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exclusive listings

February 2012
VACANT LAND

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Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ADDISON TWP.					
1650 Yule Road	228.46	Res./Agr.	\$8,225,000.00	\$36,002 \$0.83	Andrew Boncore Angela Arcori
Comments: Beautiful property in northern Oakland County. Ideal single-family future development.					
Rochester Road	4.51	C-1	\$475,000.00	\$105,322 \$2.42	Viktor Gjonaj
Comments: 4.51 acres zoned commercial, just north of 32 Mile on Rochester Road. 3.5 acres are usable. Rochester Road recently paved. Extremely rare opportunity for commercial zoning in Addison Twp.					
ADRIAN					
2454 Treat Highway	9.13	I-1	\$300,000.00	\$32,859 \$0.75	David Giltner
Comments: The parcel has 610 feet of frontage on Treat Highway with 747 feet on the south, 440 feet on the north and 680 along the rail side.					
1483 US-223 Highway	0.57	Retail	\$175,000.00	\$307,018 \$7.05	Clint Confer Viktor Gjonaj
Comments: Commercial property adjacent to Discount Tire in the heart of regional shopping district. Immediate area includes Adrian Mall, Meijer, Walmart, Lowes, Kohl's and more. Can expand lot size. Price reduced.					
ANN ARBOR					
300 N. Zeeb Road	70.33	I-1	\$2,500,000.00	\$35,547 \$0.82	Grant Bruce John Fricke Jay Chavey
Comments: Four parcels combined to total 70.33 acres. Property is located in Scio Township with an Ann Arbor mailing address. The 29.3 acre parcel is zoned I-1 and the other three parcels are zoned A-1.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ANN ARBOR TOWNSHIP					
Nixon Road	68.97	A1	\$17,932,200.00	\$260,000 \$5.97	Steve Gordon Jay Chavey
Comments: The City of Ann Arbor master plan calls for annexing this property in to the City of Ann Arbor, which would bring all the utilities to the site.					
Nixon Road	53.64	A1	\$6,168,600.00	\$115,000 \$2.64	Steve Gordon Jay Chavey
Comments: The City of Ann Arbor master plan calls for annexing this property in to the City of Ann Arbor, which would bring all the utilities to the site.					
Nixon Road	40.00	A1	\$10,800,000.00	\$270,000 \$6.20	Steve Gordon Jay Chavey
Comments: The City of Ann Arbor master plan calls for annexing this property in to the City of Ann Arbor, which would bring all the utilities to the site.					
ARMADA/TWP.					
Armada Center Road	21.00	Argiculture	\$495,000.00	\$23,571 \$0.54	Ben Wilkiemeyer Joe Hamway Peter Walocko
Comments: Hard coner of McFadden & Armada Center Roads. Great potential for re-zoning.					
ATTICA TOWNSHIP					
Lake Pleasant Road	13.40	Commercial	\$795,000.00	\$59,328 \$1.36	Joe Hamway
Comments: Hard corner ready for development. Many possible uses.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
AUBURN HILLS					
Lapeer Road Hills Corporate Crossing	0.66-92.66	PUD			Angela Arcori
Comments:	135 acre mixed-use development across from The Palace & GM. Property is located in both Auburn Hills and Orion Twp. Outlot & development opportunities available, frontage on both Lapeer and Dutton Roads. Pricing is negotiable. 1.38 - 30.74 acres also available in Orion Twp.				
Dutton Road Hills Corporate Crossing	0.66-73.48	Lt. Ind.		\$172,062 \$3.95	Gary Stephens Jack Townsend Angela Arcori
Comments:	135 acre mixed-use development across from The Palace & GM. Property is located in both Auburn Hills and Orion Twp. Frontage on both Lapeer and Dutton Roads. Pricing is negotiable. 1.38 - 30.74 acres also available in Orion Twp. Up to 127 acres available.				
Baldwin Road Baldwin Condominiums	47.61	Multi-Fam.	\$470,000.00	\$9,872 \$0.23	Andrew Boncore Chris Secontine
Comments:	Bank owned. Great multi-family development. Approved and engineering complete for 84 units. Wooded site with wet lands. 1/2 mile from Great Lakes Crossings Mall & I-75 and prestigious Lake Angelus.				
Cross Creek Parkway Oakland Technology Park	2.00-30.00	IV		\$200,000	John Boyd Paul Hoge John Gordy Joe Banyai Gary Stephens
Comments:	For Sale/Build-to-Suit for Sale or Lease. Unique opportunity for a variety of uses. Immediate access to I-75 freeway. Significant tax incentives granted by the City of Auburn Hills and State of Michigan. Park is home to international firms such as US Farathane, Henniges Automotive, Delphi and Johnson Controls. Adjacent to Chrysler's World Headquarters. Close proximity to Oakland University, Oakland Community College, Baker College & Cooley Law School.				
3295 Lapeer Road West	19.84	Lt. Industrial	\$2,000,000.00	\$100,806 \$2.31	Paul Hoge
Comments:	Exceptional, high image parcel across from the Palace of Auburn Hills. Will sell parcel outright. Will build-to-suit for sale or lease 50,000-150,000 sq. ft., site plan approved. Tax abatement possible. Graded, incoming bridge built, retention pond graded. Approximately 11 + acres of net regulated wetlands.				

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
AUBURN HILLS					
141 S. Opdyke Road	12.57	B-2	\$1,500,000.00	\$119,322	Clint Confer
Auburn Hills Golf Center				\$2.74	John Boyd
Comments: A rare opportunity to acquire an existing recreational facility with a 70' dome at a fraction of the replacement cost. The property is zoned B-2, allowing for a variety of possible uses, and includes over 12 acres of prime land in Auburn hills with approximately 500 feet of frontage on Opdyke Road. This site is centrally located within seconds of I-75 and M-59.					
2033 Featherstone Road	12.11	B-2	\$850,000.00	\$70,190	John Boyd
				\$1.61	Viktor Gjonaj
Comments: NW corner of Opdyke and Featherstone. Opposite redevelopment of the Silverdome. Great freeway access to I-75 and M-59. 5.96 acres is zoned B-2 and the westerly 6.15 is zoned residential. Many possible uses.					
Lapeer Road	11.76	Lt. Industrial	\$150,000.00	\$12,755	Paul Hoge
				\$0.29	
Comments: - Excellent exposure on I-75 off ramp at Lapeer Road - Some wetlands, net usable acreage is 6-7 acres +/-					
Squirrel Road	9.90	Residential	\$500,000.00	\$50,505	Viktor Gjonaj
				\$1.16	Gary Stephens
Comments: 9.9 acres available in Auburn Hills near Oakland University and Tree Point Drive. Zoned residential, potential for rezoning.					
1671 Harmon Road Lot #: #2	9.69	Lt. Industrial	\$462,000.00	\$47,663	Paul Hoge
Summit Corporate Park				\$1.09	
Comments: Two parcels remaining in this prestigious business park: 6.15 acres on Giddings with a site plan approved for 90,000 sq. ft., and 9.693 acres on Harmon Road. Can build up to 171,000 sq. ft. Tax abatement district. Bank owned.					
1751 Summit Drive Lot #: #2	6.17	Lt. Industrial	\$308,000.00	\$49,919	Paul Hoge
Summit Corporate Park				\$1.15	
Comments: Two parcels remaining in this prestigious business park: 6.17 acres on Giddings with a site plan approved for 90,000 sq. ft., and 9.693 acres on Harmon Road. Can build up to 171,000 sq. ft. Tax abatement district. Bank owned.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
AUBURN HILLS					
Taylor Road	4.64	Lt. Industrial	\$795,000.00	\$171,336	Paul Hoge
Metro North Technology Park II				\$3.93	Steve Gordon
Comments: Lot for sale or build to suit. Can accommodate up to 40,000 sq. ft.					
Rex Boulevard Lot #: 7	4.45	Lt. Industrial	\$1,259,000.00	\$282,921 \$6.50	Paul Hoge
Comments: -High and flat site. -Great image location. -Currently in process of attaining a lot split. -Will build-to-suit for lease up to 70,000 sq. ft.					
1850 Taylor Road	4.17	Lt. Industrial	\$350,000.00	\$83,933 \$1.93	Paul Hoge Greg Hudas
Comments: 3.40 net usable acres (148,259 sq. ft.) can accommodate a 33,000 sq ft. building. Build-to-suit sale or lease. Owned by top developer.					
Atlantic Boulevard Metro North	2.38	Lt. Industrial		\$9.50	Gary Stephens John Boyd
Comments: Excellent corporate headquarters or R & D site with I-75 frontage and exposure. Excellent freeway access. Will build-to-suit up to 30,000 sq. ft.					
2685-2709 Auburn Road Lot #: 028; 029; 0	1.81	Lt. Industrial	\$275,952.60	\$152,460 \$3.50	Kris Pawlowski
Comments: Frontage on Auburn Road at the entrance of a premier industrial park. Site plan approved/build-to-suit up to 21,960 sq. ft.					
3220 University Drive	1.17	T & R	\$399,900.00	\$341,795 \$7.85	Garrett Keais
Comments: Excellent location for a free-standing building or bank branch.					

Address				Price Per Acre	
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AUBURN HILLS					
3256 Walton Boulevard	0.66	B-1	\$149,900.00	\$227,121 \$5.21	Viktor Gjonaj Gary Stephens

Comments: Great site just west of Squirrel on Walton Blvd. Zoned B-1. Walton Blvd. is currently being widened. Great opportunity for retail, medical users, office building, attorney, dentist, etc. Land contract potential. Current home on property has income potential. Dimensions are 100' x 150'.

BELLEVILLE					
16535 Haggerty Road	34.05	Residential	\$395,000.00	\$11,601 \$0.27	Michael Southen Chris Secontine

Comments: Nice site with single family residential potential. Previously approved site plan has expired. Single family residence on site.

Denton Road	0.04-1.93	Ind./Res.	\$57,500.00	\$29,793 \$0.68	Chris Monsour
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Comments: (3) parcels available for sale. Zoned Industrial & Residential. May be purchased together or separately.
0.04 acres = \$2,500
0.57 acres = \$10,000
1.32 acres = \$45,000

BERLIN TWP.					
Newport Road	95.00	RM-1	\$760,000.00	\$8,000 \$0.18	Brad Viergever Bruce A. Morrison

Comments: Beautiful treed parcel with quick access to I-75 & I-275 drawing from Detroit and Toledo markets. Consent judgment approving development of 530 total home sites; 479 multi-family units, 51 single-family units. Access from Newport Road via easement over existing Newport Woods apartment project. Secondary (emergency access) via an extension of Birchwood Drive. Combined tap fees can total over \$11,100 per unit for residential development. The fees for this development have been reduced to \$1,100 per unit for water and \$1,700 per unit for sewer. The reduced tap fees are valid until January 4, 2014.

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
BERLIN TWP.					
Post Road	30.00	RM-1	\$1,200,000.00	\$40,000 \$0.92	Brad Viergever

Comments: Multi-Family zoning with water front access to Lake Erie. Excellent development parcel.

BIRMINGHAM					
820 E. Maple Road	1.84		\$2,400,000.00	\$1,304,348 \$29.94	John Gordy

Comments: Outstanding commercial site in Birmingham's Triangle District. Almost 2 acre corner site one block east of Woodward Avenue on Maple Road. Ideal for senior housing, assisted living, mixed use and/or retail. (14,722 sq. ft. building on site).

35975 Woodward Avenue	0.54	B-2B	\$1,979,000.00	\$84.13	John Gordy
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Comments: Tremendous gateway site to Birmingham. This location defines the northern point of Birmingham. Unique business opportunity.

BLOOMFIELD TWP.					
Franklin Road	1.00-31.00	Research Park		\$392,040	Paul Hoge
Bloomfield Technology Park				\$9.00	

Comments:
 -Net of roads, we have 23.58 usable acres
 -Will be sold as site condominiums
 -Acreage to suit 1-30 acres

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
BRIGHTON/TWP.					
5548 Eggert Place Copper Leaf	1.00-33.00	Residential		\$70,000	Jim Montgomery
Comments: 1-acre single family lots available. Copper sunlight filters through giant old oak trees. Rolling hills remind you more of northern getaway than home. Estates are nestled in and among wooded terrain. This is a special slice of nature's paradise. Make no mistake, the homes of Copper Leaf are exquisitely beautiful, yet it is the topography of this pristine area that will take your breath away. Situated in Brighton near US-23 and I-96, Copper Leaf has been created to be a tranquil home base, with easy access to Ann Arbor, Detroit, Flint and Lansing. The infrastructure and landscaping of this neighborhood is complete and matured.					
Pless Drive Lot #: 6, 7, 8 Genoa Industrial Park	1.40-11.40	Lt. Industrial	\$912,000.00	\$80,000 \$1.84	Jim Montgomery
Comments:					
11370 Grand River Road	6.30	Assisted Living	\$2,300,000.00	\$365,079 \$8.38	Rick Birdsall
Comments: Outstanding commercial/health care site with 550 feet of frontage along the new Grand River expansion just east of downtown Brighton. Property has been identified and has community support for a 120 bed facility. Flexible zoning allows for assisted living/health care as well as multi-family and retail/commercial uses. All engineering, environmental and due diligence complete. Seller financing or partnership options. Property carries itself with existing apartment building on site.					
Library Drive	3.50	Commercial	\$1,500,000.00	\$428,571 \$9.84	Andrew Boncore Bruce A. Morrison
Comments: Ideal hotel site, situated in Downtown Brighton's newest commercial development.					
Whitmore Lake Road	2.94	Gen. Commercial	\$632,000.00	\$214,966 \$4.94	Jim Montgomery Steve Gordon
Comments: Great retail pad. High traffic count. Visible from US-23.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
BROWNSTOWN TWP.					
Dix-Toledo Highway	12.88	B-1/OR-1	\$640,000.00	\$49,689 \$1.14	John Gordy Brad Viergever
Comments: Vacant land in fast growing Brownstown Twp. Good location near freeway and community amenities.					
Dix-Toledo Highway	11.95	Lt. Industrial	\$1,100,000.00	\$92,050 \$2.11	Mark Hamway
Comments: Located in the fast growing township of Brownstown, seconds from I-75/Sibley exit; outside storage or vacant land. Trailer parking available. Property is fully improved and ready to build. Water, gas, electric and sanitary sewer all at site.					
Dix-Toledo Highway	5.51	Lt. Industrial	\$598,000.00	\$108,530 \$2.49	Mark Hamway
Comments: 5.51 usable acres. All utilities at site including storm water retention. Ready to build.					
Fort Street Lot #: 003	4.21	B-2	\$875,000.00	\$207,838 \$4.77	Justin Gaffrey
Monthly					
Comments: Located in the fast growing township of Brownstown on Fort Street with over 1,000 sq. ft. of frontage. This parcel provides opportunity for retailers to service the high traffic counts and surrounding neighborhoods.					
24355 Telegraph Road Lot #: 002	3.71	B-2	\$1,100,000.00	\$296,496 \$6.81	Justin Gaffrey
Monthly					
Comments: Prime Telegraph Road parcel for Sale, lease or build to suit. Located in Brownstown, this site has over 500 ft. of frontage and great demographics.					
Dix-Toledo Highway	1.76	B-1/OR-1	\$175,000.00	\$99,432 \$2.28	John Gordy Brad Viergever
Comments: Main road exposure parcel in fast growing Brownstown Twp. Good location near freeway and community amenities.					

Address				Price Per Acre	
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BROWNSTOWN TWP.					
19025 Allen Road	0.67	B-3	\$800,000.00	\$1,194,030 \$27.41	Justin Gaffrey Bruce Baja
Comments: Corner lot for sale, lease or build-to-suit. Ideal for many retail, medical or office users. Additional land may be assembled to create up to 3.45 acres.					
BRUCE TWP.					
Van Dyke Road	79.00	Agricultural	\$1,650,000.00	\$20,886 \$0.48	Joe Hamway Ben Wilkiemeyer Peter Walocko
Comments: Great future development with many possible uses.					
McKay Road	39.00	Lt. Industrial			Joe Hamway Ben Wilkiemeyer Peter Walocko
Comments: Many possible zonings, 2,200 feet on M-53. The price is to be determined, the owners are looking at all offers.					
Van Dyke Road	28.00	Agricultural	\$450,000.00	\$16,071 \$0.37	Andrew Boncore
Comments:					
Van Dyke Road	20.15	Agricultural	\$525,000.00	\$26,055 \$0.60	Ben Wilkiemeyer Joe Hamway Peter Walocko
Comments: Great main road frontage on Van Dyke (M-53). Great potential for re-zoning.					
McKay Road	20.00	Lt. Industrial			Joe Hamway Ben Wilkiemeyer Peter Walocko
Comments: Many possible zonings. The price is to be determined, the owners are looking at all offers.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CANTON					
Lotz Road	3.23-81.79	Mixed Use	\$2,145,000.00	\$0.60	Rick Birdsall Clint Confer
Comments: Outstanding mixed-use parcel adjacent to Ford Road. Great location at I-275 and proposed I-275 Service Drive. Priced to sell, pricing as follows: Lotz Road, 3.23 Acres = \$58,481.89 Lotz Road, 14.72 Acres = \$266,518.11 Lotz Road, 25 Acres = \$895,000 Lotz Road, 38.84 Acres = \$925,000					
48600 Michigan Avenue	44.08	Medical Campus	\$4,500,000.00	\$102,087 \$2.34	Viktor Gjonaj Steve Gordon
Comments: Great parcel on Michigan Avenue, west of Beck Road. 44.08 acres zoned for a medical campus.					
Lotz Road	38.84	Mixed Use	\$925,000.00	\$23,816 \$0.55	Rick Birdsall Clint Confer
Comments: Outstanding mixed-use parcel adjacent to Ford Road. Great location at I-275 and proposed I-275 Service Drive. Priced to sell, pricing as follows: Lotz Road, 3.23 Acres = \$58,481.89 Lotz Road, 14.72 Acres = \$266,518.11 Lotz Road, 25 Acres = \$895,000 Lotz Road, 38.84 Acres = \$925,000					
Yost Road	27.97	Industrial	\$1,175,000.00	\$42,000 \$0.96	Steve Gordon Rick Birdsall
Comments: 30 acres with outside storage and rail close to I-94 and I-275. Additional land available, priced below market.					
42752 Ford Road	27.79	C-2	\$7,750,000.00	\$278,877 \$6.40	Bruce Baja
Comments: Prime commercial land available on Ford Road near Ikea and many other national retailers. Possible development for over 170,000 sq. ft. Last remaining large parcel in the heart of Canton's retail corridor.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CANTON					
Lotz Road	25.00	Mixed Use	\$895,000.00	\$35,800 \$0.82	Rick Birdsall Clint Confer
Comments: Outstanding mixed-use parcel adjacent to Ford Road. Great location at I-275 and proposed I-275 Service Drive. Priced to sell, pricing as follows: Lotz Road, 3.23 Acres = \$58,481.89 Lotz Road, 14.72 Acres = \$266,518.11 Lotz Road, 25 Acres = \$895,000 Lotz Road, 38.84 Acres = \$925,000					
Michigan Avenue	16.59	Gen. Industrial	\$1,900,000.00	\$114,527 \$2.63	Steve Gordon
Comments: Prime 16.59 acre parcel located on main Canton thoroughfare. High growth area; currently zoned General Industrial.					
Warren Road Canton Corporate Park	16.00	LI-1	\$1,760,000.00	\$110,000 \$2.53	Steve Gordon Rick Birdsall
Comments: Light industrial property in Canton Corporate Park district. Warren Ave frontage near I-275.					
Van Born Road	15.82	Lt. Industrial	\$711,900.00	\$45,000 \$1.03	Brad Viergever David Giltner
Comments: Highly visible parcel adjacent to rail and I-275. Good dimensions for development. Could be combined with (2) other parcels for a total of 25.72 Acres.					
Lotz Road	14.72	Mixed Use	\$266,518.11	\$18,106 \$0.42	Rick Birdsall Clint Confer
Comments: Outstanding mixed-use parcel adjacent to Ford Road. Great location at I-275 and proposed I-275 Service Drive. Priced to sell, pricing as follows: Lotz Road, 3.23 Acres = \$58,481.89 Lotz Road, 14.72 Acres = \$266,518.11 Lotz Road, 25 Acres = \$895,000 Lotz Road, 38.84 Acres = \$925,000					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CANTON					
4075-4195 Lotz Road	9.13	LI-1	\$325,000.00	\$35,597 \$0.82	Gary Sallen, SIOR Steve Gordon
Comments: Prime industrial parcel located at I-275 and Michigan just north of I-94. Immediate access to all freeways at Michigan Avenue. Located in center of Canton's booming growth area.					
Lotz Road	7.72	Lt. Industrial	\$245,000.00	\$31,736 \$0.73	Steve Gordon Mark Hamway
Comments: Frontage along I-275 Expressway. Just North of Van Born Road. Access to I-275 Expressway via Michigan Avenue interchange. Must Sell!					
Warren Road	7.02	R-2	\$490,000.00	\$69,801 \$1.60	Chris Secontine Michael Southen
Comments: Excellent site for senior living development as special land use. Prime single-family site in midst of solid demographics. All utilities available.					
Commerce Boulevard Koppnick Corporate Park	5.14	Industrial	\$616,800.00	\$120,000 \$2.76	Gary Sallen, SIOR David Giltner
Comments:					
Lotz Road	3.23	Mixed Use	\$58,481.89	\$18,106 \$0.42	Rick Birdsall Clint Confer
Comments: Outstanding mixed-use parcel adjacent to Ford Road. Great location at I-275 and proposed I-275 Service Drive. Priced to sell, pricing as follows: Lotz Road, 3.23 Acres = \$58,481.89 Lotz Road, 14.72 Acres = \$266,518.11 Lotz Road, 25 Acres = \$895,000 Lotz Road, 38.84 Acres = \$925,000					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CANTON					
Lilley Road	0.91-1.84	Lt. Industrial		\$59,000 \$1.35	David Giltner

Comments:

CARLETON					
Telegraph Road	20.00	Commercial	\$2,300,000.00	\$115,000 \$2.64	Mark Hamway Viktor Gjonaj

Comments: 784' of frontage on I-275 & 253' frontage on Telegraph Road. 150' from the I-275 exit ramps. Only commercial piece in Ash Township (Carleton) with utilities.

CHESTERFIELD TWP.					
Twenty-Four Mile Road	4.00-42.00	M-2	\$8,690,220.00	\$206,910 \$4.75	Peter Walocko Ben Wilkiemeyer

Comments: Build to suit properties: 20,000 sq. ft. to 500,000 sq. ft. New industrial development.

Chesterfield Road	41.25	Residential	\$750,000.00	\$18,182 \$0.42	Viktor Gjonaj
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Comments: 41.25 acres zoned residential for sale. Total of 75 lots for single family homes with a minimum lot area of 13,500 sq. ft. Size may be rezoned for other uses. Fully engineered and shovel ready. Property is being sold as a bank short sale.

Gratiot Avenue	25.48	Residential	\$799,000.00	\$31,358 \$0.72	Viktor Gjonaj Andrew Boncore
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Comments: 106 condominium lots fully developed with club house. Site offers dual access from both Gratiot Avenue and Hickey Road.

Gratiot Avenue	19.46	Residential	\$4,500,000.00	\$231,244 \$5.31	Viktor Gjonaj Louis Ciotti
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Comments: 19.46 acres for sale with over 688' on Gratiot, north of 21 Mile Road.

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CHESTERFIELD TWP.					
52365 Gratiot Avenue	7.96	Heavy Ind.	\$995,000.00	\$125,000 \$2.87	Peter Walocko Ben Wilkiemeyer
Comments: Contains existing structures that can be removed for redevelopment. Owner financing available. Possible play for retail development.					
27220-27360 Luckino Drive	5.54	M1	\$690,000.00	\$124,549 \$2.86	Ben Wilkiemeyer Paul Saad
Comments: Steps away from the upcoming Chesterfield Towne Centre development. Currently zoned industrial with the high potential for commercial use as the extensive adjacent development takes form.					
36560 Twenty-Six Mile Road	5.00	Commercial	\$299,000.00	\$59,800 \$1.37	Viktor Gjonaj
Comments: 2 out lots available along Twenty-Six Mile Road, across from Meijer. The site offers a traffic light at the access point. Total of 5 acres.					
50700 E. Russell Schmidt Boulevard	4.11	Heavy Ind.	\$320,000.00	\$77,859 \$1.79	Ben Wilkiemeyer Peter Walocko
Comments: Zoned heavy industrial. Piece is centered in a well established industrial neighborhood. Site includes a 16-unit, 12,880 sq. ft. storage facility that can be easily removed. Rail line and connection in place.					
Gratiot Avenue	2.47		\$537,000.00	\$217,409 \$4.99	Viktor Gjonaj Peter Walocko
Comments: 2.47 acres available along Gratiot Avenue. Potential for 15,355 sq. ft. commercial building.					
52466 Gratiot Avenue	2.18	C-3	\$300,000.00	\$137,615 \$3.16	Louis Ciotti Paul Saad
Comments: High traffic counts, high demographics, and motivated owner looking at all offers.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CHESTERFIELD TWP.					
27220 Luckino Drive	1.96	M1	\$345,000.00	\$176,020 \$4.04	Ben Wilkiemeyer Paul Saad
Comments: Steps away from the upcoming Chesterfield Towne Centre development. Currently zoned industrial with the high potential for commercial use as the extensive adjacent development takes form.					
27360 Luckino Drive	1.79	M1	\$310,000.00	\$173,184 \$3.98	Ben Wilkiemeyer Paul Saad
Comments: Steps away from the upcoming Chesterfield Towne Centre development. Currently zoned industrial with the high potential for commercial use as the extensive adjacent development takes form.					
27290 Luckino Drive	1.79	M1	\$310,000.00	\$173,184 \$3.98	Ben Wilkiemeyer Paul Saad
Comments: Steps away from the upcoming Chesterfield Towne Centre development. Currently zoned industrial with the high potential for commercial use as the extensive adjacent development takes form.					
27420 Twenty-One Mile Road	0.79	R1B	\$150,000.00	\$189,873 \$4.36	Ben Wilkiemeyer Paul Saad
Comments: Steps away from the upcoming Chesterfield Towne Centre development with direct frontage on 21 Mile Road. Possible re-zoning for commercial use or industrial to expand the adjacent factory located at 27225 Luckino, Chesterfield.					
CHINA TOWNSHIP					
4690 - 4704 Puttygut Road	15.04	Residential	\$275,000.00	\$18,285 \$0.42	Paul Saad Ben Wilkiemeyer
Comments: Rectangular land piece, redevelopment possible.					
CLARKSTON					
Dixie Highway	5.22		\$1,500,000.00	\$287,356 \$6.60	Garrett Keais Viktor Gjonaj
Comments: 650' x 350' with 650' frontage along Dixie Highway near I-75. Additional acreage available to purchase up to 15 acres.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CLARKSTON					
Sashabaw Road	2.27	C-1	\$1,500,000.00	\$660,793 \$15.17	Viktor Gjonaj
Comments: Vacant 2.27 acre parcel just north of the new McClaren Hospital. Located just south of I-75. Rare opportunity with Sashabaw Road frontage.					
Sashabaw Road	1.42		\$800,000.00	\$563,380 \$12.93	Viktor Gjonaj Garrett Keais
Comments: Great parcel for sale just north of I-75 on Sashabaw Road. Join Ruby Tuesday, Culvers and The Learning Experience.					
CLAY TWP.					
7317 Dyke Road	9.15		\$2,499,000.00	\$273,115 \$6.27	Paul Saad
Comments: Possible marina, boat recreational vehicle storage, redevelopment. Electric is available. Sanitary sewer, storm sewer and water are available at Dyke Road.					
CLINTON TWP.					
Hall Road Clinton Corporate Park	1.25-32.87	B-3	\$5,350,000.00	\$163,509 \$3.75	Ben Wilkiemeyer Peter Walocko
Comments: Great location on the south side of Hall Road with visibility from I-94. Many possible uses. Pricing is inclusive of construction of new roadways as shown in the attached site plan. Retail or industrial parcels can be split off and sold individually. Turn lane located in front of development.					
Hall Road Clinton Corporate Park	5.00-29.37	B-3	\$3,850,000.00	\$131,086 \$3.01	Ben Wilkiemeyer Peter Walocko
Comments: Zoned B3-General, but platted for individual industrial sites for a new development. Located on the south side of Hall Road with visibility from I-94. Many possibilities/flexible zoning. Turn lane located in front of development. Can be combined with adjacent retail sites with Hall Road frontage.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CLINTON TWP.					
Groesbeck Highway	21.46	Commercial	\$4,500,000.00	\$209,692 \$4.81	Peter Walocko Ben Wilkiemeyer
Comments: The property is zoned B-2, but can easily be changed to be B-3 or Light Industrial. Great location with direct access from both Groesbeck & Elizabeth in Clinton Twp. Minutes from I-94, Hall Road, and downtown Mt. Clemens.					
44000 Elizabeth Road	11.50	Industrial	\$250,000.00	\$21,739 \$0.50	Viktor Gjonaj
Comments: Ready for redevelopment. One of the last pieces of multiple acres in Clinton Township.					
44211 - 44253 Gratiot Avenue	7.64	RML	\$649,000.00	\$84,948 \$1.95	Viktor Gjonaj Louis Ciotti
Comments: Great property on Gratiot Avenue; South of M-59 in Clinton Township. Over 300' of frontage highlights this property. Site can be developed for a wide range of uses.					
Hall Road Clinton Corporate Park	1.25-3.50	B-3	\$1,525,000.00	\$435,714 \$10.00	Ben Wilkiemeyer Peter Walocko
Comments: Two individual retail parcels (one is 1.25 acres and one is 2.25 Acres) Located directly on the south side of Hall Road with future development directly behind each parcel. Turn lane located directly in front of development. Possible rezoning.					
Hall Road	2.30	Lt. Industrial			Viktor Gjonaj
Comments: Great parcel on busy Hall Road which can be split. Great land lease opportunity. Call broker for pricing.					
Capital Boulevard Lot #: 1 Eastpointe Corporate Park	1.72	Lt. Industrial	\$394,261.00	\$228,690 \$5.25	Peter Walocko
Comments: Split from lot #1. Tax abatement available. Great location.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CLINTON TWP.					
SEC M-59 Highway	1.34	B-2	\$490,000.00	\$365,672 \$8.39	Viktor Gjonaj
Comments: Great corner available of M-59 & Elizabeth Street. High traffic counts. Perfect for commercial development.					
Harper Avenue	1.31	RML	\$113,000.00	\$86,260 \$1.98	Ben Wilkiemeyer Peter Walocko
Comments: Possible re-zoning. Good main road exposure.					
COMMERCE TWP.					
2552 N. Wixom Road	30.00	Residential	\$800,000.00	\$26,667 \$0.61	Jamail Aikens
Comments: Current tenant operating horse riding and stable business, paying \$2,500 per month rent. Accessible to Proud Lake riding trails. Property includes farmhouse, indoor riding arena and stables.					
8300 Grove Street	16.51	Residential	\$500,000.00	\$30,285 \$0.70	Louis Ciotti Angela Arcori
Comments: 16.51 acre site off Union Lake Road, just north of Commerce Road. Site is visible from main road and is adjacent to Wendy's. Originally planned for senior housing development. Site is great for housing, office or a quasi-retail/office development.					
Maple Road	12.00	Lt. Industrial	\$1,360,000.00	\$113,333 \$2.60	David Giltner Jim Montgomery
Comments: 12 +/- acres zoned light industrial with outside storage possible. Sewer and water available. Rail possible.					
Enterprise Drive Lot #: 1-9 Ladd Road Industrial Park	0.85-7.00	Industrial		\$4.25	David Giltner Jim Montgomery
Comments: Ladd Industrial Park lots from .85 to 7 acres. Excellent location close to I-96/M-5/I-275. Screened outside storage possible.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
COMMERCE TWP.					
Claranton Drive Lot #: 1-26	0.75-5.00	Industrial			David Giltner
Claran Industrial Park				\$4.25	Jim Montgomery
Comments: Claran Industrial Park. 26 industrial lots from .75 to 5.0 acres. Excellent location close to I-96/M-5/I-275. Screened outside storage possible.					
2190 Pontiac Trail	1.83	B1	\$399,000.00	\$218,033	Angela Arcori
				\$5.01	Jamail Aikens
Comments: 1.83 acres located at the hard corners of Pontiac Trail and Welch Roads in Commerce Township. This site is master planned for neighborhood commercial. It is located on the "going to work" side of the road as travelers pass this site to get to M-5. Not many hard corners in this market available!					
4183 Pioneer Drive	1.51	Lt. Industrial	\$129,000.00	\$85,430	Garrett Keais
				\$1.96	Jim Montgomery
Comments: Land is close to the M-5 connector. This is one of the few well located smaller Industrial/Office sites in the area.					
Pioneer Drive Lot #: Unit 42	1.15	Office, Rsrch.	\$60,000.00	\$52,174	Jim Montgomery
				\$1.20	Chris Secontine
Comments: Corner lot entrance to small building in an industrial development. Immediate access to M-5.					
CORUNNA					
Parmenter Road	131.00	Industrial	\$950,000.00	\$7,252	Jim Montgomery
				\$0.17	Steve Gordon
Comments: The entire northerly boundary of this property is served by rail. Recently improved with water and sewer. Outside storage is possible. Tax abatement is available.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
DAVISON TWP.					
Court Street	3.00	Gen. Commercial	Lease: \$85,000.00 Annually		Bruce Baja Viktor Gjonaj
Comments: Great corner just north of I-69 at Court Road. Located directly across the street from a brand new Menard's and across the freeway from a newer Meijer. Site offers great visibility and access. Ground lease rate \$85,000 annually. Taxes shown reflect the total of summer and winter taxes for both parcels. Potential build-to-suit, strip center, etc.					
DEARBORN					
6201 Wyoming Avenue	14.00	Industrial C	\$2,200,000.00	\$157,143 \$3.61	Jack Townsend
Comments: Currently property is being used as a drive in theater. Small concession stand is in middle of property, small office building along Wyoming also included. Near I-94 & US-12. Outside storage possible. Price reduced.					
24041-24105 Michigan Avenue	4.60	BB	\$3,250,000.00	\$706,522 \$16.22	Bruce Baja
Comments: High profile, 4.6 +/- acre corner parcel located at the SWC of Michigan Avenue and Telegraph Road. Ideal location for retail development.					
Auto Club Drive	2.10	B-C (Gen. Comm)	\$1,200,000.00	\$571,429 \$13.12	John Fricke Bruce Baja
Comments: For Sale, prime 2.1 acre property on Auto Club Drive. In shadow of Lear, ACS, Ritz Carlton, Auto Club Group, and Fairlane area.					
DEARBORN HEIGHTS					
25660 Michigan Avenue Lot #: 49-57	1.58	C-2	\$675,000.00	\$427,215 \$9.81	Bruce Baja Justin Gaffrey
Comments: Great opportunity to locate on Michigan Avenue just west of Telegraph Road. This corner parcel offers 373' of Michigan Avenue frontage.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
DEARBORN HEIGHTS					
Beech Daly Road Lot #: 11-16	0.63	C-1	\$118,000.00	\$187,302 \$4.83	Justin Gaffrey Rick Birdsall
Comments: Corner lot with 211 feet of frontage on Beech Daly Road, less than one mile south of Michigan Avenue. Ideal for commercial development.					
DELTA TWP.					
Snow Road	17.00	Industrial	\$935,000.00	\$55,000 \$1.26	Jim Montgomery Steve Gordon
Comments: 17 acres strategically located near GM Lansing area plants including new "Platinum/Delta" Project. Many Tier I and Tier II automotive suppliers. Located at intersection of major roads for easy access and exposure. Utilities in place. Close to all major highways: I-96, I-69 and I-496.					
6721 W. Saginaw Highway	0.45	B-2	\$250,000.00	\$12.75	Clint Confer Viktor Gjonaj
Comments: Site is located on a major east/west thoroughfare in the heart of Lansing's commercial district. Ideally located between the Lansing Mall & I-96 regional shopping district. Access to I-96, I-69 & I-27. Great retail, restaurant or service site.					
DETROIT					
9400 McGraw Street	39.00	M-4	\$2,150,000.00	\$55,128 \$1.27	Chris Monsour Bruce A. Morrison
Comments: 121,497 sq. ft. leased industrial building on 39 acres of land. Can be divided.					
3900 E. Outer Drive	8.69	M-4	\$195,000.00	\$22,440 \$0.52	Chris Monsour
Comments: Former Kmart site.					
Livernois Road	7.22	M-4	\$240,000.00	\$33,241 \$0.76	Chris Monsour
Comments: Rail possible.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
DETROIT					
Eight Mile Road	6.50	M-4	\$375,000.00	\$57,692 \$1.32	Chris Monsour
Comments:					
Edlie Street	5.04	M-4	\$250,000.00	\$49,613 \$1.14	Chris Monsour
Comments: Industrial area.					
7742 Davison West	4.73	Industrial	\$295,000.00	\$62,368 \$1.43	Chris Monsour
Comments:					
4520-50 Jeffries	2.50	M-4	\$250,000.00	\$2.30	Chris Monsour
Comments: Empowerment Zone.					
10533 Gratiot Avenue	1.91	M-2	\$395,000.00	\$206,806 \$4.75	Chris Monsour
Comments: Northwest corner of French Road and Gratiot Avenue.					
205 S. Harbaugh Street	1.90	M-4	\$139,000.00	\$73,158 \$1.68	Chris Monsour
Comments: Great access to I-75. Possible renaissance zone.					
Grand River Avenue	1.50		\$149,000.00	\$2.28	Chris Monsour Louis Ciotti
Comments:					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
DETROIT					
6135 Linsdale Street	1.27	M-4	\$100,000.00	\$1.81	Chris Monsour Steve Gordon
Comments:					
228 Baltimore Street	1.00	M-4	\$79,000.00	\$79,000 \$1.81	Chris Monsour
Comments: All utilities available in street. Located in Empowerment Zone.					
401 Lycaste	0.80	Residential	\$295,000.00	\$369,068 \$8.47	Chris Monsour
Comments:					
10410 E. Jefferson Avenue	0.70	Commercial	Lease: \$45,000.00	\$15.00	Louis Ciotti Viktor Gjonaj
Comments: For lease, build-to-suit retail strip center accommodating tenants from 1,200-6,775 sq. ft. Drive thru possible. This prime retail site on Jefferson Avenue sits east of Cadieux; west of Conner Road and south of Mack Avenue. Minutes away from Grosse Pointe, in front of Sinbad's on the River.					
6339 E. Lafayette Boulevard	0.47		\$95,000.00	\$4.64	Chris Monsour
Comments: This land sale includes 6339 & 6351 E. Lafayette Boulevard.					
2150 Brewster	0.41	R-2	\$89,000.00	\$4.98	Chris Monsour
Comments: 5 lots.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
DETROIT					
18963-18991 Wyoming	0.32	B-4	\$169,000.00	\$528,125 \$12.12	Chris Monsour
Comments:					
Dale Street	0.30	LI	Lease: \$950.00 Monthly		Rick Birdsall
Comments: 100' x 130' fenced lot for lease north of 15703 Dale Street. Allows for outside storage.					
5030-5036 Loraine Street	0.16		\$25,000.00	\$156,250 \$3.59	Chris Monsour
Comments: (2) 32' x 110' lots.					
2759 Third Street	0.14	B-4 Gen. Bus.	\$75,000.00	\$12.30	Chris Monsour
Comments:					
FARMINGTON/F. HILLS					
34918 Eight Mile Road	4.63	RC-2	\$495,000.00	\$106,911 \$2.45	Clint Confer Michael Southen
Comments: 4.63 acre site plan approved for senior assisted living development. Close proximity to shopping and freeways. Zoned RC-2 or low-rise multi-family.					
Orchard Lake Road	2.89	RA-2	\$360,000.00	\$124,567 \$2.86	Chris Secontine Ben Wilkiemeyer Joe Hamway
Comments: Very visible site, seconds south of I-696 on Orchard Lake Road. Terrific site for educational use, day care, senior living. 530 feet of frontage and approximately 241 feet deep.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
FENTON					
Thompson Road	183.00	PUD	\$2,850,000.00	\$15,574 \$0.36	Andrew Boncore Jim Montgomery Jack Townsend
Comments: 183 acre PUD mixed use development. Uses include: commercial, medical, office, residential. Over 3,000 feet of freeway frontage along US-23.					
Leroy Street	0.79	GBD	\$260,000.00	\$329,114 \$7.56	Jeffrey Trepeck
Comments: Excellent location on Leroy, next to Burger King.					
FLAT ROCK					
Vreeland Road	140.00	PUD	\$199,000.00	\$1,421 \$0.03	Garrett Keais Brad Viergever
Comments: Excellent residential development property. Site plan approved for 187 single family homes, 124 multiple family homes and 2.38 acres for commercial development.					
FLINT					
Pier North Boulevard	105.15	Lt. Industrial	\$7,886,250.00	\$75,000 \$1.72	Gary Stephens
Comments:					
1300 N. Dort Highway	69.00	G - Heavy Mfg.	\$755,000.00	\$10,942 \$0.25	Paul Hoge
Comments:					
<ul style="list-style-type: none"> - Site of former Delphi plant. - Canadian National Rail line along east property line & south property line. - Could combine with adjacent 63 acres. 					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
FLINT					
1601 N. Averill Avenue	63.00	G - Heavy Mfg.	\$554,000.00	\$8,794 \$0.20	Paul Hoge
Comments:					
- Site of former lab (north side of site), and parking lot.					
- Canadian National spur on south end of property, currently inactive.					
- Could be sold with adjacent 69 acres.					
3026 Robert T. Longway Blvd. Lot #: 54-58	4.50	Industrial	\$30,000.00	\$6,667 \$0.15	Paul Hoge
Comments:					
- Adjacent to rail line, no siding.					
Corunna Road	3.20	Commercial		\$50,000	Louis Ciotti
Comments: 3.2 Acres vacant land located on Corunna Road. Freeway access to I-75 within 1/2 mile. Great exposure along busy Corunna Road.					
FLINT TWP.					
3072 S. Dye Road Lot #: Metes & Bounds	47.00	Industrial	\$1,250,000.00	\$26,596 \$0.61	Jack Townsend
Comments: Irregular shaped parcel includes small house and garage on Dye Road. Currently zoned industrial, however, office or residential may be possible.					
FOWLerville					
Fowlerville Road	36.50	Commercial	\$4,000,000.00	\$109,589 \$2.52	Jim Montgomery Steve Gordon
Comments: 2,500 sq. ft. of I-96 frontage at Fowlerville exit. Site plan approved for commercial development next to Dick Scott Chrysler dealership.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
FOWLERVILLE					
Garden Lane Street Lot #: 2, 3, 5, 7, 8, 9, 1 Fowlerville Industrial Park	2.11-33.56	Lt. Industrial			Jim Montgomery David Giltner

Comments:

- Well developed Industrial Park close to all services with easy highway access. Rail access available.
- Parcel #2 is 5 acres & \$95,000 per acre.
- Parcel #3 is 9.02 acres & \$95,000 per acre.
- Parcel #5 is 8.95 acres & \$95,000 per acre.
- Parcel #7 is 2.11 acres & \$85,000 per acre.
- Parcel #8 is 2.11 acres & \$85,000 per acre.
- Parcel #9 is 2.11 acres & \$85,000 per acre.
- Parcel #11 is 4.26 acres & \$85,000 per acre

FRANKLIN					
Telegraph Road	3.40	R-2	\$1,050,000.00	\$308,824 \$7.09	John Fricke

Comments: Prime Telegraph frontage site in Village of Franklin.

FRASER					
Utica Road	0.75	B-1	\$300,000.00	\$400,000 \$9.18	Viktor Gjonaj

Comments: Great commercial land for sale on Utica Road next to National City Bank. Seller will look at all offers.

FRENCHTOWN TWP.					
Telegraph Road	269.18	Industrial	\$2,422,620.00	\$9,000 \$0.21	Brad Viergever

Comments: Great development site with frontage along Telegraph and Newport Roads. Close proximity to I-275 (one mile) and I-75 (two miles). Brownfield credits available.

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
FRENCHTOWN TWP.					
Buhl Road	29.66	R-1B	\$268,000.00	\$9,036	Justin Gaffrey
Swan Creek				\$0.21	
Comments: Swan Creek Condominium project for sale. 67 engineered approved lots.					
Telegraph Road	11.50	Highway Comm.	\$414,000.00	\$36,000	Brad Viergever
				\$0.83	
Comments: Ideal commercial development site with Telegraph Road frontage. Close proximity to I-275 (one mile) and I-75 (two miles).					
GARDEN CITY					
Arcola Street	0.48	C-1 & Multi-Fam	\$250,000.00	\$520,833	Justin Gaffrey
				\$11.96	
Comments: Corner lot zoned for commercial or multi-family. Adjacent duplex also available.					
GRAND BLANC/TWP.					
Reid Road	13.16	Z-2	\$575,000.00	\$43,693	Gary Stephens
				\$1.00	Steve Gordon
Comments:					
Saginaw Street	1.74	R & D	\$500,000.00	\$287,356	Garrett Keais
				\$6.60	
Comments: 3 parcels fronting Saginaw Road at the I-75 entrance, south of Baldwin Road. 330' frontage on. Gateway to Grand Blanc. Adjacent to larger development parcel and across from Woodfield. Permitted uses include office, medical, banks & R&D uses.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
GREEN OAK TWP.					
8199 Boardwalk Road	13.02	L-1	\$799,000.00	\$61,367 \$1.41	Rick Birdsall
Comments: Industrial park yard near Kensington and I-96. Outside storage possible. Rail possible.					
Fieldcrest Drive	3.70	Local Business	\$600,000.00	\$162,162 \$3.72	Jim Montgomery Angela Arcori
Comments:					
HAMBURG					
M-36 Expressway	5.00-44.44	Mixed Use	\$1,500,000.00	\$33,754 \$0.78	Jim Montgomery Steve Gordon Bruce A. Morrison
Comments: The site has road frontage along M-36, a major east/west thoroughfare in Livingston County. Currently there are sewer taps available to accommodate the site. Water is available upon request from the Township with the creation of a Special Assessment District. The site is located in the Village Center zoning district and is Master Planned for both multiple and single family development.					
HANDY TWP.					
Van Buren Road	4.24	Commercial	\$595,000.00	\$140,330 \$3.22	Angela Arcori Jim Montgomery
Comments: 4.24 Acre development site, just south of the I-96/Fowlerville Road exit. Perfect opportunity for fast food, banks/credit unions, medical, easy access from freeway. This exit is popular, pit stop between Metro-Detroit and Lansing. New Wal-Mart 0.5 miles away and several fast food options on Fowlerville Road.					
HARRISON TWP.					
25255 Henry B. Joy Boulevard	39.50	Industrial	\$1,500,000.00	\$37,975 \$0.87	Peter Walocko Ben Wilkiemeyer
Comments: Re-zoning possible. 6 billboards along I-94 are income producing. Details available upon satisfactory purchase agreement. Price reduced.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
HARSENS ISLAND					
2306 Golf Course Road	124.10	C-3	\$2,900,000.00	\$23,368	Paul Saad
Middle Channel Golf & Country Club				\$0.54	Andrew Boncore Louis Ciotti
Comments: Currently operation as a golf-course.					
HARTLAND TWP.					
Rovey Drive	10.00		\$1,750,000.00	\$175,000	Jim Montgomery
				\$4.02	Steve Gordon
Comments: Prime retail outlot located in the new M-59 and US-23 retail development. Meijer and other large retailers will open soon. Across the street from the new Super Walmart.					
Arena Drive	4.07	General Comm.	\$529,100.00	\$130,000	Jim Montgomery
				\$2.98	Steve Gordon
Comments: Perfect office medical or sports related property. Located in the development district in Hartland Twp at US-23 & M-59.					
M-59	3.48	Gen. Commercial	\$609,000.00	\$175,000	Jim Montgomery
				\$4.02	Steve Gordon
Comments: M-59 (Highland Road) frontage near new retail development which includes Wal-Mart and Meijer Superstore. Immediate access to US-23.					
Arena Drive	2.98	General Comm.	\$387,400.00	\$130,000	Jim Montgomery
				\$2.98	Steve Gordon
Comments: Perfect office medical or sports related property. Located in the development district in Hartland Twp at US-23 & M-59.					
HAZEL PARK					
S. Chrysler Drive	0.18	202 Bus. Vacant	\$119,000.00	\$647,955	Clint Confer
				\$14.88	
Comments: Unique opportunity to build on the south bound Service Drive at the Nine Mile Exit. Very easy accessibility to I-75.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
HIGHLAND TWP.					
Shewchenko	8.30	R1-B	\$299,000.00	\$36,024 \$0.83	Rick Birdsall
Comments: Acreage includes rare lake ownership. Lake front site for development close to M-59 and US-23. Possible sanitary sewer. 3% CSB.					
HOLLY					
Dixie Highway	110.00	Lt. Industrial	\$4,000,000.00	\$36,364 \$0.84	Paul Hoge John Boyd
Comments: Water and sanitary sewer potentially available, some wetlands, exceptional I-75 exposure, over 2,500 lineal feet.					
Gainey Drive	56.44	I-1	\$2,100,000.00	\$37,208 \$0.85	Joe Banyai John Fricke
Comments: Improved manufacturing vacant land zoned I-1 and adjacent to rail (Pere Marquette Rail Road) on the west property line. Located minutes from I-75 and Baldwin Road.					
HOWELL					
Burkhart Road	140.00	Comm./Res.		\$100,000	Jim Montgomery Angela Arcori
Comments: All engineering and wetland permitting complete, land ready for construction. This allows for a scenic development opportunity with phenomenal visibility on I-96. Property consists of +/- 50 usable acres. Two proposed site plans on drawing board. One plan calls for 100 room, three story hotel. The other plan offers a gas station/c-store with drive-thru adjacent to the freestanding retail/restaurant pad. For sale/ground lease/build-to-suit, \$100,000 per usable acre.					
1601 Town Commons Drive	64.00	Residential	\$2,000,000.00	\$31,250 \$0.72	Jim Montgomery Steve Gordon Bruce A. Morrison
Comments: Beautiful mixed use development including retail, multi-family, condominiums and single family homes. 36 developed lots with additional acreage available.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
HOWELL					
Packard/Austin Trans West Industrial Center	0.77-36.04	Industrial			Jim Montgomery Steve Gordon
Comments: Fully improved lots for sale. Lot sizes range from 0.77 acres - 9.14 acres.					
Burkhart Road	3.21-19.75	Heavy Comm.		\$75,000	Jim Montgomery
Comments: -Zoning to allow for a wide range of uses -Easy access to I-96 -Water & Sewer -Close to I-96/M-59 commercial development -Rail Access					
Austin Court Lot #: Lot #4 Trans West Industrial Center	9.14	Industrial		\$4.00	Jim Montgomery Steve Gordon
Comments: Fully improved lots for sale. Lot sizes range from 0.77 acres - 9.14 acres.					
M-59 Highway Fountain Park	6.60	MXD	\$825,000.00	\$125,000 \$2.87	Angela Arcori
Comments: Build to suit or sale of 6.6 acres ripe for retail or office development. Outstanding growth corridor of M-59 in Livingston County. Road expansion completed in 2008. Adjacent to Kroger anchored shopping center retailers include Blockbuster, Coldstone Creamery, TCF Bank, AT&T, Jet's Pizza, Great Clips, H & R Block, Check-N-Go and more. Lease rate for build-to-suit is to be determined.					
Packard Drive Lot #: Lot #20 Trans West Industrial Center	6.52	Industrial			Jim Montgomery Steve Gordon
Comments: Fully improved lots for sale. Lot sizes range from 0.77 acres - 9.14 acres.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
HOWELL					
Austin Court Lot #: Lot #2	6.51				Jim Montgomery
Trans West Industrial Park				\$4.00	Steve Gordon
Comments: Fully improved lots for sale. Lot sizes range from 0.77 acres - 9.14 acres.					
Grand River Avenue	0.92-5.18	Hvy. Commercial			Jim Montgomery
Livingston Commerce Center					Larry Kelly
Comments: -1-5 acre sites available. -Zoned Heavy Commercial (commercial and light industrial uses permitted.) -Near Livingston County Airport -Easy access to I-96, M-59 and Grand River. -All utilities.					
Packard Drive Lot #: Lot #19	4.98	Industrial			Jim Montgomery
Trans West Industrial Center					Steve Gordon
Comments: Fully improved lots for sale. Lot sizes range from 0.77 acres - 9.14 acres.					
Grand River Avenue	4.00	Commercial	\$1,089,000.00	\$272,250	Rick Birdsall
				\$6.25	Jim Montgomery
Comments: RSC-Regional Service Commercial zoning. Frontage on Grand River and Burkhart Road. Build to suit for sale or lease or land lease possible. Airport currently being expanded for larger jets and more traffic. Close to M-59, I-96 and outlet mall.					
Packard Drive Lot #: Lot #27	3.76	Industrial			Jim Montgomery
Trans West Industrial Center					Steve Gordon
Comments: Fully improved lots for sale. Lot sizes range from 0.77 acres - 9.14 acres.					
Austin Court Lot #: Lot #7	1.32	Industrial			Jim Montgomery
Trans West Industrial Center				\$2.50	Steve Gordon
Comments: Fully improved lots for sale. Lot sizes range from 0.77 acres - 9.14 acres.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
HOWELL					
Austin Court Lot #: Lot #9 Trans West Industrial Center	1.03	Industrial		\$2.50	Jim Montgomery Steve Gordon
Comments: Fully improved lots for sale. Lot sizes range from 0.77 acres - 9.14 acres.					
Austin Court Lot #: Lot #8 Trans West Industrial Center	1.03	Industrial		\$2.50	Jim Montgomery Steve Gordon
Comments: Fully improved lots for sale. Lot sizes range from 0.77 acres - 9.14 acres.					
Packard Drive Lot #: Lot #18 Trans West Industrial Center	0.98	Industrial			Jim Montgomery Steve Gordon
Comments: Fully improved lots for sale. Lot sizes range from 0.77 acres - 9.14 acres.					
Austin Court Lot #: Lot #10 Trans West Industrial Center	0.77	Industrial		\$2.50	Jim Montgomery Steve Gordon
Comments: Fully improved lots for sale. Lot sizes range from 0.77 acres - 9.14 acres.					
HURON TWP.					
Sibley Road Lot #: 003	35.00	R-1	\$675,000.00	\$19,286 \$0.44	Justin Gaffrey
Comments: Residential zoning allows for one unit per acre.					
Woodland Drive Huron Commerce Center	1.59-30.78		\$461,700.00	\$15,000 \$0.34	Steve Gordon John Salsberry
Comments: Lots situated in premium industrial park. Easy access to I-275. Minutes from Detroit Metropolitan Airport entrance. Total of 11 parcels can be purchased separately or together. Parcels priced as follows: Lot 11 is 1.59 acres and \$75,000 per acre; Lots 12, 13 and 14 make up 6.87 acres at \$30,000 per acre; Lots 6, 7, 8, 9, 10, 15 & 26 make up 22.32 acres for \$20,000 per acre.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
HURON TWP.					
Huron River Drive Lot #: 4, 7, 8	19.67	R-3	\$491,750.00	\$25,000 \$0.57	Justin Gaffrey

Comments: Residential land engineered for 50 condominiums.

IMLAY CITY					
2410 Bowman Road	206.00	Agricultural	\$2,995,000.00	\$14,539	Joe Hamway
The Shores of Crystal Lake				\$0.33	Joe Banyai

Comments: 50 acre private lake that ranges from 15' to 55' deep. 2,000 ft. frontage on Belle River. Sandy beaches in a very private setting. Great parcel for a private retreat, corporate retreat and many development opportunities. This all sports lake is full of wildlife including deer, ducks, turkeys and loaded with assorted fish. Two miles to I-69 & M-53. The road base is in and the land is balanced for prime lake lots.

INDEPENDENCE TWP.					
Royal St. George	15.00	Residential	\$2,350,000.00	\$156,667	Viktor Gjonaj
Hills of Pine Knob				\$3.60	

Comments: Fully developed project on Pine Knob Golf Course. Includes 81 units of which 3 are complete models and (2) are shell form. There are 4 ranch style units per building, with walkouts. Located throughout the golf course. Units can range from 1,600 - 2,000 sq. ft.

INKSTER					
North Industrial Drive	26.50	Hwy. Industrial	\$1,350,000.00	\$50,943 \$1.17	Mark Hamway Steve Gordon

Comments: Great parcel for distribution companies who require trailer parking and outside storage.

Michigan Avenue	0.32	B-3	\$45,000.00	\$140,625 \$3.23	Rick Birdsall
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Comments: Approximately 1/3 acre with Michigan Avenue frontage. Close to Middlebelt.

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
LENOX TWP.					
66525 Forest Avenue	26.89	Industrial	\$475,000.00	\$17,665 \$0.41	Ben Wilkiemeyer Garrett Keais
Comments: 27 acre industrial parcel that also includes two 7,200 sq. ft. industrial buildings constructed in 1995. Possible rail. Close proximity to Gratiot Avenue and Downtown Richmond. Includes established RV Storage field.					
Thirty-One Mile Road	5.03	Industrial	\$130,000.00	\$25,845 \$0.59	Ben Wilkiemeyer Garrett Keais
Comments: Cleared and ready for development or storage. Industrial parcel with frontage on Thirty One Mile Road and over 600' of railroad siding/access.					
LIMA TWP.					
Fletcher Road Lot #: Metes and Bounds	69.00	Agricultural	\$2,800,000.00	\$40,580 \$0.93	Jack Townsend
Comments:					
LIVONIA					
38900 Plymouth Road	4.99	Industrial	\$525,000.00	\$105,210 \$2.42	Steve Gordon Gary Sallen, SIOR
Comments: Industrial lot for sale or build to suit up to 70,000 +/- sq. ft.					
Sears Drive	4.36	M-1	\$550,000.00	\$126,147 \$2.90	Steve Gordon David Giltner
Comments:					
28200 Lyndon Street	2.70	Residential	\$314,000.00	\$116,296 \$2.67	Jamail Aikens
Comments: Existing swim club available. Property may be converted to eleven home sites. Ideal site in the heart of Livonia, across the street from Adams Elementary School.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
LIVONIA					
Rosati Avenue	1.96	M-1	\$290,000.00	\$147,959 \$3.40	Larry Kelly
Comments: For sale or build-to-suit, sale or lease 30,654 sq. ft.					
27982 - 27984 Five Mile Road Lot #: 6 & 7	0.62	OS	\$159,000.00	\$256,452 \$5.89	Kris Pawlowski Justin Gaffrey
Comments: 0.62 acre of land for sale on well traveled Five Mile Road. Perfect for office or commercial development.					
LYON TWP.					
Grand River Avenue	14.98	Lt. Industrial	\$2,247,000.00	\$150,000 \$3.44	Jim Montgomery David Giltner
Comments: -Great location in high growth corridor. -Easy access to I-96/Wixom Road. -Water and sewer available.					
Grand River Avenue Lyon Business Center	3.00-14.00	I-2	\$2,100,000.00	\$150,000 \$3.44	Mark Hamway Greg Hudas
Comments: Available for future development.					
54990 Grand River Avenue	11.11	Lt. Industrial	\$1,388,750.00	\$125,000 \$2.87	Jim Montgomery David Giltner
Comments: Corner lot with Grand River frontage. Current rental income.					
MACOMB TWP.					
19800 Twenty-Six Mile Road	40.10	TBD	\$4,125,000.00	\$102,868 \$2.36	Peter Walocko Ben Wilkiemeyer
Comments: Clean green field site ready for redevelopment. No previous commercial use with all utilities available.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MACOMB TWP.					
Twenty-Four Mile Road	37.80	Agricultural	\$3,600,000.00	\$95,238 \$2.19	Paul Saad
Comments: Possible redevelopment site.					
49010 Card Road	24.29	R-1	\$607,375.00	\$25,005 \$0.57	Andrew Boncore Chris Monsour
Comments: Prime development opportunity. Corner of 22 Mile and Card Road. Chippewa Valley School District.					
Twenty-Three Mile Road	20.00	Ind./Comm.			Andrew Boncore
Comments: Ideal commercial or industrial build-to-suit development up to 250,000 sq. ft. Located in the heart of Macomb County's fastest growing community. Adjacent to new Meijer, Kroger and Kohl's. Lease price to be provided upon proposal.					
Quadrate Drive	1.00-13.00	Industrial	\$2,405,000.00	\$185,000	Joe Hamway
Quadrate Industrial Subdivision				\$4.25	Paul Saad
Comments: Lots from 1 to 13 acres, all utilities, build to suit for sale or lease. Lease rate to be determined.					
Hall Road	5.00	Office			Viktor Gjonaj Louis Ciotti
Comments: 5 acres on M-59 with over 523' frontage. Split possible.					
Twenty-Three Mile Road	5.00	Office	\$1,000,000.00	\$1,000,000	Viktor Gjonaj
Comments: Located on 23 Mile Road just east of Romeo Plank. The site will be approved for a bank branch with a drive-thru or 48,000 sq. ft. medical and child day care site.					
Comments: Lease: \$100,000.00 Annually					
Comments: Lease: \$90,000.00 Annually					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MACOMB TWP.					
Twenty-One Mile Road	3.33	C-2			Jeffrey Trepeck Louis Ciotti
Comments: Ground lease or sale opportunity on the hard corner of 21 Mile & Card Roads. This development includes Walgreens, Chase Bank and a Kroger anchored center across the street. Up to 6,900 sq. ft. with utilities in place. Ideal for medical, professional or retail. Seller financing available.					
Romeo Plank Road	2.80	Commercial			Andrew Boncore
Comments: Ideal site for standing bank with drive through. Land lease available. Land valued at \$10.00 per sq. ft.					
Erb Drive Lot #: # 30	2.51	M-1	\$541,000.00	\$130,680	Peter Walocko
Erb Industrial			Lease: \$4,500.00 Monthly	\$3.00	Ben Wilkiemeyer
Comments: Adjoins other lots for possible assemblage up to 7.6 acres. Build-to-suit possible.					
Erb Drive Lot #: # 28	1.64	M-1	\$214,315.00	\$130,680	Peter Walocko
Erb Industrial			Lease: \$1,800.00 Monthly	\$3.00	Ben Wilkiemeyer
Comments: Adjoins other lots for possible assemblage up to 7.6 acres. Build-to-suit possible.					
Erb Drive Lot #: # 29	1.26	M-1	\$165,000.00	\$130,952	Peter Walocko
Erb Industrial			Lease: \$1,375.00 Monthly	\$3.01	Ben Wilkiemeyer
Comments: Adjoins other lots for possible assemblage up to 7.6 acres. Build-to-suit possible.					
Twenty-One Mile Road	1.00	Commercial	\$500,000.00	\$500,000 \$11.48	Viktor Gjonaj Bruce Baja
Comments: Great parcel of land on Twenty-One Mile Road, east of Hayes Road. Zoned commercial, this site is ready for development. Area retailers include Walgreens, Advance Auto Parts and Rite Aid.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MACOMB TWP.					
45945 Gratiot Avenue	0.91	R-1	\$260,000.00	\$285,714 \$6.56	Ben Wilkiemeyer Peter Walocko

Comments: Additional vacant land next door is also available for sale. Possible re-zoning.

MADISON HEIGHTS					
27591 Dequindre Road Lot #: Metes and B	3.62	B-2	\$2,000,000.00	\$552,487 \$12.68	Joe Banyai

Comments: Currently being operated as Green Carpet Sod with 908 sq. ft. office. Zoned B-2 which allows for all B-1 applications and B-2 applications which include retail, personal service, office, up to two stories, etc.

MARION TWP.					
3315 Pinckney Road	80.00	Res.-Ag	\$1,300,000.00	\$16,250 \$0.37	Jim Montgomery Garrett Keais

Comments:

- Excellent redevelopment site
- Natural setting
- One mile from new Howell High School
- Easy access to I-96 expressway

MELVINDALE					
Wabash Avenue	8.28	Residential	\$289,800.00	\$35,000 \$0.80	Mark Hamway

Comments: Great residential parcel located in a fully developed neighborhood. Multiple zoning possible.

24335 Outer Drive	3.30	R-3	\$475,000.00	\$143,939 \$3.30	Justin Gaffrey
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Comments: Rare multi-family zoned property in well established neighborhood. Code permits construction of apartment building. A 1,200 sq. ft. residence is currently on the property.

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MELVINDALE					
17355 Allen Road	0.50	Outdoor Storage	\$150,000.00 Lease: \$1,250.00 Monthly	\$6.89	Justin Gaffrey
Comments: 1/2 acre yard for sale or lease. Completely paved with drainage, fenced with (2) 30' roll gates, overhead sign with 400 bin blocks. Includes (2) oversea storage containers. Zoned for outdoor storage. Perfect for landscape supply, snow plow or construction business.					
4504 Oakwood Boulevard	0.40	Industrial	\$50,000.00	\$125,000 \$2.87	Rick Birdsall
Comments: Outside storage plus truck parking allowed. 8,793 sq. ft. building across Oakwood Boulevard also for sale.					
MILAN					
Redman Road	188.00	R-1B	\$4,700,000.00	\$25,000 \$0.57	Keenan Fields Steve Gordon Jay Chavey
Comments: Site is currently zoned for 592 single family lots. Site plan has been approved through October 2009. Milan would consider rezoning to I-L Light Industrial District or I-4 Industrial Research District. 100 acres on the north side of Redman also for sale. Norfolk Southern rail line has a vacated rail spur on the SE side of the property just off Platt Road.					
Redman Road	100.00	R-1B	\$1,500,000.00	\$15,000 \$0.34	Keenan Fields Steve Gordon Jay Chavey
Comments: Site is currently zoned for 252 single family lots. Site plan has been approved through October 2009. Milan would consider rezoning to I-L Light Industrial District or I-4 Industrial Research District. 188 acres on the south side of Redman also for sale.					
MILFORD/TWP.					
Buno Road	4.19	Heavy Ind.	\$65,000.00	\$15,513 \$0.36	Steve Kozak David Giltner
Comments: Vacant land with outside storage in heavy industrial area. Great exposure.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MILFORD/TWP.					
King Ranch Drive Lot #: 3	3.78	Hvy. Industrial	\$260,000.00	\$68,783	David Giltner
King Ranch				\$1.58	Jim Montgomery
Comments: Great heavy industrial site. Total site is 6.21 acres including wetland.					
King Ranch Drive Lot #: #2	3.64	Hvy. Industrial	\$220,000.00	\$60,440	David Giltner
				\$1.39	Jim Montgomery
Comments: Parcel size is 7.62 acres, has 3.98 acres wetland at rear. Wetland area buffers residential property to the East.					
53194 Pontiac Trail	0.10-0.80	M-2			David Giltner
			Lease: \$1,200.00 Monthly		
Comments: Outside storage land for lease. Taxes shown are from 2008. Sale possible.					
MONROE					
Telegraph Road Lot #: 27-29	3.00	Commercial			Angela Arcori Justin Gaffrey
Comments: Unique retail site ready for development at the intersections of Telegraph and Monroe Street. Great site for fast food, banks, and other retail uses.					
MOUNT CLEMENS					
128-154 Floral Drive	11.19	RM-1	\$100,000.00	\$8,937	Ben Wilkiemeyer
				\$0.21	Joe Banyai
Comments: Clear land with little development required. Located immediately adjacent to a newer single-family residential subdivision. Perfect for apartments/condominiums to compliment surrounding single-family developments and to house the local industrial work force.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MUSSEY TWP.					
3191 S. Capac Road	25.39	Commercial	\$400,000.00	\$15,754 \$0.36	Jack Johns

Comments: Great commercial location.

NEW BALTIMORE

County Line Road	51.85	R-70	\$675,000.00	\$13,018 \$0.30	Ben Wilkiemeyer Peter Walocko
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Comments: Virtually 100% usable acreage nestled in the center of multiple newer subdivisions. Cleared and prime for development. Truly a unique piece for this area. Close to new schools and golf course.

M-29 Expressway	19.83	Commercial	\$950,000.00	\$47,907 \$1.10	Viktor Gjonaj Paul Hoge
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Comments: 19.83 acres for sale in New Baltimore zoned Commercial.

36891 Green Street	0.85	General Comm.	\$275,000.00	\$323,910 \$7.44	Paul Saad Viktor Gjonaj
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Comments: Future development land. (8) unit apartment to the north also available for sale.

NEW BOSTON

Bell Road	60.62	Agricultural	\$1,206,338.00	\$19,900 \$0.46	Brad Viergever Greg Hudas Joe Banyai
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Comments: Ideal development parcel with easy access to I-275. Five miles to Detroit Metropolitan Airport. Rezoning possible.

NEW HAVEN

Havenridge Road	35.00	Industrial	\$275,000.00	\$7,857 \$0.18	Viktor Gjonaj Andrew Boncore
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Comments: Industrial land for sale. Great opportunity.

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
NEW HAVEN					
57877 Main Street	23.20	Industrial	\$1,380,000.00	\$59,483 \$1.37	Peter Walocko
Comments:					
Gratiot Avenue	1.02	Commercial	\$79,000.00	\$77,451 \$1.78	Ben Wilkiemeyer Garrett Keais
Comments: Fully cleared, 100% usable acreage. Directly on Gratiot Avenue just south of Downtown Richmond. Completely fenced in.					
NEW HUDSON					
56000 Grand River Avenue	7.00	Mixed Use	\$1,500,000.00	\$214,286 \$4.92	Angela Arcori Jim Montgomery
Comments: 7 acres located on Grand River where Lyon Center Drive intersects. This site is perfect for retailers that want to join the action on Lyon Center Drive. Retailers include Lowe's, WalMart, McDonald's, Starbucks, banks, dealerships, etc. This site is master planned for retail development.					
30764 Lyon Center Drive	1.40	PD	\$800,000.00	\$571,428 \$13.12	Angela Arcori Garrett Keais
Comments: This 1.4 acre site located on Lyon Center Drive sits directly at the I-96/Milford Road exit. Adjacent retailers include Wal-Mart, Lowe's, Flagstar Bank, Chase Bank, Arby's, Chili's, Applebee's, Discount Tire, and more.					
NORTHVILLE/TWP.					
257 Hutton Street	2.30	R-3	\$1,900,000.00	\$826,087 \$18.96	Rick Birdsall
Comments: Site includes 229,239 & 257 Hutton and 128 Rayson. Three apartments and one rental house totaling 24 units are income producing. Site is directly across from Mill Race Village with a stream running through the property. Adjacent .5 acre 328 N. Center also available for Center Street frontage totaling 2.8 acres.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
NORTHVILLE/TWP.					
16400 Northville Road	1.13	I-1	\$199,000.00	\$176,106 \$4.04	Rick Birdsall
Comments: Non-conforming residential use in industrial zoning.					
328 N. Center Road	0.50	CBD	\$399,000.00	\$798,000 \$18.32	Rick Birdsall
Comments: Redevelopment opportunity in downtown Northville.					
410 N. Center Street	0.25	CB	\$259,000.00	\$1,036,000 \$23.78	Rick Birdsall
Comments: Northern 60' of 410 N. Center. Approximately 0.25 acres. Pizza Cutter's new construction shall occupy the southern portion of the property. Restaurant use not permitted.					
NOVI					
Cartier Dr./Hudson Dr. Beck North Corporate Park	0.82-56.40	Industrial/I-1			Steve Gordon David Giltner
Comments: Fully improved lots for sale. Contiguous lots available up to 23 acres. Flexible sized parcels. Strategically located near the intersections of I-96, I-275 and M-5.					
Wixom Road Novi Promenade	22.70	B-2	\$850,000.00	\$37,445 \$0.86	Michael Southen Joe Banyai
Comments: 8.87 acre retail development parcel between Sam's Club and Target that was planned for 100,000 sq. ft. of retail. Excellent frontage on Grand River Avenue. Easy access to I-96 via the new Wixom Road interchange. Site is surrounded by major retailers. Providence Hospital is one mile east of the site. Phenomenal day/nighttime trade area. Total acreage includes approximately 13.80 acres of conservation area. Lender owned.					
Twelve Mile Road	21.00	Residential	\$1,550,000.00	\$73,810 \$1.69	John Fricke John Boyd
Comments: For sale, 21 acres of prime vacant property on major intersection in Novi, close to all freeways, beautiful topography. Several uses possible.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
NOVI					
Twelve Mile Road	20.00	Lt. & Hvy. Ind.	\$2,900,000.00	\$145,000 \$3.33	Steve Gordon
Comments: The front 5 + acres is zoned light industrial and the rear 15 acres is zoned heavy industrial. Subject site is close to the Beck Road/I-96 interchange.					
Twelve Mile Road	2.36-15.99	OST			Steve Gordon
Novi Corporate Campus					John Boyd
Comments: For Sale - 2.36 to 15.99 acres at SE corner of this prestigious 60 acre park. All utilities, easy access to Beck Road and Novi Road interchanges off I-96.					
45833 Twelve Mile Road	10.00	OST	\$1,600,000.00	\$160,000 \$3.67	David Giltner Jim Montgomery
Comments:					
27629 Haggerty Road	9.47	OST	\$1,975,000.00	\$208,553 \$4.79	John Fricke
Comments: Prime office/technology land on Haggerty, just off Twelve Mile.					
Ten Mile Road	8.00	OS-1	\$699,000.00	\$87,375 \$2.01	Rick Birdsall
Comments: Seller will consider all financial/partnership arrangements.					
Nine Mile Road	0.61-4.26				David Giltner
Comments: See listing broker for details.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
NOVI					
West Road	4.20	I-1	\$725,000.00	\$172,619 \$3.96	Jack Townsend
Comments:					
27487 Meadowbrook Road	2.00	OST	\$750,000.00	\$375,000 \$8.61	David Giltner John Fricke
Comments: Excellent location off M-5 just south of 12 Mile.					
Wixom Road Novi Promenade	1.57	B-3	\$799,000.00	\$508,917 \$11.68	Michael Southen Joe Hamway
Comments: 1.57 acre prime outlot available on Wixom Road. Located on the outlot of Sam's Club & Target shopping center. Easy access to I-96 via the new Wixom Road interchange. Site is surrounded by major retailers. Providence Hospital is one mile east of the site. Phenomenal day/nighttime trade area.					
Peary Court	1.00	Industrial	\$128,502.00	\$128,502 \$2.95	Dave Green
Comments: One acre site in first class business park. Ready for construction.					
OAK PARK					
Eight Mile Road Midtown Business Center	13.35-91.60	Lt. Industrial			Paul Hoge Gary Stephens
Comments: - Exceptional redevelopment site - Build-to-suit for sale or lease. Price and taxes TBD - Sizes from 50,000 to 1,000,000 sq. ft. - Will consider lot sales, price dependent upon location within development - High cube, warehouse distribution planned - to suit - Most centrally located site in town - Close to M-10, I-696 and I-75					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
OKEMOS					
Atrium Drive	2.50	B-1, Commercial	\$650,000.00	\$260,000 \$5.97	John Fricke Mark Woods
Comments: For Sale - 2.5 acres. Vacant land site. All utilities available. Exposure on I-96 just west of exit 110. Easy access from both Jolly and Hagadorn. Level topography. Located in the new Fountain Point Office Park.					
ORION TWP.					
Lapeer Road	20.00-86.83	MUD	\$1,999,000.00	\$23,022 \$0.53	Paul Hoge Steve Gordon
Comments: -Flat ready to go parcel. -Township will allow mixed-use retail, medical, office and/or residential condo. -One of the last large undeveloped parcels in the area. -Close proximity to thousands of "rooftops". -16" waterline on west side of Lapeer Road. -8" sewer line on west side of Lapeer Road, approximately 100' south of parcel corner.					
Silverbell Road	82.78	Suburban Vacant	\$500,000.00	\$6,040 \$0.14	Andrew Boncore Joe Banyai
Comments: 82.78 acres zoned for residential development. Just north of I-75 at the Joslyn Road exit.					
Giddings Road Lot #: 1-8; 10-15 Liberty Techne Center	1.00-34.00	L-1		\$294,030 \$6.75	John Boyd Gary Stephens
Comments: New industrial park. Roads in. Start construction this year on your new building. Main street frontage.					
Lapeer Road Hills Corporate Crossing	1.38-30.74	PUD			Angela Arcori
Comments: 135 acre mixed-use development across from The Palace & GM. Property is located in both Orion Twp. and Auburn Hills. Outlot & development opportunities available, frontage on both Lapeer and Dutton Roads. Pricing is negotiable. .66-92.66 acres also available in Auburn Hills.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ORION TWP.					
Dutton Road	1.38-30.74	Lt. Ind.		\$172,062	Gary Stephens
Hills Corporate Crossing				\$3.95	Jack Townsend Angela Arcori
Comments: 135 acre mixed-use development across from The Palace & GM. Property is located in both Auburn Hills and Orion Twp. Frontage on both Lapeer and Dutton Roads. Pricing is negotiable. 0.66 - 73.48 acres also available in Auburn Hills. Up to 127 acres available.					
Brown Road	28.85	Industrial Park	\$5,000,000.00	\$173,310	Paul Hoge
Orion Hills Business Park				\$3.98	
Comments: -New high image business park -Build to suit 25,000-200,000 sq. ft. -Sale or lease -1/4 mile from GM-Orion -41 gross acres, 28.85 net usable					
Jamm Street Lot #: 09-33-426-037	20.00	Lt. Industrial	\$375,000.00	\$18,750 \$0.43	Joe Banyai
Comments: Land is located west of Giddings Road and North off Brown Road off Jamm Street. Adjacent to "New" Liberty Industrial Park. Some wet-lands.					
Baldwin Road	16.76	GB-1/GB-2	\$2,950,000.00	\$176,014 \$4.04	John Fricke
Comments: Terrific retail and/or office piece just north of Great Lakes Crossing district on Baldwin Road. Master planned commercial, all uses permitted except big box. Utilities to the site.					
Lapeer Road	3.79	L-1	\$655,000.00	\$172,823 \$3.97	Gary Stephens Paul Hoge
Comments: Excellent main road site. Owner has a site plan for a 46,499 sq. ft. building.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ORION TWP.					
4738 Joslyn Road	2.80	LI-2	\$425,000.00	\$151,786 \$3.49	Paul Hoge
Comments: 16" water main at Joslyn Road, on west side of street. Flat, elevated topography from Joslyn Road. Completely site plan approved for self storage development, plans are available.					
95 Brown Road	0.94	Commercial	\$655,000.00	\$696,068 \$15.98	Paul Hoge
Comments: - Excellent commercial site that will allow fast food and a drive through. - Across the street from additional retailers. - 16" waterline at street. - 6" sewer line at Georgia Dr. and Brown Rd.; a 16" sewer line at Estes Dr. and Brown Rd.					
PITTSFIELD TWP.					
Avis Drive Lot #: 18	4.40	Bus Prk.	\$264,000.00	\$60,000	Steve Gordon
Avis Farms North Research & Busines Pk.				\$1.38	Jay Chavey
Comments: Corner lot with lots of trees. Can be combined with the 2.08 acres at Unit 19 to yield 6.48 acres.					
890 Avis Drive Lot #: 17	3.85	Bus Prk.	\$230,000.00	\$59,740	Steve Gordon
Avis Farms North Research & Busines Pk.				\$1.37	Jay Chavey
Comments: Overlooks retention pond.					
847 Avis Drive Lot #: 19	2.08	Bus Prk.	\$124,800.00	\$60,000	Steve Gordon
Avis Farms North Research & Busines Pk.				\$1.38	Jay Chavey
Comments: Can be combined with the 4.4 acres at Unit 18 to yield 6.48 acres.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
PLYMOUTH/TWP.					
Plymouth/Haggerty Road	60.00	L-1	\$11,761,200.00	\$196,020	Steve Gordon
Metro Plymouth Business Park				\$4.50	
Comments: Land only available on build-to-suit basis. Not available for outright sale. There will be 4-5 spec buildings constructed by DeMattia Development and D/R Group - co-owners/developers of park.					
Build-to-suits will be \$4.50 p.s.f. for land lots. The only two builders which will be allowed to build in this Park are R.A. DeMattia or Dembs-Roth Construction.					
Gold Arbor Road	30.00	Residential	\$5,850,000.00	\$195,000	Steve Gordon
				\$4.48	John Fricke
Comments: For Sale. Great development property on primary Plymouth Commercial Corridor. Potential 4 acre assemblage property on Ann Arbor Road is also available.					
Schoolcraft Road	18.80	Industrial	\$671,000.00	\$35,691	Larry Kelly
Schoolcraft Corporate Park				\$0.82	Chris Secontine
Comments: Fully improved. Price Reduced. This premier corporate park is at the intersection of I-275/I-96 & M/14. Could not get any more central to airport, downtown, Ann Arbor and Lansing. 18 fully improved acres at a record low price.					
Haggerty Road	12.00	Commercial	\$1,950,000.00	\$162,500	Steve Gordon
				\$3.73	Michael Southen
Comments: This is one of the last large commercial/industrial parcels of property on the M-14/I-275 corridor. Great commercial corner at Plymouth Rd. & Haggerty. Please note that the entire parcel of the property is zoned C2 (Commercial), but Plymouth Twp. Has agreed to allow a portion of this parcel to be zoned Industrial, High Tech, and Office as well as Commercial. The Owner of the property is located immediately North of subject parcel. Owner is willing to retain 1-3 acres at the North side of property, if you do not require entire parcel.					
Sheldon Road Lot #: 334 Pt. A	2.37	Industrial	\$185,000.00	\$78,059	Steve Gordon
				\$1.79	Joe Banyai
Comments: All utilities are being brought to the site by owner.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
PLYMOUTH/TWP.					
Daisy Square Parkway	2.15	Multiple	\$2,600,000.00	\$1,209,302 \$27.76	Garrett Keais Dave Miller
Comments: 48 townhomes units, 44 lots with complete infrastructure and 4 completed townhomes. Approximately 3 acres of land for residential development. Two blocks from Kellogg Park in Downtown Plymouth.					
Haggerty Road	2.00	Commercial	\$475,000.00	\$237,500 \$5.45	Dave Green
Comments: Great corner piece of property located in Plymouth, MI. Flexible terms available and many possible uses.					
PONTIAC					
Telegraph Road	88.00	Mixed Use			Paul Hoge
Vanguard Corporate Center				\$4.00	Kris Pawlowski Steve Gordon
Comments: Lots for sale or build-to-suit for sale or lease. Up to 88 acres. Owner will be constructing a 60,000 sq. ft. multi-tenant facility.					
The following economic incentives are available:					
- New market tax credits					
- Obsolete state credits					
- Job training programs					
1059 Featherstone Street	11.00	P-1	\$400,000.00	\$36,364 \$0.83	Paul Hoge Kris Pawlowski
Comments: Fronts on Featherstone Street and University Drive. Very motivated seller. Secondary zoning may allow for commercial, residential and retail.					
Auburn Road	5.00	Lt. Industrial	\$1,100,000.00	\$5.05	Joe Banyai Paul Hoge
Comments: Available - build-to-suit for sale or lease. Outside storage possible. Irregular dimensions.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
PONTIAC					
322 E. Walton Boulevard	0.89	BV	\$50,000.00	\$56,180 \$1.29	Angela Arcori Louis Ciotti
Comments: Aggressively priced to sell. Hold for future development or join the synergy on Walton Boulevard, 0.89 acres between Baldwin Road and Joslyn Road. Great service corridor for auto and general retail.					
160 Auburn Avenue	0.40	C-O	\$120,000.00	\$300,000 \$6.89	Clint Confer
Comments: Prime location near Woodward, across from Civic Center. Sewer, water, gas has been ran to the site. Ready to build up to 5,000 sq. ft.					
PORT HURON/TWP.					
1835 Michigan Road	20.80	Heavy Ind.	\$225,000.00	\$10,817 \$0.25	Ben Wilkiemeyer Peter Walocko
Comments: 680' of frontage on Michigan with clear visibility from I-94. Possible rail connection. Zoned heavy industrial.					
Howard Street Lot #: 1A	2.84	B-3	\$699,000.00	\$246,127 \$5.65	Louis Ciotti Mark Tourangeau
Comments: Perfect opportunity to take advantage of a discounted outlot in Port Huron. Located in front of K-Mart. All retail uses permitted. Drive-thru capabilities.					
Howard Street Lot #: 1B	1.16	B-3	\$299,000.00	\$257,759 \$5.92	Louis Ciotti Mark Tourangeau
Comments: Perfect opportunity to take advantage of a discounted outlot in Port Huron. Located in front of K-Mart. All retail uses permitted. Drive-thru capabilities.					
RICHFIELD TWP.					
Richfield Road	95.90	Residential	\$149,000.00	\$1,554 \$0.04	Viktor Gjonaj Steve Gordon
Comments: 95.9 acres in Richfield Twp., site was approved for 240 single family homes.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
RIVERVIEW					
17950 Fort Street Lot #: 004	4.02	M-1	\$675,000.00	\$167,910 \$3.85	Justin Gaffrey
			Monthly		
Comments: Located adjacent to newly constructed US Post Office, this site has many possible uses.					
ROCHESTER HILLS					
1585 Rochester Road	1.00-10.00	Commercial PUD		\$1,000,000	Viktor Gjonaj Joe Banyai
Comments: Vary rare commercial frontage on Rochester Road in Rochester Hills, MI. One acre sites available or complete frontage may be purchased.					
2489 Auburn Road	4.74	R-4	\$520,000.00	\$109,705 \$2.52	Garrett Keais
Comments: Convenient access to both M-59 and I-75. Front 2.5 acres cleared of trees and zoned Flex Business Use.					
Crooks Road	4.00	B-3	\$675,000.00	\$168,750 \$3.87	Kris Pawlowski
Comments: Rare piece of property, zoned B-3 with rezoning options for: highway service, general business or local business. Heavily traveled intersection, road to be expanded in 2011.					
1405 South Boulevard South Park Medical Complex	3.45	O-1			Steve Gordon Garrett Keais
Comments: Excellent frontage on M-59. Great opportunity for medical office or related use such as assisted living facility or financial institution. Ownership opportunity, build-to-suit or outright sale. Sale price is negotiable.					
Hamlin Road	3.07		\$850,000.00	\$276,873 \$6.36	Garrett Keais
Comments: Great medical office/office opportunity on hard corner. Just north of M-59 on Livernois Road. Very convenient to Crittenton and Troy Beaumont Hospitals. Possible to expand site to 5 acres to accommodate larger building. The owner is in the process of rezoning for office use.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ROCHESTER HILLS					
Livernois Road	2.83	Res-Vac	\$699,000.00	\$246,996 \$5.67	Garrett Keais Steve Gordon
Comments: Excellent corner site in Rochester Hills. 2.83 acres at the southeast corner of Hamlin & Livernois.					
1575 E. Hamlin Road	2.13	Lt. Industrial	\$400,000.00	\$187,793 \$4.31	Kris Pawlowski
Comments: Possible Brownfield tax credits. Build-to-suit for sale or lease up to 25,000 sq. ft. or owner would sell just the land. Located on main road in Rochester Hills with great access to M-59, I-75 and M-53 corridors. Outside storage is possible.					
South Boulevard	1.70	Office	\$199,000.00	\$117,059 \$2.69	Viktor Gjonaj Steve Gordon
Comments: Great parcel near Beaumont Hospital. Visibility from M-59.					
ROMULUS					
Eureka Road	90.00	M-1	\$497,500.00	\$5,528 \$0.13	Brad Viergever Jack Townsend
Comments: Great development possibilities for industrial park. Within 1/4 Mile of Detroit Metro Airport, 1/8 Mile to I-275 & Metro Airport entrance. 2,000 ft of CSX Rail frontage. Zoning as follows: M-1, Light Industrial, RIA/RCOD, Single-Family, Rural Character Overlay District.					
Wahrman Road	79.00	Lt. Industrial	\$5,135,000.00	\$65,000 \$1.49	Mark Hamway Brad Viergever
Comments: Great parcel of land located seconds from Detroit Metropolitan Airport entrance, I-275 and Eureka Road exit ramp. Parcel also has access to Wayne Road. Eureka Road access possible.					
Van Born Road	57.31	M-2	\$3,783,000.00	\$66,005 \$1.52	Brad Viergever Mark Hamway
Comments: Great development parcel located minutes from Detroit Metropolitan Airport and Willow Run Airport. Good dimensions with heavy industrial zoning. 12" water main on south side of Van Born Road. 27" sanitary sewer on north side of Van Born Road.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ROMULUS					
Wahrman Road	39.29	M-1	\$2,946,750.00	\$75,000 \$1.72	Brad Viergever John Boyd
Comments: Nice development parcel with good dimensions. Just south of new airport entrance at Eureka Road and I-275. Can be combined with adjacent 80-acre parcel. Parcel Numbers: 80-131-99-0004 80-131-99-0002 80-131-99-0003 80-131-99-0012					
Eureka Road	33.80	M-2	\$957,000.00	\$28,314 \$0.65	Brad Viergever Bruce A. Morrison
Comments: 33 acres for sale or build to suit. Utilities stubbed at site. I-275 exposure, minutes to Detroit Metropolitan Airport. Rail possible.					
Harrison Road	31.30	M-1	\$313,000.00	\$10,000 \$0.23	Brad Viergever John Boyd
Comments: Good dimensions for development. Very close to Detroit Metropolitan Airport.					
Ecorse Road	28.90	Lt. Industrial	\$2,575,000.00	\$89,100 \$2.05	Mark Hamway Steve Gordon
Comments: Rail access possible. Property next to newly constructed 45,000 square foot hi-tech facility.					
Van Born Road	27.32	Residential	\$199,000.00	\$7,284 \$0.17	Garrett Keais Justin Gaffrey
Comments: 129 single-family site condo lots & 37 attached site pads within The Gateways of Romulus planned development, topography is level & generally clear. The units are part of an approved larger development which envisions 620 single-family homes & attached condo units intertwined with an 18-hole golf course. Access by way of four boulevard entrances. The 129 units are part of the Fairways at Gateway Subdivision #4 at the western expanse of the project. Minimum site size of 7,200 sq. ft. and 60-foot frontages. The 37 units are part of Subdivision #3, along St. Andrews Dr., located between existing Subdivision #1 & initial build out along Augusta Drive of Subdivision #3.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ROMULUS					
Beverly Road	19.05	Lt. Industrial	\$575,000.00	\$30,185 \$0.69	Mark Hamway
Comments: Light Industrial M-1 zoning. Class "A" road. All utilities.					
Van Born Road	15.95	MT	\$250,000.00	\$15,671 \$0.36	Brad Viergever
Comments: Improved industrial site available for developer or user. Priced to sell. Zoning allows for industrial uses along with special approval for trucking operations including sales, rental, storage, leasing and repair. Price includes cleared site with all utilities and retention in place.					
Pennsylvania Road	9.76	Lt. Industrial	\$1,137,000.00	\$116,496 \$2.67	Mark Hamway Steve Gordon
Comments: Parcel is located in the middle of Wayne Counties proposed Pinnacle Business Park.					
Middlebelt Road	4.74	B-1A	\$155,000.00	\$32,700 \$0.75	Mark Hamway Brad Viergever
Comments: Zoned Single Family Residential.					
Merriman Road Lot #: 1 & 2	3.28	RC	\$820,000.00	\$250,000 \$5.74	Mark Hamway Justin Gaffrey
Comments: Rapidly developing Merriman Road in Romulus with 134 ft. of frontage and 539 ft. depth. Regional Center/RC allows for many uses up to and including high rise building.					
Middlebelt Road Lot #: 94-99 Osbergs Airport Estates Sub	1.90	MT-2	\$175,000.00	\$92,105 \$2.11	Mark Hamway
Comments: Part of assembly piece to total 11 +/- acres. One of the last remaining MT-2 zoned parcels. Outside storage possible.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ROMULUS					
Wahrman Road	1.44	M-1	\$216,000.00	\$150,000 \$3.44	Mark Hamway
Comments: Parcel adjacent to Wayne County's proposed Pinnacle Aeropark.					
Middlebelt Road	1.38	Lt. Industrial	\$390,750.00	\$283,152 \$6.50	Mark Hamway
Comments: Great visibility. Possible commercial zoning/gas station.					
Pine Drive Lot #: 35 Oakwood Subdivision	1.10	Industrial	\$150,000.00	\$136,364 \$3.13	Jack Townsend
Comments: Great for small buildings.					
Ecorse Road Lot #: 911	0.90	Gen. Commercial	\$125,000.00	\$138,889 \$3.19	Justin Gaffrey
Comments: Vacant land for sale on Ecorse Road. Development opportunity near Detroit Metropolitan Airport and I-94 expressway.					
30601 Eureka Road Lot #: OLA 1	0.52	Retail	\$110,000.00	\$211,538 \$4.86	Justin Gaffrey
Comments: Opportunity for retail or office development on heavily traveled Eureka Road.					
ROSE TWP.					
Milford Road	154.44	Residential	\$1,700,000.00 Lease: \$7,506.00 Annually	\$11,008 \$0.25	Steve Gordon Jim Montgomery
Comments: A planned unit development (PUD) ordinance was established by the township that would allow higher density. Located on a paved road. Westside of Milford Road, North of Munger. Parcel numbers: 06-27-201-001; 06-27-276-001; 06-27-400-001.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ROSEVILLE					
28279 Groesbeck Highway	1.19-2.38	Commercial	\$1,000,000.00	\$420,168 \$9.65	Viktor Gjonaj Louis Ciotti
Comments: (2) parcels each 1.19 acres for sale on Groesbeck. Perfect for fast food.					
25125 Gratiot Avenue	1.00	Commercial	\$225,000.00	\$225,000 \$5.17	Viktor Gjonaj Louis Ciotti
Comments: Great parcel on Gratiot Avenue north of Ten Mile Road. Property zoned Commercial.					
ROYAL OAK					
1100 S. Main Street	0.37	Mixed Use 2	\$475,000.00	\$29.47	Louis Ciotti
Comments: Great opportunity on Main Street just north of I-696 and across from Holiday Gourmet Market. Adjoining property also available. Site plan approved for fast food.					
ROYAL OAK TWP.					
Wyoming Avenue	2.30	Industrial	\$275,000.00	\$119,565 \$2.75	Chris Monsour
Comments: Parcel Numbers: 25-32-276-065, 25-32-276-039 & 25-32-276-040					
SALEM TWP.					
8454 Seven Mile Road	95.85	Agricultural	\$1,999,000.00	\$20,856 \$0.48	Rick Birdsall Joe Hamway
Comments: Former harness race horse facility with track. Just west of Northville with Northville mailing. Perks have been performed.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
SALEM TWP.					
M-14 Expressway	91.61	Ofc./Tech./Ind.			John Fricke Greg Hudas
Comments: Large parcel with tremendous visibility on M-14 Expressway at Gotfredson Road. Perfect corporate office or technology campus site. Utilities will be to the site in 12-18 months. Sale price is to be determined. Traffic counts shown above are 2-way counts.					
Seven Mile Road	83.20	Agricultural	\$1,799,000.00	\$21,623 \$0.50	Rick Birdsall Joe Hamway Ben Wilkiemeyer
Comments: Beautiful wooded parcel just west of Northville. Residential or developmental land with 1,350' frontage on Seven Mile Road.					
SALINE					
3860 Austin Road	135.00	Residential	\$2,902,500.00	\$21,500 \$0.49	Andrew Boncore Jack Townsend
Comments: Excellent residential development opportunity. Single family and multi-family units permitted. Water and sewer available with municipaility cooperation. Up to 285 units possible.					
Sauk Trail Court Lot #: 18 Sauk Trail Business Park	4.88	Industrial	\$463,600.00	\$95,000 \$2.18	Jay Chavey
Comments: Excellent Michigan Avenue exposure. Tax abatements and financial incentives available from City of Saline.					
Sauk Trail Court Lot #: 19 Sauk Trail Business Park	4.86	Industrial	\$461,700.00	\$95,000 \$2.18	Jay Chavey
Comments: Excellent Michigan Avenue exposure. Lot can be combined with Lots 18 and 20 for a total of 17.26 acres. Tax abatements and financial incentives available from City of Saline.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
SHELBY TWP.					
Twenty-Three Mile Road Devonshire	55.00	PUD			Andrew Boncore
Comments:	Sale Price Information: Industrial Land: \$4.95 per sq. ft. Office/Medical Land: \$6.75 per sq. ft. Commercial Land: \$10.00 per sq. ft. Lease rates to be determined.				
Twenty-Four Mile Road	54.00	C-6	\$3,000,000.00	\$55,556 \$1.28	Viktor Gjonaj Steve Gordon Andrew Boncore
Comments:	Prime Land, 54 acres in Downtown Shelby Twp. Zoned C-6 for high density development with commercial possibilities.				
Lakeside Boulevard	23.42	C-5	\$750,000.00	\$32,024 \$0.74	Viktor Gjonaj Steve Gordon
Comments:	23.42 acres zoned C-5 (high density) on Lakeside Boulevard in Shelby Township. Site is perfect for mixed use development. The property is located 1/2 mile from Lakeside Mall.				
11370 Twenty-Six Mile Road	9.84	C-1 & O-1	\$499,000.00	\$50,711 \$1.16	Viktor Gjonaj Bruce Baja
Comments:	9.84 acres available on Twenty-Six Mile Road just east of M-53. Zoned CI and O-1. Potential for a wide range of uses. Near Home Depot, Target and Meijer.				
Simone Industrial Drive Simone Industrial Center	6.54	Lt. Mfg.	\$560,000.00	\$85,627 \$1.97	Ben Wilkiemeyer Peter Walocko
Comments:	End of the court lot with a total of approximately 4.25 usable acres located in a new industrial sub with road and utilities in place. Owner financing available.				
46760 Ryan Road	6.39	R-1-B	\$400,000.00	\$62,598 \$1.44	Ben Wilkiemeyer Peter Walocko
Comments:	Possible re-zoning or perfect as is for multiple single family residences.				

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
SHELBY TWP.					
12585 Twenty-Three Mile Road	4.32	Mixed Use	\$1,450,000.00	\$335,648 \$7.71	Louis Ciotti Jeffrey Trepeck Paul Saad Andrew Boncore
Comments: Prime 23 Mile Road frontage available for retail, office and/or medical. The road will access off 23 Mile Road with a new traffic light. This is a great opportunity. Designated as Tax Abatement District.					
Central Industrial Drive Lot #: 21 Central Industrial Park	2.30	Industrial	\$525,000.00	\$228,261 \$5.24	Ben Wilkiemeyer Paul Saad
Comments: Prime industrial property in an up and coming area. For sale or possible build-to-suit facility from 2,500 sq. ft. up to 25,000 sq. ft.					
Central Industrial Drive Lot #: 4 Central Industrial Park	1.70	Industrial	\$390,000.00	\$229,412 \$5.27	Ben Wilkiemeyer Paul Saad
Comments: Prime industrial property in an up and coming area. For sale or possible build-to-suit facility up to 15,000 sq. ft.					
45825 Hayes Road	1.70	Commercial	\$499,000.00 Lease: \$50,000.00 Annually	\$293,529 \$6.74	Viktor Gjonaj Louis Ciotti
Comments: Great opportunity to purchase land on the NWC of Hayes Road and Lakeside Boulevard. The site is just north of Hall Road and is near Lifetime Fitness. The site is located at a lighted intersection.					
51225 Simone Industrial Drive Lot #: 4 Simone Industrial Center	1.39	Lt. Mfg.	\$180,000.00	\$129,496 \$2.97	Ben Wilkiemeyer Peter Walocko
Comments: A lot of just under 1.5 acres located in a new industrial sub with road and utilities in place. Owner financing available.					
Van Dyke Avenue The Village at Shelby	1.24	C-6	\$400,000.00	\$322,581 \$7.41	Viktor Gjonaj
Comments: Land north of 24 Mile Road on Van Dyke Avenue adjacent to CVS. Great demographics with a lot of potential. Property may be split into outlots.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
SHELBY TWP.					
15000 Commercial Drive	1.19	Industrial	\$72,000.00	\$60,504 \$1.39	Viktor Gjonaj Andrew Boncore
Comments: Industrial lot for sale in Shelby Township.					
Central Industrial Drive Lot #: 3 Central Industrial Park	1.15	Industrial	\$265,000.00	\$230,435 \$5.29	Ben Wilkiemeyer Paul Saad
Comments: Prime industrial property in an up and coming area. For sale or possible build-to-suit facility from 5,500 sq. ft. up to 13,000 sq. ft.					
51251 Simone Industrial Drive Lot #: 5 Simone Industrial Center	1.13	Lt. Mfg.	\$150,000.00	\$132,743 \$3.05	Ben Wilkiemeyer Peter Walocko
Comments: A lot of just over 1 acre located in a new industrial sub with road and utilities in place. Owner financing available.					
13246 Twenty-Three Mile Road	1.00	LM	\$650,000.00	\$650,000 \$14.92	Viktor Gjonaj
Comments: Vacant land just off Schoenherr on 23 Mile Road near M-53. Perfect for fast food, retail, credit union or bank. 150' of frontage					
SOUTHFIELD					
Farmbrook Road	5.70	RE	\$500,000.00	\$87,719 \$2.01	Angela Arcori
Comments: 5.7 acres of residential land. Can be rezoned to multiple family. Very rare site off Franklin Road just north of Northwestern Highway.					
American Drive American Commerce Center	3.00-4.00	R-C		\$12.00	John Gordy
Comments: Prestigious build-to-suit site available. Join several of Michigan's most prominent companies in this outstanding corporate park. Hi-tech, office and retail uses allowed. Excellent location off 696 at the new American Drive exit.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
SOUTHFIELD					
30000 Telegraph Road	2.00	OS	\$1,700,000.00	\$850,000 \$19.51	Angela Arcori John Boyd
Comments: Confidential Sale. 2 acre parcel on heavily traveled Telegraph Road. Great opportunity for retail, medical or office users. 250' of frontage on Telegraph Road, adjacent to Bingham Farms Office Park and over one million square feet of office space.					
SOUTHGATE					
12801 Allen Road	2.44	C-2	\$225,000.00	\$92,213 \$2.12	Justin Gaffrey
Comments: Proposed retail or commercial development. Excellent corner location for fast food, office, medical or retail business. One minute from I-75 Expressway. Many hotels and fast food restaurants nearby. Owner will build-to-suit, develop multi-tenant building or sell the land and the 3,200 sq. ft. building can be leased. Lease rates as follows: 10,000 sq.ft. and up build-to-suit is \$16.00 NNN; 1,200-3,200 sq.ft. is \$8.00 NNN.					
SPRINGFIELD TWP.					
E. Holly Road	40.86	R1-A	\$2,247,300.00	\$55,000 \$1.26	Joe Banyai
Comments: Metes and Bounds. Located 300' west of I-75 interchange. 1,416' of frontage on E. Holly Road. Price is based upon \$55,000 per acre net usable.					
White Lake Road	3.75	RA	\$495,000.00	\$132,000 \$3.03	Peter Walocko
Comments: Outside storage possible close to I-75. Excellent property in growth area. Many possible uses; contractors, landscapers, mini storage, equipment dealers, etc.					
ME Cad Boulevard Lot #: Lot # 3	1.01	Comm. Business	\$250,000.00	\$247,525 \$5.68	Paul Hoge
Comments: Excellent site for general or medical office. Close to new hospital planned for Sashabaw and I-75.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ST. CLAIR SHORES					
24101 Jefferson Avenue	2.00	CLD			Louis Ciotti Chris Monsour
Comments: Beautiful new development in the heart of Saint Clair Shores on the Nautical Mile. Retail/office space available for up to 25,000 sq. ft. Also can do single tenant land lease.					
24450 Jefferson Avenue	0.44	CLD	\$399,000.00 Lease: \$30,000.00 Annually	\$681,818 \$15.65	Louis Ciotti John Gordy
Comments: Vacant lot sitting on Jefferson's Nautical Mile. Ability to do medical office. Build-to-suit is also an option. Site has great exposure to traffic.					
STERLING HEIGHTS					
14900 Metro Parkway Freedom Hill	33.86		\$7,800,000.00	\$230,360 \$5.29	Steve Gordon
Comments: For sale/leasehold interest - Freedom Hill Amphitheater (part of Freedom Hill County Park). Opened in 1999, seating for 7,200. Over 500,000 people visit the park & amphitheater annually. Largest amphitheater in Macomb County, second largest in state. County park features Freedom Hill Amphitheater, festival grounds (2) outdoor covered pavilions, military displays, playscape and nature trail. Complex used for festivals, outdoor markets, car shows, special events, dances and concerts.					
Van Dyke Avenue	12.00	Multi-Fam.	\$750,000.00	\$62,500 \$1.44	Viktor Gjonaj Ben Wilkiemeyer
Comments: Rare 12 acres adjacent to golf courses for sale. Perfect for senior housing. The city will allow for high density development. Seven of the 12 acres are usable.					
M-59	8.42	Commercial	\$3,368,000.00	\$400,000 \$9.18	Andrew Boncore
Comments:					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
STERLING HEIGHTS					
Progress Drive Lot #: 1-12 Progress Park	1.00-8.00	M-1			Paul Hoge Joe Hamway
Comments:	-For sale or lease -Lot sales possible, build to suit 15-100,000 sq. ft. -Tax abatement district				
Mound Road	5.90	C-3	\$899,000.00	\$152,373 \$3.50	Viktor Gjonaj Steve Gordon
Comments:	Great parcel on the northwest quadrant of Mound Road and Fourteen Mile in Sterling Heights, zoned commercial. Mound offers excellent traffic counts and Fourteen Mile offers great east and west exposure.				
36721 Van Dyke Avenue	5.54	C-3	\$1,450,000.00	\$261,733 \$6.01	Paul Saad Viktor Gjonaj
Comments:	2,400 sq. ft. concrete crushing plant. Great redevelopment opportunity, all utilities on site.				
Dequindre Road	5.07	O-1	\$1,766,445.00	\$348,480 \$8.00	Jeffrey Trepeck Kris Pawlowski
Comments:	Great opportunity for Sterling Heights medical or office development. Located on Dequindre just south of Nineteen Mile Road. On site water, sanitary sewer, storm sewer and gas. The storm water detention is off-site so the entire property is buildable. Can accommodate (3) medical buildings with a total of just under 40,000 sq. ft.				
36401 Van Dyke Avenue	4.47	M-1	\$900,000.00	\$201,342 \$4.62	Paul Saad Viktor Gjonaj
Comments:	Great redevelopment site. Possible combination of adjacent properties for a total of approximately 13 acres. Electric, gas on site, city water and sewer at Van Dyke.				
SWC Eighteen Mile Road	1.21	C-3	\$1,000,000.00 Lease: \$80,000.00 Annually	\$826,446 \$18.97	Viktor Gjonaj
Comments:	SWC of 18 Mile & Mound Roads. Zoned C-3 with endless possibilities, great traffic count.				

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
STERLING HEIGHTS					
Triangle Street Lot #: Lots 2, 3, 4	0.38-1.14	B-3	\$150,000.00	\$3.02	Chris Monsour
Comments: \$150,000 per lot. Each lot is 0.38 acres and 100' x 167'. Lots 2-4 are available.					
43267 Utica Road	0.92	R.80	\$199,000.00	\$216,304 \$4.97	Paul Saad Joe Hamway
Comments: Great main road exposure. Rezoning to commercial or office use possible. Owner will build to suit as well.					
5993 - 6011 Fourteen Mile Road Lot #: 12	0.82	Industrial	\$125,000.00	\$152,439 \$3.50	Ben Wilkiemeyer Peter Walocko
Comments: Possible rezoning for retail use. Cleared and ready for development.					
SUMPTER TWP.					
20715 Karr None	83.00	Agricultural	\$996,000.00	\$12,000 \$0.28	Jack Townsend
Comments: Agricultural property that can be rezoned to Residential, Industrial, Retail or Office.					
SWARTZ CREEK					
10079 Miller Road	41.97	C-3, Commercial	\$1,500,000.00	\$35,740 \$0.82	Peter Walocko
Comments: Corner lot zoned commercial. Regular dimensions and level topography. Public utilities will be brought to site for development. Nearby property approved for 200 + condominium sites.					
TAYLOR					
Goddard Road Cypress Garden	33.07	R-2	\$841,500.00	\$25,446 \$0.58	Justin Gaffrey
Comments: Cypress Garden Site Condominiums consists of 96 units. All utilities stubbed at each site and partially paved road. Individual lots or entire project available for sale.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
TAYLOR					
Eureka Road	2.68-13.47	B2 & R1	\$1,200,000.00	\$89,087 \$2.05	Justin Gaffrey
Comments: 2.68 acre commercial parcel and 10.79 acre residential parcel may be purchased separately or together. 51-unit proposed condominium development drawings completed for the residential parcel.					
Telegraph Road	8.72	RM-1	\$637,000.00	\$73,050	Justin Gaffrey
Devon Shire Cove				\$1.68	
Comments: Devon Shire Cove Condominium consists of 98 four-unit, fully improved condominium sites. For sale as individual lots or the entire project. Permits and certificate of occupancy complete. Two completed duplex homes also available at \$125,000 per unit. Road with all utilities stubbed at each site.					
Tulane	1.04	I-1	\$145,600.00	\$140,000 \$3.21	Brad Vieregger
Comments: Outside storage possible. Good development parcel close to main road. Property has all utilities and has been cleared.					
TRENTON					
2805 Van Horn Road	20.00	B-3	\$5,000,000.00	\$250,000 \$5.74	Justin Gaffrey Bruce Baja
Comments: 20 +/- acres of commercial property located at the southeast quadrant of Fort Street and Van Horn Road in Trenton. Ideal for many retail uses. Property can be divided into smaller parcels. Current landscape supply yard willing to relocate of stay as part of redevelopment.					
TROY					
5390-5470 John R. Road	18.92	Residential	\$3,000,000.00	\$158,562 \$3.64	Garrett Keais
Comments: Site offers 18.92 acres of residential zoned land. 5390 John R (7.92 acres) and 5470 John R (11 acres) may be purchased together or sold separately.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
TROY					
5470 John R. Road	11.00	Residential	\$1,500,000.00	\$136,364 \$3.13	Garrett Keais
Comments: Site offers 11 acres of residential zoned land. Can be combined with the 7.92 acres to the south (5390 John R Road) for up to 18.92 acres. May be purchased together or sold separately.					
Livernois Avenue Lot #: 20-22-201-004, 00	2.00-9.60	Multi-Family	\$1,750,000.00	\$182,292 \$4.18	Garrett Keais
Comments: Master planned RM-2, multi-family, mid-rise residential. 325' of main road frontage.					
5390 John R. Road	7.92	Residential	\$1,500,000.00	\$189,394 \$4.35	Garrett Keais
Comments: Site offers 7.92 acres of residential zoned land. Can be combined with up to 11 acres to the north (5470 John R Road) for up to 18.92 acres. May be purchased together or sold separately.					
Equity Drive Lot #: 3-5 Cambridge Crossing	7.55	Lt. Industrial	\$799,000.00	\$105,828 \$2.43	Joe Banyai
Comments: Located in western Troy, minutes from downtown Birmingham. 641.85' of frontage on Equity Drive. Excellent built to suit opportunity for commercial or Industrial uses. This property is located east of 1735 Equity Drive.					
Rochester Road	4.00	Multi-Fam.	\$400,000.00	\$100,000 \$2.30	Viktor Gjonaj
Comments: Prime Rochester Road vacant land zoned multi-family. Potential office rezoning. 400' frontage.					
3153 Rochester Road	3.16	B-3			Viktor Gjonaj
Comments: Proposed mixed-use development on 3.16 acres. Approximately 31,000 sq. ft. of retail center (2-story) and 80-100 room senior housing facility. Rochester Road just north of Big Beaver. Fantastic opportunity, joint venture, sale or lease is possible. Adjacent church will lease 2nd floor retail space. Also referred to as 880 Hartland Street.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
TROY					
1980 Larchwood Drive	1.87	Lt. Industrial	\$570,200.00	\$304,920 \$7.00	John Boyd Paul Hoge
Comments: Rare 2 acre parcel in Troy with 255' of frontage on John R Road.					
Livernois Road	1.50	Residential	\$599,000.00	\$399,333 \$9.17	Garrett Keais
Comments: Main road frontage.					
1905 E. Maple Road	0.74	B-3	\$175,000.00	\$236,486 \$5.43	Joe Banyai Viktor Gjonaj
Comments: Additional 25' of vacated land available, application necessary to municipality and available as easement.					
VAN BUREN TWP.					
Ecorse Road	440.00	M-2			Steve Gordon
Comments: 350 acres of industrial and 90 acres of commercial land. Outstanding development opportunity. Main road frontage on Beck, Ecorse and Belleville Roads. Less than 1 mile to Willow Run Airport and 5 miles to Detroit Metropolitan Airport. Located within the Wayne County Aerotropolis Development Area. Property tax abatement possible. Outside storage and rail are possible. Pricing as follows: Industrial Land 5-20 acres = \$90,000 per acre. Industrial land 20 acres and above = \$75,000 per acre. Retail land out lots \$250,000. Retail land 5-10 acres = \$175,000 per acre. Retail land 10-20 acres = \$150,000 per acre.					
Hull Road	273.00	Residential	\$675,000.00	\$2,473 \$0.06	Garrett Keais Brad Viergever
Comments: Productive farm land with future residential potential. Lender owned. Priced to sell.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
VAN BUREN TWP.					
Beck Road	42.50	M-1	\$3,350,000.00	\$78,824 \$1.81	Brad Viergever David Giltner
Comments: Good development parcel with rail potential (Norfolk Southern). 3 miles to Willow Run Airport. 4 miles to I-275.					
Michigan Avenue	2.00-36.00	Heavy Ind.		\$200,000	Steve Gordon
Michigan Avenue Industrial Park				\$4.59	Dave Green
Comments: Minimum lot sale 2 acres. Roads are Completed. Convenient access to I-94 and I-275 Expressways, close to Willow Run Airport. Possible outside storage, heavy industrial or commercial uses. Pricing is \$98,000 per acre for industrial users and \$200,000 per acre for retail oriented users with main road frontage.					
Van Born Road	20.16	M-1	\$850,000.00	\$42,163 \$0.97	Rick Birdsall Steve Gordon
Comments:					
39611 Ecorse Road	10.90	Agricultural	\$2,300,000.00	\$211,009 \$4.84	Mark Hamway
Comments: Adjacent to Visteon's new corporate headquarters and campus. Hotel/Retail use possible. Ecorse Road is a newly improved boulevard.					
Haggerty Road	6.36	Lt. Industrial	\$890,400.00	\$140,000 \$3.21	Steve Gordon
Comments:					
7585 Belleville Road	2.36	Commercial	\$309,900.00	\$131,314 \$3.02	Justin Gaffrey
Comments: Exceptional deal on this corner lot. Ready for redevelopment. Located at Ecorse and Belleville Roads in Van Buren Township, near I-94 and Willow Run Airport. Site formerly used as a bar/restaurant. Great use for an ice cream shop. Building included in the sale. 100 + car parking. Owner financing considered with 25% down payment.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
WALLED LAKE					
2201 & 2215 Haggerty Road Lot #: Parcel	0.87-2.66	B2	\$1,500,000.00	\$689,604 \$15.83	Garrett Keais
Comments: Parcel B is 1.79 acres and is \$900,000. Parcel C is 0.87 Acres and is \$600,000. They may be sold together or separately. Combined they total 2.66 acres for \$1,500,000. Great development site for retail, service, fast food, medical, etc. Zoning permits drive-through. Just south of Commerce Township's proposed Downtown project, Walmart and Pontiac Trail. Haggerty to be expanded to (5) lanes in the near future.					
2215 Haggerty Road Lot #: Parcel B	1.79	B2	\$900,000.00	\$502,793 \$11.54	Garrett Keais
Comments: Parcel B is 1.79 acres and is \$900,000. Parcel C is 0.87 Acres and is \$600,000. Parcels B & C may be sold together or separately. Combined they total 2.66 acres for \$1,500,000. Great development site for retail, service, fast food, medical, etc. Zoning permits drive-through. Just south of Commerce Township's proposed Downtown project, Walmart and Pontiac Trail. Haggerty to be expanded to (5) lanes in the near future.					
2201 Haggerty Road Lot #: Parcel C	0.87	B2	\$600,000.00	\$689,655 \$15.83	Garrett Keais
Comments: Parcel B is 1.79 acres and is \$900,000. Parcel C is 0.87 Acres and is \$600,000. Parcels B & C may be sold together or separately. Combined they total 2.66 acres for \$1,500,000. Great development site for retail, service, fast food, medical, etc. Zoning permits drive-through. Just south of Commerce Township's proposed Downtown project, Walmart and Pontiac Trail. Haggerty to be expanded to (5) lanes in the near future.					
WARREN					
Stephens Road	5.66	M-1	\$350,000.00	\$61,837 \$1.42	Paul Hoge Ben Wilkiemeyer
Comments: Close and easy access to freeways. Land measures 194' x 1,157' with 32' easement for direct access from Stephens Road. Taxes shown are from 2006.					
City Square Lot #: #1 Warren City Square	3.50	City Center	\$5,000,000.00	\$1,428,571 \$32.80	Joe Hamway John Boyd Viktor Gjonaj
Comments: City Square - Warren's New Downtown. Flexible zoning permitting a variety of uses. Next to Warren's City Hall, Library, Courthouse and Police Station. High daily traffic counts. 548' on Van Dyke Avenue.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
WARREN					
Eleven Mile Road	3.25	M-3	\$499,000.00	\$153,538 \$3.53	Paul Saad
Comments: Rail possible, owner financing possible. Owners selling part of a larger parcel. Access from Bunert. Possible access from 11 Mile/I-696 Drive.					
City Square Lot #: #2 Warren City Square	2.83	City Center	\$1,720,000.00	\$607,774 \$13.95	Joe Hamway John Boyd Viktor Gjonaj
Comments: City Square - Warren's New Downtown. Flexible zoning permitting a variety of uses. Next to Warren's City Hall, Library, Courthouse and Police Station. High daily traffic counts. Great piece of vacant land adjacent to City Hall.					
City Square Lot #: #4 Warren City Square	2.45	City Center	\$1,300,000.00	\$530,612 \$12.18	Joe Hamway John Boyd Viktor Gjonaj
Comments: City Square - Warren's New Downtown. Flexible zoning permitting a variety of uses. Next to Warren's City Hall, Library, Courthouse and Police Station. High daily traffic counts. Sits directly behind Warren City Hall.					
City Square Lot #: #3 Warren City Square	2.45	City Center	\$1,500,000.00	\$612,245 \$14.06	Joe Hamway John Boyd Viktor Gjonaj
Comments: City Square - Warren's New Downtown. Flexible zoning permitting a variety of uses. Next to Warren's City Hall, Library, Courthouse and Police Station. High daily traffic counts. Great piece of vacant land adjacent to City Hall.					
Groesbeck Highway	2.20	M-2	\$250,000.00	\$113,636 \$2.61	Chris Monsour Andrew Boncore
Comments:					
City Square Lot #: #5 Warren City Square	1.70	City Center	\$900,000.00	\$529,412 \$12.15	Joe Hamway John Boyd Viktor Gjonaj
Comments: City Square - Warren's New Downtown. Flexible zoning permitting a variety of uses. Next to Warren's City Hall, Library, Courthouse and Police Station. High daily traffic counts. Sits next to the Court House.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
WARREN					
City Square Lot #: #6	1.57	City Center	\$2,400,000.00	\$1,528,662	Joe Hamway
Warren City Square				\$35.09	John Boyd Viktor Gjonaj
Comments: City Square - Warren's New Downtown. Flexible zoning permitting a variety of uses. Next to Warren's City Hall, Library, Courthouse and Police Station. High daily traffic counts. 214' of frontage on Van Dyke Avenue.					
City Square Lot #: #7	1.54	City Center	\$950,000.00	\$616,883	Joe Hamway
Warren City Square				\$14.16	John Boyd Viktor Gjonaj
Comments: City Square - Warren's New Downtown. Flexible zoning permitting a variety of uses. Next to Warren's City Hall, Library, Courthouse and Police Station. High daily traffic counts.					
Groesbeck Highway	1.45	M-2	\$150,000.00	\$103,448	Chris Monsour
				\$2.37	Andrew Boncore
Comments:					
Bunert Road	1.00	M-2	\$75,000.00	\$75,000	Chris Monsour
				\$1.72	Andrew Boncore
Comments:					
Garrick Avenue	0.70	Industrial	\$29,000.00	\$41,547	Kris Pawlowski
				\$0.95	Paul Saad
Comments: Land is fenced and divisible. Site plan approved for a self storage facility.					
Ten Mile Road	0.61	M-2	\$165,000.00	\$268,730	Paul Saad
				\$6.17	Peter Walocko
Comments: Great location, all utilities available, possible rezoning, additional land possible.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
WARREN					
25100 Ryan Road	0.60	M-2	\$475,000.00	\$798,319 \$18.33	Angela Arcori Louis Ciotti
Comments: Northeast corner of Ten Mile and Ryan Road. Will build-to-suit, ground lease or sell. Great for fast food opportunity. Site plan completed for 7,000 sq. ft. retail with 47 parking spaces.					
23435 Ryan Road	0.23	Commercial			Viktor Gjonaj
Comments: Parcel on Ryan Road available for sale or lease. Across from Fitzgerald High School.					
WASHINGTON TWP.					
65650 Van Dyke Road	15.92	Gen. Commercial	\$1,800,000.00	\$113,065 \$2.60	Paul Saad Viktor Gjonaj
Comments: Was the UBC Building center. Currently well, septic, city water and sewer at Van Dyke Avenue.					
Twenty-Eight Mile Road	0.37	Residential	\$55,000.00	\$148,649 \$3.41	Joe Hamway Ben Wilkiemeyer Peter Walocko
Comments: Unique parcel in a well developed residential district. Close to local golf course and church.					
WATERFORD					
6535 Highland Road	1.00-5.00	Heavy Ind.			David Giltner Jeffrey Trepeck
Comments: Outside storage for one to five acres. \$3,000 per month. Short term lease available.					
WAYNE					
Van Born	4.13	Hvy. Industrial	\$440,000.00	\$106,538 \$2.45	Mark Hamway
Comments: The property consists of 4.13 balanced acres with a completely refurbished 1,100 sq. ft. house.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
WEBBERVILLE					
Bradley Road	281.00	Res.-Ag	\$1,500,000.00	\$5,338	Jim Montgomery
				\$0.12	Steve Gordon
Comments:	Land Includes: -FAA approved runway. -Well built and maintained hanger -Rolling hills -Partially wooded				
Highview Drive	2.00-16.00	Lt. Industrial	\$473,000.00	\$29,563	Jim Montgomery
Webberville Business Park				\$0.68	
Comments:	Fully improved industrial site with I-96 exposure. This is located in an Industrial Development District, which provides for real estate tax abatement.				
WEST BLOOMFIELD					
4001 Haggerty Road	140.00	205 MIS BUS.	\$11,500,000.00	\$82,143	Steve Gordon
Bay Pointe Golf Club				\$1.89	John Gordy Dave Miller
Comments:	Currently known as Bay Pointe Golf Club. 6,220 yard golf course. Walled Lake Consolidated Schools. Approximately 1,700 ft. of lake frontage on Middle Straights and Lower Straights lakes. Golf club and banquet facility currently operating. Note: 37 acres in West Bloomfield and 102.85 acres located in Commerce Township.				
Orchard Lake Road	1.37				Garrett Keais Dave Green
Comments:					
WESTLAND					
Wayne Road	16.80	CB-1B	\$2,200,000.00	\$130,952	Bruce Baja
				\$3.01	Steve Gordon
Comments:	Extremely rare opportunity to purchase a vacant corner along Westland's main north and south corridor. Prime development site.				

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
WESTLAND					
Van Born Road	10.29	Residential	\$1,131,900.00	\$110,000 \$2.52	Justin Gaffrey Bruce Baja
Comments: Residential development opportunity. Zoning allows for construction of apartments, senior housing, and two-family residences. 440' of frontage on Van Born Road.					
38272-38276 Abruzzi Drive Railroad Industrial Park	5.66	Lt. Industrial	\$1,600,000.00	\$282,686 \$6.49	Jack Townsend
Comments: 5.66 acres located near Hix and Ford Roads. Land sale includes an 8,000 sq. ft. industrial building, currently duplexed with 4,000 sq. ft. for lease.					
Central City Parkway	4.32	CB-3 & GAR	\$600,000.00	\$138,889 \$3.19	Joe Banyai Brad Viergever
Comments: Prime development property suitable for commercial, multi-family and assisted living uses. Adjacent to Westland Convalescent Center and minutes to Westland Mall. All utilities available.					
Van Born Road	3.64	C-3	\$546,000.00	\$150,000 \$3.44	Justin Gaffrey Steve Gordon
Comments: 3.64 acres for sale on heavily traveled Van Born Road.					
Van Born	3.00	CB-3	\$800,000.00	\$266,666 \$6.12	Justin Gaffrey Bruce Baja
Comments: Retail development opportunity on 3 acre signalized corner parcel.					
Middlebelt Road Lot #: 15A & 16A	0.80	CB-3	\$199,000.00	\$248,750 \$5.71	Justin Gaffrey
Comments: Retail opportunity in expanding area of Westland. Owner will build to suit or sell outright. Additional adjacent land available.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
WHITE LAKE					
Highland Road	7.83	Local Business			Angela Arcori Clint Confer

Comments: 7.83 acres available for sale/lease or ground lease. Join the retail synergy on Highland Road, this site is just west of Teggerdine Road on the north side.

WILLIAMSTON					
Williamston Road	20.00-60.00	Commercial	\$3,500,000.00	\$65,000	Jim Montgomery
Williamston I-96 Business Park				\$0.80	

Comments: -Fully developed commercial/industrial park. All improvements and utilities.
-Below market price.
-Growth corridor.

WIXOM					
Wixom Road	0.73-57.49	Commercial		\$240,000	Steve Gordon
Alpha Technology Park				\$5.50	

Comments: Alpha Technology Park offers tremendous freeway visibility with signage and easy access to major thoroughfares. Phase I & Phase II now available for sale or build-to-suit. Pricing as follows: Industrial - \$3.95/psf or \$173,000/acre. Retail - \$5.50/psf or \$240,000/acre.

W. Maple Road	16.34	R-3	\$1,200,000.00	\$73,439	Larry Kelly Garrett Keais
				\$1.69	

Comments: Zoned R-3, one family residential (12,500 sq. ft.). Adjacent to the New Village Center area.

West Road	8.50	Lt. Industrial	\$199,000.00	\$23,412	David Giltner Jim Montgomery
				\$0.54	

Comments: A good buy. Can be combined with adjacent 14 acres to the west. Outside storage possible.

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
WIXOM					
51135 Century Court Lot #: Lot # 31 Century Industrial Park	2.20-5.96	I-1	\$200,000.00	\$33,557 \$0.77	Steve Gordon Jim Montgomery David Giltner
Comments: One of the last lots available in Century Industrial Park. 2.2 usable acres with 5.96 gross acreage.					
28563 Beck Road	3.00	M-1	\$459,000.00	\$153,000 \$3.51	David Giltner
Comments:					
WOODHAVEN					
21500 Allen Road Lot #: Parcel A	3.40	Commercial	\$515,000.00	\$151,471 \$3.48	Bruce Baja Steve Gordon
Comments: 3.40 acre parcel located in front of the newer Emagine Theater on the north end of the regional retail/trade area which includes Super Wal-Mart, Meijer, Target, Lowe's, Kohl's, Home Depot, Michael's, Office Depot, PetSmart, Kmart, etc.					
21500 Allen Road Lot #: Parcel B	3.00	Commercial	\$460,000.00	\$153,333 \$3.52	Bruce Baja Steve Gordon
Comments: 3 acre parcel located in front of the newer Emagine Theater on the north end of the regional retail/trade area which includes Super Wal-Mart, Meijer, Target, Lowe's, Kohl's, Home Depot, Michael's, Office Depot, PetSmart, Kmart, etc.					
Pine Arbor Condominiums Pine Arbor Condominiums	0.20-0.73	Multi-Family	\$9,000.00	\$0.28	Brad Viergever Jack Townsend
Comments: Rare opportunity to purchase developed condominium project and/or additional vacant lots. Asking Price for all 118 Lots = \$630,000. Asking Price for multiplex building/56 lots = \$168,000 (\$3,000 per lot). Asking price for town homes/48 lots = \$336,000 (\$7,000 per lot). Asking price for town homes with basement/14 lots = \$126,000 (\$9,000 per lot).					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
YPSILANTI/TWP.					
I-94 Expressway	20.16	RM-2	\$695,000.00	\$34,474 \$0.79	John Gordy Chris Secontine
Comments: Multi-family parcel in Ypsilanti Township. 6 units per acre. Utilities available. Motivated seller, make offer.					
128 Spring Street	17.00	Industrial	Lease: \$2,500.00 Monthly		Brad Viergever Jay Chavey
Comments: Fenced, paved parking with I-94 access and exposure. Ideal for car, truck, equipment parking. Lease all or part.					
McGregor Road Lot #: 179-348	2.80-5.19	I-2	\$389,250.00	\$75,000 \$1.72	Brad Viergever
Comments: Heavy industrial zoning allowing for outside storage. Located just off I-94/Rawsonville Road exit at the south side of Willow Run Airport. 2.80 acres or 5.19 acres available.					
State Street	2.81	Industrial	\$126,446.00	\$45,000 \$1.03	Steve Gordon
Comments: Excellent location just North of I-94 at the Rawsonville Road exit.					
3373 E. Michigan Avenue	1.76	Commercial	\$149,000.00	\$84,659 \$1.94	Rick Birdsall Justin Gaffrey
Comments: Adjacent to Canton Twp. Previously used as mobile home sales center. Many potential commercial uses. 392' of Michigan Avenue Frontage. Priced to sell.					