EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

10.72 ACRES PONTIAC TRAIL

Lyon Township, MI 48165



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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Senior Partner

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OFFERING SUMMARY: Pontiac Trail & Milford Road | Lyon Township, MI 48165



PROPERTY OVERVIEW

Commercial vacant land located on Pontiac Trail, just east of Milford Road.

OFFERING SUMMARY

Sale Price:	$3,500,000.00
Lot Size:	10.72 Acres
Price / Acre:	$326,493.00
Zoning:	B-3 General Business

PROPERTY HIGHLIGHTS

- Commercial Land for development.
- B-3 General Business zoning allows for various uses.
- Located in one of the fastest growing communities in the State.

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: Pontiac Trail & Milford Road | Lyon Township, MI 48165

PROPERTY INFORMATION

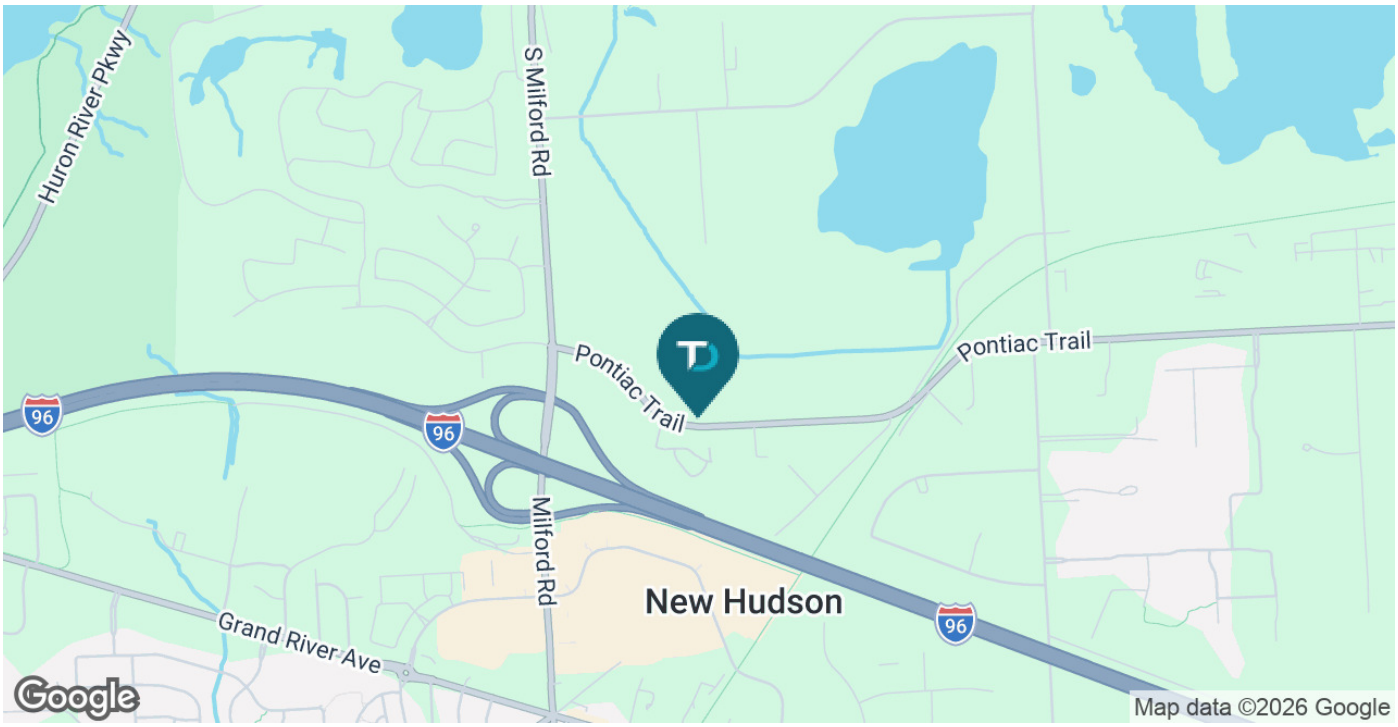
SALE PRICE:	$3,500,000.00
Price/AC:	$326,493.00
Utilities:	Municipal Water & Sanitary Sewer
APN:	21-03-126-007
Legal Description:	T1N, R7E, SEC 3 PART OF NW 1/4 BEG AT N 1/4 COR, TH S 03-32-43 E 667.50 FT, TH S 87-28-33 W 700.11 FT, TH N 03-32-43 W 667.31 FT, TH N 87-27-37 E 700.11 FT TO BEG 10.72 A

PROPERTY INFORMATION

Lot Size:	10.72 Acres
Property Type:	Commercial Land
Zoning	B-3 General Business
Traffic Count:	Pontiac Trail = 7,988 Grand River = 24,140 I-96 = 100,210
Taxes:	2025 Winter- $1312.68 2026 Summer - $4844.93

LOCATION INFORMATION

North side of Pontiac Trail, east of Milford Road directly north of I-96.



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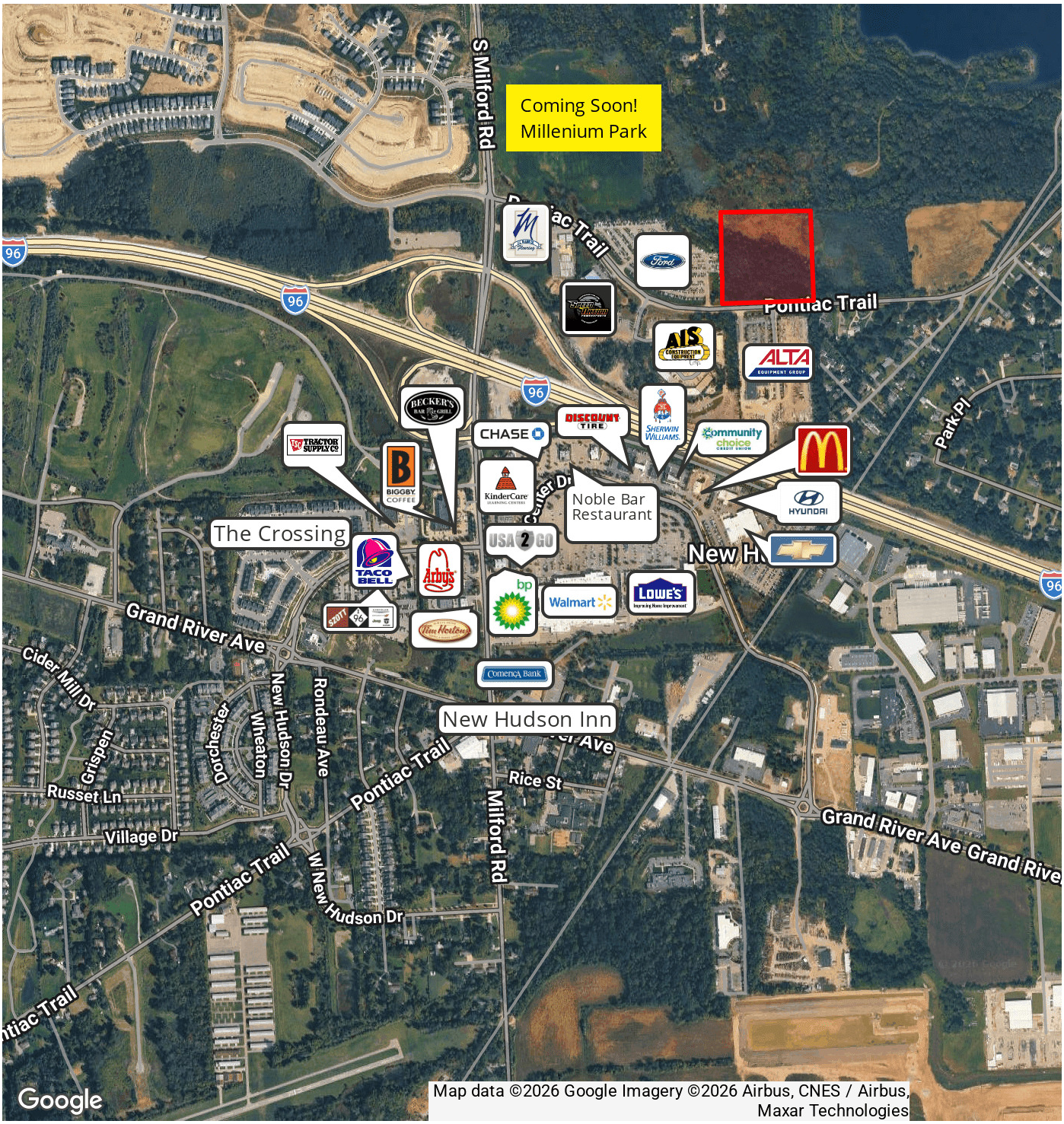
AERIAL MAP: Pontiac Trail & Milford Road | Lyon Township, MI 48165



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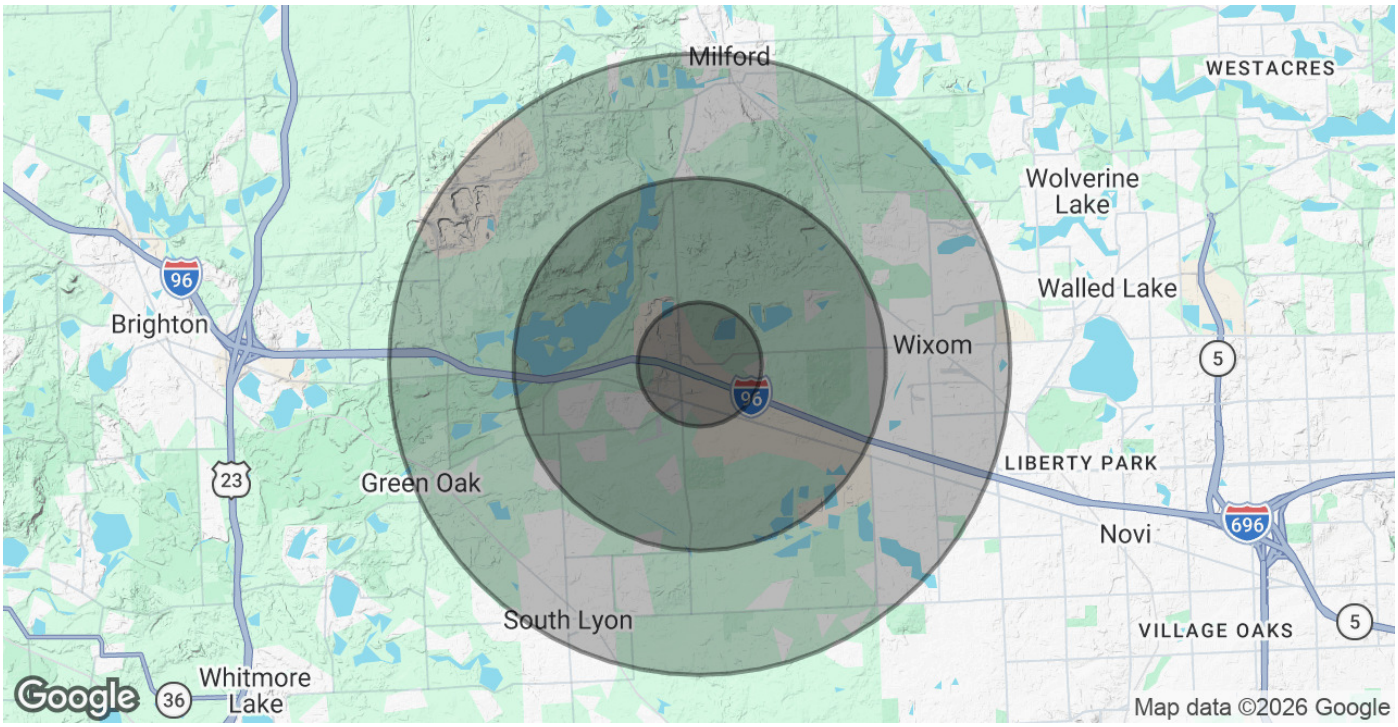
RETAILER MAP: Pontiac Trail & Milford Road | Lyon Township, MI 48165



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



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	1,316	14,004	68,820
Average Age	35.6	39.0	39.9
Average Age (Male)	33.4	36.8	39.6
Average Age (Female)	36.8	40.1	39.8

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	443	5,035	27,806
# of Persons per HH	3.0	2.8	2.5
Average HH Income	$165,473	$145,572	$131,310
Average House Value	$467,243	$381,424	$364,548

2023 American Community Survey (ACS)

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ARTICLE 32.00 B-3 GENERAL BUSINESS DISTRICT

Section 32.01. Statement of purpose.

The intent of the B-3, general business district, is to provide a broad range of convenience and comparison retail goods and services, to serve residents of the township and surrounding communities as well as passersby. Permitted uses in the B-3 district are generally no appropriate adjacent to residential uses, unless ample screening or buffering is provided. Because of the variety of businesses permitted, attention must be focused on site layout, building design, vehicular and pedestrian circulation, and coordination of site features between adjoining uses. General business uses shall be served by a major thoroughfare.

(Ord. No. 01-12, pt. 2, 2-6-2012; Ord. No. 12-14, pt. 2, 10-6-2014)

Section 32.02. Permitted uses and structures.

A. *Principal uses and structures.* In all areas zoned B-3, general business district, no building shall be erected, used or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal uses:

1. All permitted principal uses and structures permitted in the B-2, community business district, as specified in section 31.02, subsection A.
2. Public transit waiting stations or park-and-ride lots.
3. New and used automobile, truck and tractor, boat, mobile home, recreation vehicle and trailer sales, subject to the provisions in section 19.02, subsection D. Any such use which includes an outdoor sales area shall require special land use approval.
4. Indoor recreation uses such as bowling establishments, gymnasiums, ice skating rinks, tennis clubs, roller skating rinks, court sports facilities, and similar recreation facilities, subject to the provisions in section 19.02, subsection Z.
5. Arcades, when developed as an accessory use in a larger indoor recreation facility, a restaurant or bar, or a club or lodge, subject to the provisions in section 19.02, subsection Z.
6. Enclosed theaters, such as a movie theater.
7. Hotels and motels, subject to the provisions in section 19.02, subsection U.
8. Dance halls, assembly halls, and similar places of assembly.
9. Mini-warehouses, subject to the provisions in section 19.02, subsection T.
10. Publicly owned or controlled parks and recreation facilities on B-3 zoned tracts of land that are 30 acres or larger, subject to section 19.02, subsection Z.
11. Other uses similar to the above.
12. Essential services, subject to the provisions in section 12.14.
13. Uses and structures accessory to a permitted principal or special land use, subject to the provisions in article 18.00. Accessory assembly, processing, and warehouse-type uses may be permitted where such

activities are clearly incidental to the principal commercial use, subject to the provisions in section 19.04, subsection A.

14. Brewpubs, subject to the requirements in section 19.02, subsection MM.
15. Microbreweries capable of producing not more than 5,000 barrels of beer per year, subject to the requirements in section 19.02, subsection MM.
16. Small wine makers and hard cider producers, subject to the regulations in section 19.02, subsection NN.
17. Small distillers, subject to the regulations in section 19.02, subsection OO.
18. Outdoor dining, if accessory to a permitted restaurant, bar, or microbrewery, or other similar use, subject to the requirements in section 19.02, subsection PP.

B. *Special land uses.* The following uses may be permitted by the township board, subject to: the conditions specified for each use; review and approval of the site plan by the planning commission and the township board; any special conditions imposed by the planning commission or township board that are necessary to fulfill the purposes of this Ordinance; and, the provisions set forth in article 6.00.

1. Gas or filling station, with or without convenience store, subject to section 19.02, subsection E.
2. Gas or filling station with minor vehicle repair, subject to section 19.02, subsection E.
3. Major vehicle repair, including trucks up to 1½ ton capacity, subject to section 19.02, subsection E.
4. Car or vehicle wash establishment, subject to section 19.02, subsection F.
5. New and used automobile, truck and tractor, boat, mobile home, recreation vehicle and trailer sales and rental, where the use includes an outdoor sales area, subject to the provisions in section 19.02, subsection D.
6. Fast-food, drive-in, and drive-through restaurants, subject to the provisions in section 19.02, subsection K.
7. Drive-in establishments (other than drive-in restaurants), subject to the provisions in section 19.02, subsection J.
8. Religious institutions, subject to the provisions in section 19.02, subsection AA, provided that such a use will not conflict with the orderly development and utilization of the surrounding commercial district.
9. Open-air sales and display may be permitted as an accessory use to a principal structure, subject to special land use approval and the regulations in sections 19.02, subsection X. Examples of open-air sales and display include, but are not limited to, the display and sales of nursery plants, garden supplies, fruits and vegetables, playground equipment, lawn furniture, swimming pools. Displays partially or totally housed in a tent that is open on one side shall be considered open-air. Displays of six months or less shall be considered temporary; displays of greater than six months shall be considered permanent.
10. Privately owned or controlled parks and recreation facilities.
11. Adult book or supply stores, adult motion picture theaters, adult live stage performing theaters, adult motion picture arcades, adult motels, adult model studios, group "A" cabarets, massage parlors or establishments, and similar adult uses, subject to the provisions in section 19.02, subsection B.
12. Arcades, subject to the provisions in section 19.02, subsection Z.

13. Lumberyards or building material sales establishments which have storage in partially open structures, subject to the following conditions:

    a. The ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, sales or display.

    b. Open storage structures shall be enclosed on three sides and shall have a roof.

    c. The entire site, exclusive of access drives, shall be enclosed with a six-foot high fence or masonry wall, constructed in accordance with section 12.16.

    d. A landscaped greenbelt with a minimum width of 20 feet shall be required adjacent to any street, in conformance with section 15.02, subsection D.

14. Microbreweries that are capable of producing more than 5,000 barrels of beer per year, subject to the requirements in section 19.02, subsection MM.

(Ord. No. 01-12, pt. 2, 2-6-2012; Ord. No. 03-12, pt. 2.G., 8-6-2012; Ord. No. 05-13, pts. 6, 7, 11-4-2013; Ord. No. 10-14, pt. 5, 9-2-2014; Ord. No. 12-14, pt. 2, 10-6-2014; Ord. No. 04-15, pt. 2, 4-6-2015; Ord. No. 195-18, § 5, 6-4-2018; Ord. No. 03-24, § 3, 6-3-2024)

Section 32.03. Development standards.

A. *Required conditions.* Unless otherwise noted, buildings and uses in the general business district shall comply with the following requirements:

1. All permitted retail or service establishments shall deal directly with the customers. Manufacturing of products for wholesale distribution off the premises is not permitted.

2. All business, services, and processing, except off-street parking and loading, shall be conducted within a completely enclosed building, unless otherwise permitted.

3. Outside storage of goods, inventory and equipment is prohibited. Any storage shall be accessory to the principal use of the site.

4. Parking or storage of damaged or disabled vehicles is prohibited. Vehicles parked on a site shall not be used principally for storage, sales, or advertising.

5. Commercially used or licensed vehicles used in the normal operation of a retail or service use shall be parked in the rear. This provision shall apply to operable vehicles that are moved on and off the site on a regular basis.

B. *Site plan review.* Site plan review and approval is required for all uses in the general business district pursuant to article 4.00.

C. *Area, height, bulk and placement requirements.* Buildings and uses in the general business district are subject to the area, height, bulk and placement requirements in article 36.00, Schedule of Regulations.

D. *Planned development.* Planned development may be permitted as a means to achieve the intent of this district, pursuant to the guidelines in article 7.00.

(Ord. No. 01-12, pt. 2, 2-6-2012; Ord. No. 12-14, pt. 2, 10-6-2014)