assembly of professional and scientific instruments, electrical or electronic machinery and appliances and machines, such as phonographs, radios, television sets, office computing and accounting machines and similar equipment;

D. Printing, publishing, photographic processing or allied industries;

E. Warehouse and wholesale establishments used in conjunction with any of the principal uses permitted in sections 18.01 and 18.02, excluding truck terminals;

F. Limited retail sales of products customarily incidental to the principal uses permitted in sections18.01 and 18.02, subject to the following:

1. The total floor area within the structure devoted to sales and display shall not exceed 10% of the floor area of the entire building;

2. The display of products for sale shall not be visible from outside the building.

(Ord. No. 278-Y, § 25, 5-16-00)

SECTION 18.03. ACCESSORY USES PERMITTED.

Accessory buildings and uses, including assembly operations limited to the development of prototypes, which are customarily incidental or specifically related to a principal use enumerated in sections 18.01 and 18.02 are permitted.

SECTION 18.04. AREA, HEIGHT AND BULK REQUIREMENTS.

A. The minimum size of each lot per building:

1. Area: None.

ZONING PG 2: 41453 Mound Rd | Sterling Heights, MI 48314

2. Width: None.

3. Depth: 250 feet.

B. Maximum height of any structure:

1. In stores: 3.

2. In feet: 30.

C. Maximum lot coverage by building: None.

D. Maximum floor area of any building in square feet: None.

E. Minimum yard setback per lot:

1. Front and street-side setbacks shall be measured from the centerline of each road right-of-way (R.O.W.) in accordance with the city's Master Road Plan, as follows:

Distance from centerline:

a. Regional (204' R.O.W.): 137 feet.

b. Regional (150' R.O.W.): 110 feet.

c. Major: 5 feet.

d. Secondary: 78 feet.

e. Collector: 70 feet.

f. Local: 65 feet.

g. Cul-de-sac: 95 foot radius.

h. Freeway: 35 feet.*

i. Private roads: 35 feet.**

* Freeways shall be measured from the established right-of-way line.

** In the case of private roads, the front yard setback shall be measured from the road easement or common usage line abutting the subject lot.

If the existing right-of-way is greater than that shown on the Master Road Plan, the front yard setback (or street-side setback) as measured from the centerline of the right-of-way shall be equal to one-half of the actual right-of-way of the street, plus 35 feet for all classes of roads.

F. Side: 15 feet one side; 30 feet total. No building shall be located closer than 50 feet, and no parking shall be located closer than 20 feet from the outer perimeter (property line) of such district when such property line abuts any residential district.

G. Rear: 50 feet. No building shall be located closer than 50 feet, and no parking shall be located closer than 20 feet from the outer perimeter (property line) of this district when such property line abuts any residential district.

(Ord. No. 278-A, § 34, 4-17-90)

SECTION 18.05. STRUCTURE AND SITE REQUIREMENTS.

A. The exterior of all buildings hereafter erected shall be constructed of brick and/or stone building materials or other similar durable, decorative building materials as may be approved by the Planning Department, subject to any additional requirements set forth in section 26.01, paragraph H. The architecture and exterior finish of any building shall be complementary and compatible in style and be of uniform finish on all sides of its exterior.

B. All storage of equipment or supplies used in any production or assembly shall be within an enclosed building.

C. Front yard loading and unloading docks and truckwells shall be prohibited along major thoroughfares and/or existing or proposed rights-of-way of 120 feet or greater. Along thoroughfares or rights-of-way of less than 120 feet, below grade loading shall be permitted in the required front yard. In no instance shall above grade or elevated loading or standing areas for loading and unloading be permitted in the required front yard.

D. Loading areas shall be screened from view from any adjacent residential property.

(Ord. No. 278-OO, § 9, 8-5-09)