

One Towne Square, Suite 1200, Southfield, Michigan 48076
phone: 248.948.9000 email: info@signatureassociates.com



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VACANT LAND

September 2010

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Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)

ADDISON TWP.

Rochester Road	4.51	C-1	\$475,000.00	\$105,322 \$2.42	Signature Associates Viktor Gjonaj
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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	Signature Associates David Giltner
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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	Signature Associates Cathy Wilson
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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	\$4,400,000.00	\$62,562 \$1.44	Signature Associates Grant Bruce John Fricke Jay Chavey
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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.

Research Park Drive Lot #: Lots 26, 29, 30 Ann Arbor Research Park	1.96-10.79	RE		\$65,000	Signature Associates John Gordy Jay Chavey
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Comments: Pricing is as follows: \$60,000 per acre with 30 day due diligence & \$65,000 per acre with due diligence over 30 days. Individual lots available for sale, ranging in size from 1.96 acres to 3.12 acres.

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	Signature Associates 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	Signature Associates 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	Signature Associates 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	Argriculture	\$495,000.00	\$23,571 \$0.54	Signature Associates 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	Signature Associates 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					
Bald Mountain Road	5.00-50.00	R-1A		\$200,000	Signature Associates Kris Pawlowski Paul Hoge
Comments: Current zoning will allow for: churches, charter schools, cemetery, funeral home and residential developments. (1.0 to 1.5 homes per acre). Auburn Hills will look at an increase in the flexibility to the zoning to allow for: senior housing, assisted living, congregate care facilities and duplex developments.					
3411 E. Walton Boulevard	20.00	Multiple	\$9,500,000.00	\$475,000 \$10.90	Signature Associates Viktor Gjonaj Gary Stephens John Gordy
Comments: Great development parcel on the northwest corner of Walton and Squirrel Road. Across from Oakland University, this site allows for a wide range of development opportunities. Site to be rezoned to commercial.					
3295 Lapeer Road West	19.84	Lt. Industrial	\$600,000.00	\$30,242 \$0.69	Signature Associates Paul Hoge John Gordy
Comments: - Exceptional, high image parcel across from the Palace of Auburn Hills. - Previously site plan approved for 150,000 sq. ft. industrial building. - Tax abatement possible. - Graded, incoming bridge built, retention pond graded. - Approximately 11+ acres of net regulated wetlands. - The price is approximately \$1.25 per sq. ft. or net useable.					
Taylor Road	17.92	Ofc/Flex	\$5,270,000.00	\$294,085 \$6.75	Signature Associates John Boyd John Gordy
Comments: Fantastic I-75 frontage site. 120,000 cars per day traffic count.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
AUBURN HILLS					
415 Collier Road	15.79	I-2	\$675,000.00	\$42,749 \$0.98	Signature Associates Paul Hoge
Comments:					
<ul style="list-style-type: none"> -Last remaining parcel of medium/heavy industrial land along I-75. -Soon to be Qualified Brownfield redevelopment site. -Rail available with CN. -Ideal for contractors or medium industrial uses with outside storage. -Taxes were based upon an assessed value of \$923,060. 					
Lapeer Road	11.76	Lt. Industrial	\$785,000.00	\$66,752 \$1.53	Signature Associates Paul Hoge
Comments:					
<ul style="list-style-type: none"> - 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 \$1.16	Signature Associates Viktor Gjonaj 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 #: #5 Summit Corporate Park	9.69	Lt. Industrial	\$1,266,000.00	\$130,610 \$3.00	Signature Associates Paul Hoge
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.					
1350 Harmon Road	6.78	Lt. Industrial	\$3,500,000.00	\$516,453 \$11.86	Signature Associates Gary Stephens John Boyd
Comments: Excellent I-75 frontage for Corporate Headquarters/R & D Center.					

Address Park Name	Acres Available	Zoning	Sale Price	Price Per Acre Price Per SqFt	Associate(s)
AUBURN HILLS					
Giddings Road Lot #: #2 Summit Corporate Park	6.15	Lt. Industrial	\$803,680.00	\$130,680 \$3.00	Signature Associates Paul Hoge
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.					
2033 Featherstone Road	5.96	B-2	\$1,675,000.00	\$281,040 \$6.45	Signature Associates John Boyd Cathy Wilson
Comments: NW corner of Opdyke and Featherstone. Opposite redevelopment of the Silverdome. Great freeway access to I-75 and M-59. Zoned B-2. Many possible uses. Additional 6.15 acres of adjacent residential land is available for \$375,000.					
Taylor Road Metro North Technology Park II	4.64	Lt. Industrial	\$795,000.00	\$171,336 \$3.93	Signature Associates Paul Hoge 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	Signature Associates 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.					
Atlantic Boulevard Metro North	2.38	Lt. Industrial		\$9.50	Signature Associates 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
AUBURN HILLS					
N. Atlantic Boulevard Auburn Hills Corporate Center	2.20	Lt. Industrial	\$359,370.00	\$163,350 \$3.75	Signature Associates Joe Banyai Gary Stephens
Comments: Lt. Industrial zoned land in Auburn Hills Corporate Center. For Sale or build to suit up to 32,000 sq. ft. Excellent corporate park, high image site.					
3256 Walton Boulevard	0.66	B-1	\$149,900.00	\$227,121 \$5.21	Signature Associates 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	Signature Associates 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	Signature Associates Chris Monsour
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					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
BERLIN TWP.					
Carleton-Rockwood Road	82.00	R-1	\$1,230,000.00	\$15,000 \$0.34	Signature Associates Bruce Baja Justin Gaffrey
Comments: Great opportunity for residential development in fast growing Monroe County. Frontage on both Carleton Rockwood and Dauncy Roads.					
Post Road	30.00	RM-1	\$1,200,000.00	\$40,000 \$0.92	Signature Associates Brad Viereger
Comments: Multi-Family zoning with water front access to Lake Erie. Excellent development parcel.					
BIRCH RUN					
Tiffany Boulevard Lot #: 1, 2, 3, 4, 5, 6, B,	1.19-13.07	Commercial	\$225,000.00	\$0.40	Signature Associates Jim Montgomery Gary Stephens
Comments: Great commercial site visible from I-75 at Frankenmuth/Birch Run exit. Adjacent to the Holiday Inn.					
Lots priced as follows: Lot 1, Lot 2, Lot 3, Lot 5, Lot 6 are \$195,000 each.					
Outlot B, Outlot C, Outlot D and Lot 4 are \$225,000 each.					
BIRMINGHAM					
35975 Woodward Avenue	0.54	B-2B	\$2,590,000.00	\$110.11	Signature Associates John Gordy
Comments: Tremendous gateway site to Birmingham. This location defines the northern point of Birmingham. Unique business opportunity.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)

BLACKMAN TOWNSHIP

W. Michigan Avenue	5.60	Commercial	\$728,000.00	\$130,000 \$2.98	Signature Associates Steve Gordon Jay Chavey
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Comments: Property located immediately to the east of Dave's Jackson Nissan Suzuki Pre-Owned car dealership.

BLOOMFIELD TWP.

Franklin Road	1.00-31.00	Research Park		\$392,040	Signature Associates
Bloomfield Technology Park				\$9.00	Paul Hoge

Comments:

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

BRIGHTON/TWP.

Pless Drive Lot #: 6, 7, 8	1.40-11.40	Lt. Industrial	\$912,000.00	\$80,000	Signature Associates
Genoa Industrial Park				\$1.84	Jim Montgomery

Comments:

11370 Grand River Road	6.30	Assisted Living	\$2,300,000.00	\$365,079 \$8.38	Signature Associates Rick Birdsall
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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.

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
BROWNSTOWN TWP.					
Telegraph Road	33.78	I-RT	\$1,400,000.00	\$41,445 \$0.95	Signature Associates Garrett Keais Brad Viergever
Comments: Good development parcel with main road exposure. Priced to sell.					
Dix-Toledo Highway	12.88	B-1/OR-1	\$1,932,000.00	\$150,000 \$3.44	Signature Associates 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	Signature Associates Mark Hamway
Comments: Located in the fast growing township of Brownstown, seconds from I-75/Sibley exit; outside storage or vacant land. Traylor parking available. Property is fully improved and ready to build. Water, gas, electric and sanitary sewer all at site.					
Fort Street Lot #: 003	4.21	B-2	\$875,000.00	\$207,838 \$4.77	Signature Associates 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	Signature Associates 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
BROWNSTOWN TWP.					
Dix-Toledo Highway	1.76	B-1/OR-1	\$404,800.00	\$230,000 \$5.28	Signature Associates John Gordy Brad Viergever
Comments: Main road exposure parcel in fast growing Brownstown Twp. Good location near freeway and community amenities.					
19025 Allen Road	0.67	B-3	\$800,000.00	\$1,194,030 \$27.41	Signature Associates 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.					
Crystal Crossing Lot #: See Broker Crystal Crossing A Lake Erie Community	0.20-0.23	Residential	\$20,000.00	\$86,957 \$2.00	Signature Associates Brad Viergever Jack Townsend
Comments: 14 developed lots ready to build in successful Crystal Crossing subdivision. Interior lots are 72' x123'. Corner lots are 87' x 119'. FHA approved subdivision. Gibraltar School District. Architectural controls and subdivision by-laws.					
BRUCE TWP.					
Van Dyke Avenue	79.00	Agricultural	\$1,650,000.00	\$20,886 \$0.48	Signature Associates Joe Hamway Ben Wilkiemeyer Peter Walocko
Comments: Great future development with many possible uses.					
McKay Road	39.00	Lt. Industrial			Signature Associates 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
BRUCE TWP.					
Van Dyke Road	28.00	Agricultural	\$700,000.00	\$25,000 \$0.57	Signature Associates Andrew Boncore
Comments:					
Van Dyke Avenue	20.15	Agricultural	\$525,000.00	\$26,055 \$0.60	Signature Associates 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			Signature Associates Joe Hamway Ben Wilkiemeyer Peter Walocko
Comments: Many possible zonings. The price is to be determined, the owners are looking at all offers.					
CANTON					
Lotz Road	3.23-81.79	Mixed Use	\$2,145,000.00	\$0.60	Signature Associates 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					
Lotz Road	38.84	Mixed Use	\$925,000.00	\$23,816 \$0.55	Signature Associates 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					
42752 Ford Road	27.79	C-2	\$10,900,000.00	\$392,227 \$9.00	Signature Associates Bruce Baja Justin Gaffrey
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.					
Lotz Road	25.00	Mixed Use	\$895,000.00	\$35,800 \$0.82	Signature Associates 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					
Ford Road	21.50	Industrial	\$600,000.00	\$27,907	Signature Associates
Auto Nation Park				\$0.64	Steve Gordon
Comments:					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CANTON					
Warren Road Canton Corporate Park	16.00	LI-1	\$1,760,000.00	\$110,000 \$2.53	Signature Associates Steve Gordon Rick Birdsall
Comments: Light industrial property in Canton Corporate Park district. Warren Ave frontage near I-275.					
Lotz Road	14.72	Mixed Use	\$266,518.11	\$18,106 \$0.42	Signature Associates 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					
Beck Road	12.70	R-3	\$380,000.00	\$29,921 \$0.69	Signature Associates Justin Gaffrey
Comments: Opportunity to develop 26 units of residential housing in the dynamic community of Canton.					
Haggerty Road Canton Corporate Center	6.00-12.08	Lt. Industrial	\$3,000,000.00	\$248,344 \$5.70	Signature Associates John Fricke Gary Sallen, SIOR
Comments: Prime acres on I-275 fronting Haggerty north of Michigan Avenue exit. Corporate environment, flat, buildable.					
Lotz Road	7.72	Lt. Industrial	\$245,000.00	\$31,736 \$0.73	Signature Associates 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!					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CANTON					
Commerce Boulevard	5.14	Industrial	\$616,800.00	\$120,000	Signature Associates
Koppnick Corporate Park				\$2.76	Gary Sallen, SIOR David Giltner
Comments:					
Lotz Road	3.23	Mixed Use	\$58,481.89	\$18,106	Signature Associates
				\$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					
Lilley Road	0.91-1.84	Lt. Industrial		\$190,217	Signature Associates
				\$4.37	David Giltner
Comments:					
CANTON TWP.					
Yost Road	27.97	Industrial	\$1,175,000.00	\$42,000	Signature Associates
				\$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.					
Michigan Avenue	16.59	Gen. Industrial	\$1,900,000.00	\$114,527	Signature Associates
				\$2.63	Steve Gordon
Comments: Prime 16.59 acre parcel located on main Canton thoroughfare. High growth area; currently zoned General Industrial.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CARLETON					
3600 Townsquare Boulevard The Orchards	105.70	Single-Family	\$9,000,000.00	\$85,147 \$1.96	Signature Associates Mark Hamway Michael Southen Steve Gordon
Comments: 600 approved home sites. 224 sites are constructed for manufacturing housing. Municipal sewer and community well system. 5,000 sq. ft. clubhouse built in 2001, which includes a fitness center, library, community center, swimming pool, playground and picnic area. Additional homes could be manufactured houses or single family homes. See lister for operating data for The Orchards manufactured housing community.					
Telegraph Road	67.40	Agricultural	\$399,900.00	\$5,933 \$0.14	Signature Associates Justin Gaffrey Brad Viergever
Comments: 67.4 acres of land with Telegraph Road frontage available for sale. Located just north of Ready Road currently being farmed. Many uses possible.					
Telegraph Road	20.00	Commercial	\$2,300,000.00	\$115,000 \$2.64	Signature Associates 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					
Gratiot Avenue	19.46	Residential	\$4,500,000.00	\$231,244 \$5.31	Signature Associates Viktor Gjonaj Louis Ciotti
Comments: 19.46 acres for sale with over 688' on Gratiot, north of 21 Mile Road.					
36560 Twenty-Six Mile Road	5.00	Commercial	\$1,000,000.00	\$200,000 \$4.59	Signature Associates Viktor Gjonaj Sam Munaco
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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CHESTERFIELD					
52466 Gratiot Avenue	2.18	C-3	\$300,000.00	\$137,615 \$3.16	Signature Associates Louis Ciotti Paul Saad
Comments: High traffic counts, high demographics, and motivated owner looking at all offers.					
CHESTERFIELD TWP.					
Twenty-Four Mile Road Chesterfield Technology Park	44.00	M-2 General Mfg	\$2,860,000.00	\$65,000 \$1.49	Signature Associates Joe Hamway Paul Saad Peter Walocko
Comments: Possible split.					
Twenty-Four Mile Road	4.00-42.00	M-2	\$8,690,220.00	\$206,910 \$4.75	Signature Associates 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	Signature Associates Viktor Gjonaj
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.					
Jefferson Avenue	22.40		\$1,200,000.00	\$53,571 \$1.23	Signature Associates Michael Southen Andrew Boncore
Comments: Potential PUD. Current plan calls for retail, residential condos and mini-storage. Taxes for 2008-2009 are \$34,237.					

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	Signature Associates 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	Signature Associates 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.					
50700 E. Russell Schmidt Boulevard	4.11	Heavy Ind.	\$320,000.00	\$77,859 \$1.79	Signature Associates 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	Signature Associates Viktor Gjonaj Peter Walocko
Comments: 2.47 acres available along Gratiot Avenue. Potential for 15,355 sq. ft. commercial building.					
27220 Luckino Drive	1.96	M1	\$345,000.00	\$176,020 \$4.04	Signature Associates 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CHESTERFIELD TWP.					
27290 Luckino Drive	1.79	M1	\$310,000.00	\$173,184 \$3.98	Signature Associates 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	Signature Associates 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	Signature Associates 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.					
CLARKSTON					
Dixie Highway	5.22		\$1,500,000.00	\$287,356 \$6.60	Signature Associates 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.					
Sashabaw Road	2.27	C-1	\$1,500,000.00	\$660,793 \$15.17	Signature Associates 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
CLARKSTON					
Sashabaw Road	1.42		\$800,000.00	\$563,380 \$12.93	Signature Associates 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	Signature Associates 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.					
Groesbeck Highway	21.46	Commercial	\$4,500,000.00	\$209,692 \$4.81	Signature Associates 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.					
44211 - 44253 Gratiot Avenue	7.64	RML	\$649,000.00	\$84,948 \$1.95	Signature Associates 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.					
Capital Boulevard Lot #: 1 Eastpointe Corporate Park	1.72	Lt. Industrial	\$394,261.00	\$228,690 \$5.25	Signature Associates Peter Walocko
Comments: Split from lot #1. Tax abatement available. Great location.					

Address Park Name	Acres Available	Zoning	Sale Price	Price Per Acre Price Per SqFt	Associate(s)
CLINTON TWP.					
SEC M-59 Highway	1.34	B-2	\$490,000.00	\$365,672 \$8.39	Signature Associates Viktor Gjonaj
Comments: Great corner available of M-59 & Elizabeth Street. High traffic counts. Perfect for commercial development.					
Harper Avenue	1.31	RML	\$249,000.00	\$190,076 \$4.36	Signature Associates Ben Wilkiemeyer Peter Walocko
Comments: Possible re-zoning. Good main road exposure.					
COMMERCE TWP.					
Maple Road	12.00	Lt. Industrial	\$1,360,000.00	\$113,333 \$2.60	Signature Associates 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	Signature Associates 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.					
Claranton Drive Lot #: 1-26 Claran Industrial Park	0.75-5.00	Industrial		\$4.25	Signature Associates David Giltner 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.					

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		Signature Associates Bruce Baja Viktor Gjonaj
Comments: Great corner just north of I-69 at Court Road. Located directly across the street from Menard's and across the freeway from a new 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	Signature Associates 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.					
Auto Club Drive	2.10	B-C (Gen. Comm)	\$1,200,000.00	\$571,429 \$13.12	Signature Associates 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.					
24041-24105 Michigan Avenue	2.00	BB	\$1,750,000.00	\$875,000 \$20.09	Signature Associates Bruce Baja
Comments: Land currently improved with a former movie theater and fast food restaurant soon to be demolished. Redevelopment to include a 110 +/- room high-profile hotel leaving the hard corner of approximately 2 acres available for retail development. Ideal for banks, restaurants, strip center, etc.					
West Village Drive West Village Commons	1.36	B-C	\$1,596,000.00	\$1,173,529 \$26.94	Signature Associates Bruce Baja John Gordy
Comments: 1.36 +/- Parcel located between two 4-story parking structures and adjacent to a newer retail/office development. Located in the heart of Downtown West Dearborn, the site was originally approved for a mixed-use project consisting of a hotel, office and mid-rise residential units.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
DEARBORN HEIGHTS					
25660 Michigan Avenue Lot #: 49-57	1.58	C-2	\$675,000.00	\$427,215 \$9.81	Signature Associates 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.					
Beech Daly Road Lot #: 11-16	0.63	C-1	\$118,000.00	\$187,302 \$4.83	Signature Associates 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	Signature Associates Jim Montgomery Jerome Abood
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	Signature Associates Cathy Wilson
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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
DETROIT					
Gratiot Avenue	7.64	PD, B-4	\$34,000,000.00	\$4,450,262 \$102.16	Signature Associates Steve Gordon
Comments: High Profile Site Located in the Heart of Downtown Detroit. Unique opportunity with Prime Acreage Fronting both Gratiot Ave. and Chrysler Dr. (I-375). Immediate Freeway Access to I-375, I-75 and I-94 Expressways. Close to the Fox Theatre, Campus Martius, Casinos, Ford Field, Comerica Park and many other Downtown Amenities and Major Corporations.					
Livernois Road	7.22	M-4	\$240,000.00	\$33,241 \$0.76	Signature Associates Chris Monsour
Comments: Rail possible.					
Eight Mile Road	6.50	M-4	\$375,000.00	\$57,692 \$1.32	Signature Associates Chris Monsour
Comments:					
Edlie Street	5.04	M-4	\$250,000.00	\$49,613 \$1.14	Signature Associates Chris Monsour
Comments: Industrial area.					
7742 Davison West	4.73	Industrial	\$295,000.00	\$62,368 \$1.43	Signature Associates Chris Monsour
Comments:					
4520-50 Jeffries	2.50	M-4	\$250,000.00	\$2.30	Signature Associates Chris Monsour
Comments: Empowerment Zone.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
DETROIT					
10533 Gratiot Avenue	1.91	M-2	\$395,000.00	\$206,806 \$4.75	Signature Associates 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	Signature Associates Chris Monsour
Comments: Great access to I-75. Possible renaissance zone.					
Grand River Avenue	1.50		\$149,000.00	\$2.28	Signature Associates Chris Monsour Louis Ciotti
Comments:					
401 Lycaste	0.80	Residential	\$295,000.00	\$369,068 \$8.47	Signature Associates Chris Monsour
Comments:					
10410 E. Jefferson Avenue	0.70	Commercial	\$75,000.00	\$106,534 \$2.45	Signature Associates Angela Arcori Louis Ciotti
Comments: This .704 acre 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. Can be sold vacant land, build-to-suit or multi-tenant retail strip center accommodating tenants from 1,200-6,775 sq. ft. Drive thru possible.					
6339 E. Lafayette Boulevard	0.47		\$95,000.00	\$4.64	Signature Associates Chris Monsour
Comments: This land sale includes 6339 & 6351 E. Lafayette Boulevard.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
DETROIT					
2150 Brewster	0.41	R-2	\$89,000.00	\$4.98	Signature Associates Chris Monsour
Comments: 5 lots.					
18963-18991 Wyoming	0.32	B-4	\$169,000.00	\$528,125 \$12.12	Signature Associates Chris Monsour
Comments:					
Dale Street	0.30	LI	Lease: \$950.00 Monthly		Signature Associates Rick Birdsall
Comments: 100' x 130' fenced lot for lease north of 15703 Dale Street. Allows for outside storage.					
2759 Third Street	0.14	B-4 Gen. Bus.	\$75,000.00	\$12.30	Signature Associates Chris Monsour
Comments:					
1234 Wilbur Street	0.08	M-4	\$50,000.00	\$625,000 \$14.35	Signature Associates Chris Monsour
Comments:					
FARMINGTON/F. HILLS					
Nine Mile Road	31.55	Residential	\$975,000.00	\$30,903 \$0.71	Signature Associates John Fricke
Comments: Largest vacant land parcel in Farmington Hills zoned residential. Great location and frontage. Great church or school property.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
FARMINGTON/F. HILLS					
Orchard Lake Road	2.89	Residential	\$360,000.00	\$124,567 \$2.86	Signature Associates 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.					
FENTON					
9900 Townsquare Boulevard	186.00	Single-Family	\$2,875,000.00	\$15,457 \$0.36	Signature Associates Michael Southen Steve Gordon
Comments: 622 approved home sites. 262 home sites are constructed for manufacturing housing. Municipal sewer and community well system. 5,000 sq. ft. clubhouse. Additional homes could be manufactured houses or single family homes. See lister for operating data for Cedar Mill Crossings manufactured housing community.					
Leroy Street	0.79	GBD	\$260,000.00	\$329,114 \$7.56	Signature Associates Jeffrey Trepeck
Comments: Excellent location on Leroy, next to Burger King.					
FLAT ROCK					
Telegraph Road	24.85	Heavy Ind.	\$1,615,250.00	\$65,000 \$1.50	Signature Associates Brad Viergever
Comments: Excellent site for outside storage of cars, trucks, boats, RV's, construction equipment, etc. Site is heavily graveled, partially paved, fenced, lit, drainage and on site retention. Available for lease, \$1,500 per acre, per month.					
FLINT					
4234 Corunna Road	1.52	Commercial	\$549,900.00	\$361,776 \$8.31	Signature Associates Viktor Gjonaj Bruce Baja
Comments: Great site located on Corunna Road. Area retailers include White Castle, Home Depot, Wal-Mart, etc. Property is located at a traffic light and is perfect for fast food or bank.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
FLINT TWP.					
3072 S. Dye Road Lot #: Metes & Bounds	47.00	Industrial	\$1,250,000.00	\$26,596 \$0.61	Signature Associates Jack Townsend
Comments: Irregular shaped parcel includes small house and garage on Dye Road. Currently zoned industrial, however, office or residential may be possible.					
Holiday Drive	6.70	Industrial	\$199,000.00	\$29,701 \$0.68	Signature Associates Jack Townsend John Boyd
Comments: Property fronts on I-75. Great freeway exposure. Next to the Bishop International Airport. Located in an upscale industrial park.					
FOWLerville					
Fowlerville Road	36.50	Commercial	\$4,000,000.00	\$109,589 \$2.52	Signature Associates 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.					
Garden Lane Street Lot #: 2, 3, 5, 7, 8, 9, 1 Fowlerville Industrial Park	2.11-33.56	Lt. Industrial			Signature Associates 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					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
FOWLERVILLE					
Garden Lane Street Lot #: 3 Fowlerville Industrial Park	9.02	Lt. Industrial	\$856,900.00	\$95,000 \$2.18	Signature Associates Jim Montgomery David Giltner
Comments:					
-Well developed Industrial Park -Rail -Easy Highway access -Close to all services -Many lots available, see broker for details					
Garden Lane Street Lot #: 5 Fowlerville Industrial Park	8.95	Lt. Industrial	\$850,250.00	\$95,000 \$2.18	Signature Associates Jim Montgomery David Giltner
Comments:					
-Well developed Industrial Park -Rail -Easy Highway access -Close to all services -Many lots available, see broker for details					
Garden Lane Street Lot #: 2 Fowlerville Industrial Park	5.00	Lt. Industrial	\$475,000.00	\$95,000 \$2.18	Signature Associates Jim Montgomery David Giltner
Comments:					
-Well developed Industrial Park -Rail -Easy Highway access -Close to all services -Many lots available, see broker for details					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)

FOWLerville

Garden Lane Street Lot #: 11	4.26	Lt. Industrial	\$362,100.00	\$85,000	Signature Associates
Fowlerville Industrial Park				\$1.95	Jim Montgomery David Giltner

Comments:

- Well developed Industrial Park
- Rail
- Easy Highway access
- Close to all services
- Many lots available, see broker for details

Garden Lane Street Lot #: 9	2.11	Lt. Industrial	\$179,350.00	\$85,000	Signature Associates
Fowlerville Industrial Park				\$1.95	Jim Montgomery David Giltner

Comments:

- Well developed Industrial Park
- Rail
- Easy Highway access
- Close to all services
- Many lots available, see broker for details

Garden Lane Street Lot #: 8	2.11	Lt. Industrial	\$179,350.00	\$85,000	Signature Associates
Fowlerville Industrial Park				\$1.95	Jim Montgomery David Giltner

Comments:

- Well developed Industrial Park
- Rail
- Easy Highway access
- Close to all services
- Many lots available, see broker for details

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
FOWLERVILLE					
Garden Lane Street Lot #: 7	2.11	Lt. Industrial	\$179,350.00	\$85,000	Signature Associates
Fowlerville Industrial Park				\$1.95	Jim Montgomery David Giltner
Comments:					
-Well developed Industrial Park					
-Rail					
-Easy Highway access					
-Close to all services					
-Many lots available, see broker for details					
FRANKLIN					
Telegraph Road	3.40	R-2	\$1,050,000.00	\$308,824	Signature Associates
				\$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	Signature Associates
				\$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	Signature Associates
				\$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.

Telegraph Road	11.50	Highway Comm.	\$414,000.00	\$36,000 \$0.83	Signature Associates Brad Viergever
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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 \$11.96	Signature Associates Justin Gaffrey
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Comments: Corner lot zoned for commercial or multi-family. Adjacent duplex also available.

GRAND BLANC

Reid Road	13.16	Z-2	\$575,000.00	\$43,693 \$1.00	Signature Associates Gary Stephens Steve Gordon
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Comments:

Saginaw Street	1.74	R & D	\$500,000.00	\$287,356 \$6.60	Signature Associates Cathy Wilson
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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.

GREEN OAK TWP.

8199 Boardwalk Road	13.02	L-1	\$799,000.00	\$61,367 \$1.41	Signature Associates Rick Birdsall
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Comments: Industrial park yard near Kensington and I-96. Outside storage possible. Rail possible.

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
GREEN OAK TWP.					
Fieldcrest Drive	3.70	Local Business	\$600,000.00	\$162,162 \$3.72	Signature Associates Jim Montgomery Angela Arcori
Comments:					
HARRISON TWP.					
25255 Henry B. Joy Boulevard	39.50	Industrial	\$6,000,000.00	\$151,899 \$3.49	Signature Associates Peter Walocko
Comments: Re-zoning possible. 6 billboards along I-94 are income producing. Details available upon satisfactory purchase agreement.					
HARSENS ISLAND					
2306 Golf Course Road Middle Channel Golf & Country Club	124.10	C-3	\$2,900,000.00	\$23,368 \$0.54	Signature Associates Paul Saad Andrew Boncore Louis Ciotti
Comments: Currently operation as a golf-course.					
HARTLAND					
M-59	3.48	Gen. Commercial	\$1,044,000.00	\$300,000 \$6.89	Signature Associates Jim Montgomery Steve Gordon
Comments: M-59 (Highland Road) frontage near new retail development which includes Wal-Mart and Meijer Superstore. Immediate access to US-23.					
HARTLAND TWP.					
M-59 Highway	30.89	Gen. Commercial	\$16,500,000.00	\$534,153 \$12.26	Signature Associates Steve Gordon
Comments:					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
HARTLAND TWP.					
Rovey Drive	10.00		\$2,500,000.00	\$250,000 \$5.74	Signature Associates Jim Montgomery 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.	\$834,350.00	\$205,000 \$4.71	Signature Associates Jim Montgomery Steve Gordon
Comments: Perfect office medical or sports related property. Located in the development district in Hartland Twp at US-23 & M-59.					
Arena Drive	2.98	General Comm.	\$610,900.00	\$205,000 \$4.71	Signature Associates Jim Montgomery 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 \$14.88	Signature Associates Clint Confer
Comments: Unique opportunity to build on the south bound Service Drive at the Nine Mile Exit. Very easy accessibility to I-75.					
HIGHLAND TWP.					
Shewchenko	8.30	R1-B	\$299,000.00	\$36,024 \$0.83	Signature Associates 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
HOLLY					
Dixie Highway	110.00	Lt. Industrial	\$4,000,000.00	\$36,364 \$0.84	Signature Associates 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	Signature Associates 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 form I-75 and Baldwin Road.					
4092 Grange Hall Road	7.60	Commercial	\$1,500,000.00	\$197,368 \$4.53	Signature Associates Jim Montgomery
Comments: -Excellent opportunity to tap into the growth of Holly, Michigan. -Located in the heart of retail development. -Neighbors include Rite-Aid, Wendy's, Nextel. -Current owner (Holly Township Fire Department) will consider sale/lease back. -Easy access to I-75.					
HOWELL					
Burkhart Road	140.00	Comm./Res.		\$100,000	Signature Associates 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.					
1730-1750 Oak Grove Road	28.42-40.00		\$1,150,000.00	\$28,750 \$0.66	Signature Associates Jim Montgomery
Comments: Up to 40 acres available at the well developed intersection of Oak Grove and M-59. Across the street from a Kroger anchored development as well as other established retailers.					

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			Signature Associates 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	Signature Associates 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	Signature Associates Jim Montgomery Steve Gordon
Comments: Fully improved lots for sale. Lot sizes range from 0.77 acres - 9.14 acres.					
Packard Drive Lot #: Lot #20 Trans West Industrial Center	6.52	Industrial			Signature Associates Jim Montgomery Steve Gordon
Comments: Fully improved lots for sale. Lot sizes range from 0.77 acres - 9.14 acres.					
Austin Court Lot #: Lot #2 Trans West Industrial Park	6.51			\$4.00	Signature Associates 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					
Grand River Avenue Livingston Commerce Center	0.92-5.18	Hvy. Commercial			Signature Associates Jim Montgomery 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 Trans West Industrial Center	4.98	Industrial			Signature Associates Jim Montgomery 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 \$6.25	Signature Associates Rick Birdsall 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 Trans West Industrial Center	3.76	Industrial			Signature Associates Jim Montgomery Steve Gordon
Comments: Fully improved lots for sale. Lot sizes range from 0.77 acres - 9.14 acres.					
Austin Court Lot #: Lot #7 Trans West Industrial Center	1.32	Industrial		\$2.50	Signature Associates 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 #8 Trans West Industrial Center	1.03	Industrial		\$2.50	Signature Associates Jim Montgomery Steve Gordon
Comments: Fully improved lots for sale. Lot sizes range from 0.77 acres - 9.14 acres.					
Austin Court Lot #: Lot #9 Trans West Industrial Center	1.03	Industrial		\$2.50	Signature Associates 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			Signature Associates 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	Signature Associates 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	Signature Associates Justin Gaffrey
Comments: Residential zoning allows for one unit per acre.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
HURON TWP.					
Woodland Drive	1.59-33.26			\$76,230	Signature Associates
Huron Commerce Center				\$1.75	Steve Gordon John Salsberry
Comments: Lots situated in premium industrial park. Easy access to I-275. Minutes from Detroit Metropolitan Airport entrance. Total of 12 parcels can be purchased separately. Price reflects individual parcel purchase, bulk sale may be discounted.					
Huron River Drive Lot #: 4, 7, 8	19.67	R-3	\$491,750.00	\$25,000 \$0.57	Signature Associates Justin Gaffrey
Comments: Residential land engineered for 50 condominiums.					
INDEPENDENCE TWP.					
Waldon Road	4.71-67.65	See Comments	\$13,530,000.00	\$200,000 \$4.59	Signature Associates Joe Banyai Michael Southen
Comments: 18.93 acres zoned OS-2. 5.14 Acres zoned C-2. 4.71 acres zoned C-1. 37.87 acres zoned R-2. R-2 land can be rezoned. Property is adjacent to I-75/Sashabaw exit, across from retail shopping. Land can be split.					
INKSTER					
North Industrial Drive	26.50	Hwy. Industrial	\$1,350,000.00	\$50,943 \$1.17	Signature Associates 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	Signature Associates Rick Birdsall
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)

LANSING

Mt. Hope Highway	60.20	Industrial	\$3,200,000.00	\$53,156 \$1.22	Signature Associates Steve Gordon
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Comments: High-profile site on I-96. Close proximity to GM's new Delta Township facility, tier one suppliers, IT company Liquid Web. All utilities at site, class 'A' roads.

LEROY TWP.

Wallace Road	75.00	Agricultural	\$200,000.00	\$2,667 \$0.06	Signature Associates Jim Montgomery
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Comments: 25 usable acres. Great hunting and outdoor recreation property.

LIMA TWP.

Fletcher Road Lot #: Metes and Bounds	69.00	Agricultural	\$2,800,000.00	\$40,580 \$0.93	Signature Associates Jack Townsend
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Comments:

LIVONIA

Victor Parkway Park Place at Victor Corporate Park	10.43		\$5,906,300.00	\$564,651 \$12.96	Signature Associates John Gordy John Fricke
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Comments: The entire parcel can be purchased for \$5,889,312. The land can be split and would sell for \$653,000 per acre/\$15.00 per sq. ft.

Sears Drive	4.36	M-1	\$550,000.00	\$126,147 \$2.90	Signature Associates Steve Gordon David Giltner
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Comments:

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
LIVONIA					
37550 Seven Mile Road	3.80	Consent Judge.	\$500,000.00	\$131,579 \$3.02	Signature Associates Cathy Wilson
Comments: At the entrance to Victor Corporate Center, the property fronts on Victor Parkway. Cross access available with adjacent day care center providing access to Seven Mile Road. Convenient access, just east of I-275 and easily accessible from Seven & Eight Mile Roads. Great medical office opportunity. St. Joseph Mercy Medical Center located directly across the street. Former 12,000 sq. ft. day care center also available.					
28200 Lyndon Street	2.70	Residential	\$314,000.00	\$116,296 \$2.67	Signature Associates Cathy Wilson
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.					
Rosati Avenue	1.96	M-1	\$290,000.00	\$147,959 \$3.40	Signature Associates Larry Kelly
Comments: For sale or build-to-suit, sale or lease 30,654 sq. ft.					
LYON TWP.					
29795 Old Plank Road	30.00	Res./Agr.	\$359,900.00	\$11,997 \$0.28	Signature Associates Jim Montgomery Viktor Gjonaj
Comments: Exceptional I-96 frontage (2,615 feet). Residential, agricultural, nursery possibilities. Includes custom house and barn.					
Grand River Avenue	14.98	Lt. Industrial	\$2,247,000.00	\$150,000 \$3.44	Signature Associates Jim Montgomery David Giltner
Comments: -Great location in high growth corridor. -Easy access to I-96/Wixom Road. -Water and sewer available.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
LYON TWP.					
Grand River Avenue Lyon Business Center	3.00-14.00	I-2	\$2,100,000.00	\$150,000 \$3.44	Signature Associates 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	Signature Associates Jim Montgomery David Giltner
Comments: Corner lot with Grand River frontage. Current rental income.					
MACOMB TWP.					
19420 Twenty-Five Mile Road	40.99	Residential	\$4,500,000.00	\$109,783 \$2.52	Signature Associates Viktor Gjonaj Steve Gordon
Comments: Fully developed for 46 residential lots and 26 condominium PADS. Adjacent 20 acres is also included in the sale price.					
19800 Twenty-Six Mile Road	40.10	TBD	\$4,125,000.00	\$102,868 \$2.36	Signature Associates Peter Walocko Ben Wilkiemeyer
Comments: Clean green field site ready for redevelopment. No previous commercial use with all utilities available.					
Twenty-Four Mile Road	37.80	Agricultural	\$3,600,000.00	\$95,238 \$2.19	Signature Associates Paul Saad
Comments: Possible redevelopment site.					
Twenty-Three Mile Road	20.00	Ind./Comm.			Signature Associates 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MACOMB TWP.					
Quadrante Drive Quadrante Industrial Subdivision	1.00-13.00	Industrial	\$2,405,000.00	\$185,000 \$4.25	Signature Associates Joe Hamway 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	Lease: \$100,000.00 Annually		Signature Associates 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 Lease: \$90,000.00 Annually	\$1,000,000 \$22.96	Signature Associates Viktor Gjonaj Brad Viergever
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.					
Twenty-One Mile Road	3.33	C-2			Signature Associates 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.					
Romeo Plank Road	2.80	Commercial			Signature Associates 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 Erb Industrial	2.51	M-1	\$541,000.00 Lease: \$4,500.00 Monthly	\$130,680 \$3.00	Signature Associates Peter Walocko Ben Wilkiemeyer
Comments: Adjoins other lots for possible assemblage up to 7.6 acres. Build-to-suit possible.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
MACOMB TWP.					
Erb Drive Lot #: # 28	1.64	M-1	\$214,315.00	\$130,680	Signature Associates
Erb Industrial			Lease: \$1,800.00 Monthly	\$3.00	Peter Walocko 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	Signature Associates
Erb Industrial			Lease: \$1,375.00 Monthly	\$3.01	Peter Walocko 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	Signature Associates 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.					
45945 Gratiot Avenue	0.91	R-1	\$260,000.00	\$285,714 \$6.56	Signature Associates 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	Signature Associates 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.					

Address	Acres Available	Zoning	Sale Price	Price Per Acre Price Per SqFt	Associate(s)
MADISON HEIGHTS					
25005-25021 Dequindre Road	1.73	Commercial	Lease: \$84,000.00 Annually		Signature Associates Viktor Gjonaj Chris Secontine
Comments: Corner site available for retail land lease. Total of 1.73 acres.					
John R. Road	0.51	Commercial	\$195,000.00	\$382,353 \$8.78	Signature Associates Viktor Gjonaj
Comments: Fully improved site next to top performing Big Boy in the state of Michigan. Site plan approved for 5,664 sq. ft. All development work is complete, ready to build. Great opportunity to own your own building.					
MARION TWP.					
3315 Pinckney Road	80.00	Res.-Ag	\$1,300,000.00	\$16,250 \$0.37	Signature Associates 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	Signature Associates 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	Signature Associates Justin Gaffrey
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	\$375,000.00 Lease: \$1,600.00 Monthly	\$17.22	Signature Associates 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	Signature Associates 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	Signature Associates 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	Signature Associates 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					
King Ranch Drive Lot #: 3 King Ranch	3.78	Hvy. Industrial	\$260,000.00	\$68,783 \$1.58	Signature Associates David Giltner Jim Montgomery
Comments: Great heavy industrial site. Total site is 6.21 acres including wetland.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)

MILFORD

53194 Pontiac Trail	0.10-0.80	M-2	Lease: \$1,200.00 Monthly		Signature Associates David Giltner
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Comments: Outside storage land for lease. Taxes shown are from 2008. Sale possible.

MILFORD TWP.

King Ranch Drive Lot #: #2	3.64	Hvy. Industrial	\$220,000.00	\$60,440 \$1.39	Signature Associates David Giltner Jim Montgomery
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Comments: Parcel size is 7.62 acres, has 3.98 acres wetland at rear. Wetland area buffers residential property to the East.

MONROE

Telegraph Road Lot #: 27-29	3.00	Commercial			Signature Associates Angela Arcori Justin Gaffrey
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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			Signature Associates Ben Wilkiemeyer Joe Banyai
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Comments: Considering all offers - name your price! 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)
NEW BALTIMORE					
County Line Road	51.85	R-70	\$675,000.00	\$13,018 \$0.30	Signature Associates Ben Wilkiemeyer Peter Walocko
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	Signature Associates Viktor Gjonaj Paul Hoge
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	Signature Associates Paul Saad Viktor Gjonaj
Comments: Future development land. (8) unit apartment to the north also available for sale.					
NEW BOSTON					
Bell Road Huron Business Center	62.00	Hvy. Industrial	\$5,239,000.00	\$84,500 \$1.94	Signature Associates Brad Viergever Mark Hamway
Comments: CSX rail available. Lot's available for sale from 5-62 acres. Tax abatement district, adjacent lots available. Class A road in park. All utilities. Pricing: Entire park - \$84,500 per acre 5 acre lots with freeway exposure - \$137,500 per acre 10 acre interior lots - \$110,000 per acre 5 acre rear lots - \$97,500 per acre					
Bell Road	60.62	Agricultural	\$1,206,338.00	\$19,900 \$0.46	Signature Associates Brad Viergever Greg Hudas Joe Banyai
Comments: Ideal development parcel with easy access to I-275. Five miles to Detroit Metropolitan Airport. Rezoning possible.					

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	Signature Associates Peter Walocko

Comments:

NEW HUDSON					
30764 Lyon Center Drive	1.40	PD	\$800,000.00	\$571,428 \$13.12	Signature Associates 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					
257 Hutton Street	2.30	R-3	\$1,900,000.00	\$826,087 \$18.96	Signature Associates 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.

328 N. Center Road	0.50	CBD	\$399,000.00	\$798,000 \$18.32	Signature Associates Rick Birdsall
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Comments: Redevelopment opportunity in downtown Northville.

NORTHVILLE TWP.					
16400 Northville Road	1.13	I-1	\$199,000.00	\$176,106 \$4.04	Signature Associates Rick Birdsall

Comments: Non-conforming residential use in industrial zoning.

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
NOVI					
Cartier Dr./Hudson Dr. Beck North Corporate Park	0.82-56.40	Industrial/I-1			Signature Associates 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.					
Twelve Mile Road	30.71	Residential	\$2,300,000.00	\$74,894 \$1.72	Signature Associates John Fricke John Boyd
Comments: For sale, 30.71 acres of prime vacant property on major intersection in Novi, close to all freeways, beautiful topography. Several uses possible.					
Twelve Mile Road	20.00	Lt. & Hvy. Ind.	\$2,900,000.00	\$145,000 \$3.33	Signature Associates 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.					
Napier Road	18.95	R-1; B-3	\$4,000,000.00	\$211,082 \$4.85	Signature Associates Steve Gordon Angela Arcori Michael Southen
Comments: 18.95 acres shopping center parcel in the heart of Novi's unparallel demographics. Density of households makes this a perfect grocery store and anchored shopping center. Residential component possible. Aggressive terms. Conceptual site plan completed for review. Oak Pointe Church and Links of Novi surround site.					
Twelve Mile Road Novi Corporate Campus	2.36-15.99	OST			Signature Associates Steve Gordon 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
NOVI					
Twelve Mile Road	10.26	Office	\$1,500,000.00	\$146,199 \$3.36	Signature Associates John Fricke Steve Gordon
Comments: Prime 10.26 acre parcel located in prime corridor.					
45833 Twelve Mile Road	10.00	OST	\$1,600,000.00	\$160,000 \$3.67	Signature Associates David Giltner Jim Montgomery
Comments:					
27629 Haggerty Road	9.47	OST	\$1,975,000.00	\$208,553 \$4.79	Signature Associates John Fricke
Comments: Prime office/technology land on Haggerty, just off Twelve Mile.					
Ten Mile Road	8.00	OS-1	\$799,000.00	\$99,875 \$2.29	Signature Associates Rick Birdsall
Comments: Seller will consider all financial/partnership arrangements.					
Nine Mile Road	0.61-4.26				Signature Associates David Giltner
Comments: See listing broker for details.					
West Road	4.20	I-1	\$725,000.00	\$172,619 \$3.96	Signature Associates Jack Townsend
Comments:					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
NOVI					
Hudson Drive Lot #: Lot 25 Beck North Corporate Park	3.94	Industrial/I-1	\$798,062.76	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 375.32', 462.13', 276.38', 84.49', 382.30'.					
Cartier Drive Lot #: Lot 17 Beck North Corporate Park	3.72	Industrial/I-1	\$753,500.88	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 394.95', 427.34', 333.98', 94.1', 387.20'.					
Hudson Drive Lot #: Lot 18 Beck North Corporate Park	3.32	Industrial/I-1	\$672,479.28	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 333.95', 390.79', 375.32', 323.80', 83.24'.					
Hudson Drive Lot #: Lot 39 Beck North Corporate Park	3.11	Industrial/I-1	\$629,942.94	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Site plan approved for a 19,773 sq. ft. building. Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 448.30', 36.27', 289.67', 393.71', 319.84'.					
Cartier Drive Lot #: Lot 33 Beck North Corporate Park	2.77	Industrial/I-1	\$561,074.58	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Site plan approved for a 40,000 sq. ft. building. Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 233.31', 260.97', 52.08', 316.45', 43.13', 37.38'.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
NOVI					
Hudson Drive Lot #: Lot 38 Beck North Corporate Park	2.30	Industrial/I-1	\$465,874.20	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Site plan approved for a 25,996 sq. ft. building. Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 393.71', 121.27', 119.71', 76.86', 343.88', 204.98', 137.14', 122.48'.					
Hudson Drive Lot #: Lot 36 Beck North Corporate Park	2.28	Industrial/I-1	\$461,823.12	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 333.74', 36.64', 66.15', 715.74', 362.02', 43.92', 204.86', 15.67'.					
Cartier Drive Lot #: Lot 34 Beck North Corporate Park	2.17	Industrial/I-1	\$439,542.18	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 236.3', 400.15', 236.39', 401.03'.					
Hudson Drive Lot #: Lot 23 Beck North Corporate Park	2.05	Industrial/I-1	\$415,235.70	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 349.89'x255.05'.					
27487 Meadowbrook Road	2.00	OST	\$750,000.00	\$375,000 \$8.61	Signature Associates David Giltner John Fricke
Comments: Excellent location off M-5 just south of 12 Mile.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
NOVI					
Hudson Drive Lot #: Lot 31 Beck North Corporate Park	1.94	Industrial/I-1	\$392,954.75	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 350'x241.59'.					
Hudson Drive Beck North Corporate Park	1.63	Industrial/I-1	\$330,163.02	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 425', 3.23', 159.84', 448.30', 160'.					
Hudson Drive Lot #: Lot 6 Beck North Corporate Park	1.54	Industrial/I-1	\$311,933.16	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 350', 30.94', 158.37', 369.33', 140.64'.					
Hudson Drive Lot #: Lot 5 Beck North Corporate Park	1.45	Industrial/I-1	\$293,703.30	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 369.33', 69.17', 101.49', 425', 160'.					
Cartier Drive Lot #: Lot 15 Beck North Corporate Park	1.38	Industrial/I-1	\$279,524.52	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 150', 399.59', 150', 400.15'.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
NOVI					
Hudson Drive Lot #: Lot 20 Beck North Corporate Park	1.36	Industrial/I-1	\$275,473.44	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 349.89', 168.30', 349.89', 168.90'.					
Desoto Court Lot #: Lot 12 Beck North Corporate Park	1.30	Industrial/I-1	\$263,320.20	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies.					
Cartier Drive Lot #: Lot 16 Beck North Corporate Park	1.29	Industrial/I-1	\$261,294.66	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 150', 357.20', 94.77', 38.41', 31.71', 399.59'.					
Hudson Drive Lot #: Lot 24 Beck North Corporate Park	1.26	Industrial/I-1	\$255,218.04	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 180', 382.30', 55.98', 98.94', 262.27'.					
Hudson Drive Lot #: Lot 7 Beck North Corporate Park	1.21	Industrial/I-1	\$245,090.34	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 350'x150'.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
NOVI					
Hudson Drive Lot #: Lot 21 Beck North Corporate Park	1.20	Industrial/I-1	\$243,064.80	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 349.89'x150'.					
Hudson Drive Lot #: Lot 22 Beck North Corporate Park	1.20	Industrial/I-1	\$243,064.80	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 349.89', 109.22', 349.89', 150'.					
Hudson Drive Lot #: Lot 19 Beck North Corporate Park	1.16	Industrial/I-1	\$234,962.64	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 21.70', 38.41', 105.68', 323.80', 160', 407.73'.					
Peary Court	1.00	Industrial	\$128,502.00	\$128,502 \$2.95	Signature Associates Dave Green
Comments: One acre site in first class business park. Ready for construction.					
Hudson Drive Lot #: Lot 37 Beck North Corporate Park	0.82	Industrial/I-1	\$166,094.28	\$202,554 \$4.65	Signature Associates Steve Gordon David Giltner
Comments: Fully improved lots for sale. Strategically located near the intersections of I-96, I-275 and M-5. Beck North Corporate Park is home to many national and international companies. Lot dimensions: 76.52, 219.90', 184.61', 173.74'. 134.63'.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
OAK PARK					
Eight Mile Road Midtown Business Center	13.35-91.60	Lt. Industrial			Signature Associates 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					
OAKLAND TWP.					
Adams Road	35.00	Residential	\$650,000.00	\$18,571 \$0.43	Signature Associates Viktor Gjonaj Steve Gordon Andrew Boncore
Comments: 35 acres for sale in Oakland Twp. Perfect for residential development or church. Will look at all offers.					
Buell Road	27.51	DV	\$1,500,000.00	\$54,526 \$1.25	Signature Associates Louis Ciotti Viktor Gjonaj
Comments: Desirable area in Oakland County across from Twin Lakes Golf & Living, Stones Creek school District, great opportunity for future development.					
OKEMOS					
Atrium Drive	2.50	B-1, Commercial	\$650,000.00	\$260,000 \$5.97	Signature Associates 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ORION TWP.					
Silverbell Road	82.78	Suburban Vacant	\$950,000.00	\$11,476 \$0.26	Signature Associates 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	Signature Associates John Boyd Gary Stephens
Comments: New industrial park. Roads in. Start construction this year on your new building. Main street frontage.					
Brown Road Orion Hills Business Park	28.85	Industrial Park	\$5,000,000.00	\$173,310 \$3.98	Signature Associates Paul Hoge
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					
Premier Drive Orion Business Park	2.32-24.11	Industrial	\$2,097,570.00	\$87,000 \$2.00	Signature Associates Joe Banyai Peter Walocko
Comments: Located just north of the Palace of Auburn Hills. East off M-24 (Lapeer Road) to Bald Mountain Road. All or part for sale. Six parcels as follows: Parcel 1.) 2.70 Gross Acres Parcel 2.) 4.57 Gross Acres Parcel 2.) 4.57 Gross Acres Parcel 3.) 4.83 Gross Acres Parcel 4.) 6.07 Gross Acres Parcel 5.) 3.62 Gross Acres Parcel 6.) 2.32 Gross Acres					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)

ORION TWP.

Jamm Street Lot #: 09-33-426-037	20.00	Lt. Industrial	\$375,000.00	\$18,750 \$0.43	Signature Associates Joe Banyai
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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.

Premier Drive Lot #: 4 Orion Business Park	6.07	Industrial	\$528,090.00	\$87,000 \$2.00	Signature Associates Joe Banyai Peter Walocko
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Comments: Located just north of the Palace of Auburn Hills. East off M-24 (Lapeer Road) to Bald Mountain Road. All or part for sale. Six parcels as follows:
 Parcel 1.) 2.70 Gross Acres
 Parcel 2.) 4.57 Gross Acres
 Parcel 3.) 4.83 Gross Acres
 Parcel 4.) 6.07 Gross Acres
 Parcel 5.) 3.62 Gross Acres
 Parcel 6.) 2.32 Gross Acres

Premier Drive Lot #: 3 Orion Business Park	4.83	Industrial	\$420,210.00	\$87,000 \$2.00	Signature Associates Joe Banyai Peter Walocko
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Comments: Located just north of the Palace of Auburn Hills. East off M-24 (Lapeer Road) to Bald Mountain Road. All or part for sale. Six parcels as follows:
 Parcel 1.) 2.70 Gross Acres
 Parcel 2.) 4.57 Gross Acres
 Parcel 3.) 4.83 Gross Acres
 Parcel 4.) 6.07 Gross Acres
 Parcel 5.) 3.62 Gross Acres
 Parcel 6.) 2.32 Gross Acres

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ORION TWP.					
Premier Drive Lot #: 2 Orion Business Park	4.57	Industrial	\$397,590.00	\$87,000 \$2.00	Signature Associates Joe Banyai Peter Walocko
Comments: Located just north of the Palace of Auburn Hills. East off M-24 (Lapeer Road) to Bald Mountain Road. All or part for sale. Six parcels as follows: Parcel 1.) 2.70 Gross Acres Parcel 2.) 4.57 Gross Acres Parcel 3.) 4.83 Gross Acres Parcel 4.) 6.07 Gross Acres Parcel 5.) 3.62 Gross Acres Parcel 6.) 2.32 Gross Acres					
511 Brown Road	4.46	Industrial	\$2,016,000.00	\$452,119 \$10.38	Signature Associates Kris Pawlowski
Comments: Great contractors yard. Could be redeveloped for numerous uses. Located directly across the road from Costco and Meijer.					
4700 S. Lapeer Road	3.87	Industrial	\$675,000.00	\$174,419 \$4.00	Signature Associates Paul Hoge
Comments: 30,000 sq. ft. to 50,000 sq. ft. build to suit opportunity for sale or lease. Great main road exposure.					
Lapeer Road	3.79	L-1	\$655,000.00	\$172,823 \$3.97	Signature Associates 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.					
Premier Drive Lot #: 5 Orion Business Park	3.62	Industrial	\$314,940.00	\$87,000 \$2.00	Signature Associates Joe Banyai Peter Walocko
Comments: Located just north of the Palace of Auburn Hills. East off M-24 (Lapeer Road) to Bald Mountain Road. All or part for sale. Six parcels as follows: Parcel 1.) 2.70 Gross Acres Parcel 2.) 4.57 Gross Acres Parcel 3.) 4.83 Gross Acres Parcel 4.) 6.07 Gross Acres Parcel 5.) 3.62 Gross Acres Parcel 6.) 2.32 Gross Acres					
4738 Joslyn Road	2.80	LI-2	\$700,000.00	\$250,000 \$5.74	Signature Associates 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.					
Premier Drive Lot #: 1 Orion Business Park	2.70	Industrial	\$234,900.00	\$87,000 \$2.00	Signature Associates Joe Banyai Peter Walocko
Comments: Located just north of the Palace of Auburn Hills. East off M-24 (Lapeer Road) to Bald Mountain Road. All or part for sale. Six parcels as follows: Parcel 1.) 2.70 Gross Acres Parcel 2.) 4.57 Gross Acres Parcel 3.) 4.83 Gross Acres Parcel 4.) 6.07 Gross Acres Parcel 5.) 3.62 Gross Acres Parcel 6.) 2.32 Gross Acres					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ORION TWP.					
Premier Drive Lot #: 6	2.32	Industrial	\$201,840.00	\$87,000	Signature Associates
Orion Business Park				\$2.00	Joe Banyai Peter Walocko
Comments: Located just north of the Palace of Auburn Hills. East off M-24 (Lapeer Road) to Bald Mountain Road. All or part for sale. Six parcels as follows: Parcel 1.) 2.70 Gross Acres Parcel 2.) 4.57 Gross Acres Parcel 3.) 4.83 Gross Acres Parcel 4.) 6.07 Gross Acres Parcel 5.) 3.62 Gross Acres Parcel 6.) 2.32 Gross Acres					
PLYMOUTH/TWP.					
Plymouth/Haggerty Road	60.00	L-1	\$11,761,200.00	\$196,020	Signature Associates
Metro Plymouth Business Park				\$4.50	Steve Gordon
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	Signature Associates
				\$4.48	Steve Gordon 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
PLYMOUTH/TWP.					
Haggerty Road	12.00	Commercial	\$1,950,000.00	\$162,500 \$3.73	Signature Associates Steve Gordon 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.					
Powell Road	7.97	Residential	\$559,000.00	\$70,138 \$1.61	Signature Associates Angela Arcori Bruce Baja
Comments: 8 acres preliminarily approved for 9 site condominiums surrounded by gorgeous residential communities. Motivated seller.					
Sheldon Road Lot #: 334 Pt. A	2.37	Industrial	\$361,330.20	\$152,460 \$3.50	Signature Associates Steve Gordon Joe Banyai
Comments: All utilities are being brought to the site by owner.					
Daisy Square Parkway	2.15	Multiple	\$2,600,000.00	\$1,209,302 \$27.76	Signature Associates 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	Signature Associates Dave Green
Comments: Great corner piece of property located in Plymouth, MI. Flexible terms available and many possible uses.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
PONTIAC					
Telegraph Road Vanguard Corporate Center	88.00	Mixed Use		\$4.00	Signature Associates Paul Hoge 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	Signature Associates 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	Signature Associates Joe Banyai Paul Hoge
Comments: Available - build-to-suit for sale or lease. Outside storage possible. Irregular dimensions.					
322 E. Walton Boulevard	0.89	BV	\$50,000.00	\$56,180 \$1.29	Signature Associates 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.					
Orchard Lake Road	0.49	C-O	\$59,000.00	\$120,408 \$2.76	Signature Associates Clint Confer
Comments: Build up to 5,000 sq. ft. on this piece near Orchard Lake Road and Woodward Avenue. Corner of Orchard Lake Road and Palmer Street.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)

PONTIAC

160 Auburn Avenue	0.40	C-O	\$120,000.00	\$300,000 \$6.89	Signature Associates Clint Confer
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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	Signature Associates Ben Wilkiemeyer Peter Walocko
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Comments: 680' of frontage on Michigan with clear visibility from I-94. Possible rail connection. Zoned heavy industrial.

RAY TWP.

Thirty-Two Mile Road	84.30	R-1	\$1,000,000.00	\$11,862 \$0.27	Signature Associates Paul Saad Viktor Gjonaj
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Comments: Well/septic. Gas and electric at street. Possible owner financing. Land can be split. House is not part of property.

REDFORD

25645 Grand River Avenue Stark Hickey Used Cars	2.12	Commercial	\$595,000.00	\$280,660 \$6.44	Signature Associates Michael Southen Gary Sallen, SIOR
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Comments: Great site for used car sales or redevelopment.

RICHFIELD TWP.

Richfield Road	95.90	Residential	\$199,000.00	\$2,075 \$0.05	Signature Associates Viktor Gjonaj Steve Gordon
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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	Signature Associates Justin Gaffrey
<p>Comments: Located adjacent to newly constructed US Post Office, this site has many possible uses.</p> <p style="text-align: center;">Monthly</p>					
ROCHESTER					
604 W. University Drive	0.40	Office	\$550,000.00	\$1,375,000 \$31.57	Signature Associates Dave Green
<p>Comments: Redevelopment opportunity in popular downtown Rochester. Many diverse options with this property.</p>					
ROCHESTER HILLS					
2371 Livernois Road	10.00	Residential	\$450,000.00	\$45,000 \$1.03	Signature Associates Viktor Gjonaj
<p>Comments: Great property in Rochester Hills. 10 acres zoned residential. Perfect for church facility. Home currently on property. Great redevelopment property.</p>					
Crooks Road	4.00	B-3	\$675,000.00	\$168,750 \$3.87	Signature Associates Kris Pawlowski
<p>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.</p>					
1405 South Boulevard South Park Medical Complex	3.45	O-1			Signature Associates Steve Gordon Cathy Wilson
<p>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.</p>					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ROCHESTER HILLS					
Hamlin Road	3.07		\$850,000.00	\$276,873 \$6.36	Signature Associates Cathy Wilson 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.					
3933 S. Adams Road	3.00	Residential	\$439,900.00	\$146,633 \$3.37	Signature Associates Viktor Gjonaj Dan Jacob
Comments: Great corner located in Rochester Hills. Rare opportunity in sought after area.					
Livernois Road	2.83	Res-Vac	\$699,000.00	\$246,996 \$5.67	Signature Associates 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	Signature Associates 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	\$250,000.00	\$147,059 \$3.38	Signature Associates Viktor Gjonaj Steve Gordon
Comments: Great parcel near Beaumont Hospital. Visibility from M-59.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ROCHESTER HILLS					
Rochester Road	1.46	B-2	\$650,000.00	\$445,205 \$10.22	Signature Associates Dan Jacob Chris Monsour
Comments: Great piece of property adjacent to very busy Lifetime Fitness. Rochester Road access and address. Great for office or medical.					
ROMULUS					
Eureka Road	90.00	Industrial	\$2,000,000.00	\$22,222 \$0.51	Signature Associates Brad Viergever Jack Townsend
Comments: Great development possibilities for industrial park. Less than 0.75 mile to I-275 exit and 1.0 mile to Metro Airport. 2,000 ft of CSX Rail frontage. Price reduced, priced to sell.					
Wahrman Road	79.00	Lt. Industrial	\$5,135,000.00	\$65,000 \$1.49	Signature Associates 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	Signature Associates 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.					
Wahrman Road	39.29	M-1	\$2,946,750.00	\$75,000 \$1.72	Signature Associates 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					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ROMULUS					
Eureka Road	33.80	M-2	\$957,000.00	\$28,314 \$0.65	Signature Associates 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	\$626,000.00	\$20,000 \$0.46	Signature Associates 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	Signature Associates 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	\$849,000.00	\$31,076 \$0.71	Signature Associates 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.					
Beverly Road	19.05	Lt. Industrial	\$575,000.00	\$30,185 \$0.69	Signature Associates Mark Hamway
Comments: Light Industrial M-1 zoning. Class "A" road. All utilities.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ROMULUS					
Van Born Road	15.95	MT-1	\$1,737,321.45	\$108,900 \$2.50	Signature Associates Brad Viergever Mark Hamway
Comments: Improved industrial site available for developer or user. Priced to sell. One of the only MT-1 zoned pieces of property in Romulus. Current zoning allows for light industrial uses along with special approval for trucking operations including sales, rental, storage, leasing and repair. Price reflects cleared site with all utilities.					
Middlebelt Road	15.00	Lt. Industrial	\$975,000.00	\$65,000 \$1.49	Signature Associates Brad Viergever
Comments: Industrial parcel with good dimensions. Main road access. Located within two miles of I-94 and Detroit Metropolitan Airport.					
Pennsylvania Road	9.76	Lt. Industrial	\$1,137,000.00	\$116,496 \$2.67	Signature Associates 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	Signature Associates Mark Hamway Brad Viergever
Comments: Zoned Single Family Residential.					
Merriman Road Lot #: 1 & 2	3.28	RC	\$820,000.00	\$250,000 \$5.74	Signature Associates 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ROMULUS					
Middlebelt Road Lot #: 94-99	1.90	MT-2	\$175,000.00	\$92,105	Signature Associates
Osbergs Airport Estates Sub				\$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.					
Wahrman Road	1.44	M-1	\$216,000.00	\$150,000	Signature Associates
				\$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	Signature Associates
				\$6.50	Mark Hamway
Comments: Great visibility. Possible commercial zoning/gas station.					
Pine Drive Lot #: 35	1.10	Industrial	\$150,000.00	\$136,364	Signature Associates
Oakwood Subdivision				\$3.13	Jack Townsend
Comments: Great for small buildings.					
Ecorse Road Lot #: 911	0.90	Gen. Commercial	\$125,000.00	\$138,889	Signature Associates
				\$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	Signature Associates
				\$4.86	Justin Gaffrey
Comments: Opportunity for retail or office development on heavily traveled Eureka Road.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ROSE TWP.					
Milford Road	154.44	Residential	\$1,700,000.00 Lease: \$7,506.00 Annually	\$11,008 \$0.25	Signature Associates 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.					
ROSEVILLE					
28279 Groesbeck Highway	1.19-2.38	Commercial	\$1,000,000.00	\$420,168 \$9.65	Signature Associates Viktor Gjonaj Louis Ciotti
Comments: (2) parcels each 1.19 acres for sale on Groesbeck. Perfect for fast food.					
ROYAL OAK					
400 Main Street	3.25	Gen. Business	\$3,500,000.00	\$24.72	Signature Associates Michael Southen Joe Hamway
Comments: Formerly Jim Fresard Pontiac - Buick showroom & service. Rare large site in downtown Royal Oak on Main Street. Potential PUD rezoning for higher density development. Adjacent to Main North mixed use project. Existing buildings: 4,000 sq. ft. car wash, 11,550 sq. ft. showroom, 27,302 sq. ft. service and parts, for a total sq. ft. of 42,852 sq. ft.					
118 Seventh Street	1.06	CBD	\$650,000.00	\$14.08	Signature Associates Michael Southen Joe Hamway
Comments: 1.06 acre lot available in downtown. Central business district zoning permits high density development. 3,200 sq. ft. multi-use building on site.					
1100 S. Main Street	0.37	Mixed Use 2	\$550,000.00	\$34.13	Signature Associates Cathy Wilson Dan Jacob
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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
ROYAL OAK TWP.					
Wyoming Avenue	2.30	Industrial	\$195,000.00	\$84,783 \$1.95	Signature Associates Chris Monsour
Comments: Parcel Numbers: 25-32-276-065, 25-32-276-039 & 25-32-276-040					
SALEM					
Seven Mile Road	83.20	Agricultural	\$1,799,000.00	\$21,623 \$0.50	Signature Associates 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.					
SALEM TWP.					
8454 Seven Mile Road	95.85	Agricultural	\$1,999,000.00	\$20,856 \$0.48	Signature Associates Rick Birdsall Joe Hamway
Comments: Former harness race horse facility with track. Just west of Northville with Northville mailing. Perks have been performed.					
M-14 Expressway	91.61	Ofc./Tech./Ind.			Signature Associates 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.					
SALINE					
Sauk Trail Court Lot #: 18	4.88	Industrial	\$463,600.00	\$95,000	Signature Associates
Sauk Trail Business Park				\$2.18	Jay Chavey
Comments: Excellent Michigan Avenue exposure. 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)
SALINE					
Sauk Trail Court Lot #: 19	4.86	Industrial	\$461,700.00	\$95,000	Signature Associates
Sauk Trail Business Park				\$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.

SHELBY TWP.					
Twenty-Three Mile Road	55.00	PUD			Signature Associates
Devonshire					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	Signature Associates
				\$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	\$975,000.00	\$41,631	Signature Associates
				\$0.96	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.

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
SHELBY TWP.					
Twenty-One Mile Road	2.00-12.00	Office			Signature Associates Viktor Gjonaj Louis Ciotti
Comments: Fantastic commercial property at the intersection of 21 Mile and Schoenherr Roads. Property offers ample frontage on both 21 Mile and Schoenherr and can be developed for a wide range of commercial/mixed-uses. All utilities are at the site and demographics and traffic counts are strong. Potential to re-zone the property to Commercial. Parcel A is 2 acres, zoned office, and is available for \$440,000/\$217,000 per acre. Parcel B is 10 acres, zoned residential, and available for \$1,350,000/\$135,000 per acre. The parcels may be sold together or separately.					
Ryan Road	11.00	Hi Rise	\$1,500,000.00	\$136,364 \$3.13	Signature Associates Viktor Gjonaj John Gordy
Comments: Vacant parcel zoned Hi Rise in Shelby Twp. Very rare zoning. Perfect for senior housing. M-59 visibility.					
11370 Twenty-Six Mile Road	9.84	C-1 & O-1	\$199,000.00	\$20,224 \$0.46	Signature Associates 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	Signature Associates 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	\$645,000.00	\$100,939 \$2.32	Signature Associates 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	Signature Associates 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	Signature Associates 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	Signature Associates 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.					
51225 Simone Industrial Drive Lot #: 4 Simone Industrial Center	1.39	Lt. Mfg.	\$180,000.00	\$129,496 \$2.97	Signature Associates 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.					
Twenty-Six Mile Road	1.27	LM	\$390,000.00	\$307,087 \$7.05	Signature Associates Louis Ciotti Paul Saad
Comments: Potential redevelopment plans for retail or medical/office. Take advantage of this great opportunity on 26 Mile Road. Property is adjacent to a brand new car wash.					
Van Dyke Avenue The Village at Shelby	1.24	C-6	\$400,000.00	\$322,581 \$7.41	Signature Associates 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.					
Central Industrial Drive Lot #: 3 Central Industrial Park	1.15	Industrial	\$265,000.00	\$230,435 \$5.29	Signature Associates 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	Signature Associates 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	\$750,000.00	\$750,000 \$17.22	Signature Associates 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					
2495 Auburn Road	0.64	Commercial	\$249,000.00	\$389,063 \$8.93	Signature Associates Viktor Gjonaj Louis Ciotti
Comments: .64 acres on Auburn Road. Zoned Commercial.					
SOUTHFIELD					
Berg Road	5.90	B-3	\$350,000.00	\$59,322 \$1.36	Signature Associates Chris Monsour Angela Arcori
Comments: Unique opportunity on 8 Mile Road in Southfield. Triangle shaped lot with corner on 8 Mile & Berg Rd.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
SOUTHFIELD					
Farmbrook Road	5.70	RE	\$500,000.00	\$87,719 \$2.01	Signature Associates 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	3.00-4.00	R-C		\$12.00	Signature Associates 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.					
29111 Telegraph Road	1.10	BI			Signature Associates Cathy Wilson Steve Gordon
Comments: Very high traffic area with immediate access to all major Metro Detroit freeways. Major commercial and office district. Retailers within close proximity include Meijer's, Lowe's, DSW, Best Buy and PetSmart. Densely populated, high income & high daytime population. Home to major Fortune 500 companies. Sale price negotiable.					
SPRINGFIELD TWP.					
E. Holly Road	40.86	R1-A	\$2,247,300.00	\$55,000 \$1.26	Signature Associates 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	Signature Associates 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
SPRINGFIELD TWP.					
ME Cad Boulevard Lot #: Lot # 3	1.01	Comm. Business	\$299,000.00	\$296,040 \$6.80	Signature Associates Paul Hoge

Comments: Excellent site for general or medical office. Close to new hospital planned for Sashabaw and I-75.

ST. CLAIR SHORES

24101 Jefferson Avenue	2.00	CLD			Signature Associates Louis Ciotti Chris Monsour
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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	Signature Associates Louis Ciotti John Gordy
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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

38720 Utica Road	14.84	R-80	\$1,950,000.00	\$131,402 \$3.02	Signature Associates Louis Ciotti Viktor Gjonaj
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Comments: Coming soon. Medical office and senior housing Approved. Motivated seller.

Van Dyke Avenue	12.00	Multi-Fam.	\$750,000.00	\$62,500 \$1.44	Signature Associates Viktor Gjonaj Ben Wilkiemeyer
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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.

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
STERLING HEIGHTS					
M-59	8.42	Commercial	\$3,612,500.00	\$429,038 \$9.85	Signature Associates Andrew Boncore
Comments:					
Progress Drive Lot #: 1-12 Progress Park	1.00-8.00	M-1			Signature Associates 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	\$1,500,000.00	\$254,237 \$5.84	Signature Associates Clint Confer Andrew Boncore Garrett Keais
Comments: Excellent opportunity to develop on 5.9 acres of C3 zoned land with frontage on the northwest corner of Mound Road and Fourteen Mile Road in Sterling Heights.					
Dequindre Road	5.07	O-1	\$1,766,445.00	\$348,480 \$8.00	Signature Associates 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.					
44214-44294 Mound Road	3.50	C-1	\$1,160,000.00	\$331,429 \$7.61	Signature Associates Chris Monsour Louis Ciotti
Comments: Build-to-suit retail or office. Will divide.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
STERLING HEIGHTS					
Triangle Street Lot #: Lots 2-7	0.38-2.28	B-3	\$900,000.00	\$394,737 \$9.06	Signature Associates Chris Monsour
Comments:					
Metro Court Lot #: #1 & #2 Metro Industrial Research Park	1.64	M-2 Heavy Mfg.	\$357,000.00	\$217,683 \$5.00	Signature Associates Joe Hamway
Comments: Two great industrial lots.					
SWC Eighteen Mile Road	1.21	C-3	\$1,000,000.00 Lease: \$80,000.00 Annually	\$826,446 \$18.97	Signature Associates Viktor Gjonaj
Comments: SWC of 18 Mile & Mound Roads. Zoned C-3 with endless possibilities, great traffic count.					
43267 Utica Road	0.92	R.80	\$199,000.00	\$216,304 \$4.97	Signature Associates Paul Saad Joe Hamway
Comments: Great main road exposure. Rezoning to commercial or office use possible. Owner will build to suit as well.					
SUMPTER TWP.					
20715 Karr None	83.00	Agricultural	\$996,000.00	\$12,000 \$0.28	Signature Associates Jack Townsend
Comments: Agricultural property that can be rezoned to Residential, Industrial, Retail or Office.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)

SUPERIOR TWP.

325 E. Clark Road	50.09	Planned Comm.	\$579,900.00	\$11,577 \$0.27	Signature Associates Jay Chavey
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Comments: Zoned Planned Community District. Sale price was reduced from \$799,900 to \$579,900, which is a 27% reduction.

SWARTZ CREEK

10079 Miller Road	41.97	C-3, Commercial	\$1,500,000.00	\$35,740 \$0.82	Signature Associates Peter Walocko
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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.

SYLVAN LAKE

Inverness Avenue	4.90	R-1	\$450,000.00	\$91,837 \$2.11	Signature Associates Joe Hamway Gary Stephens
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Comments: Many possible uses from mini storage to office.

TAYLOR

Inkster Road	85.22	B-3/RM-1	\$2,130,500.00	\$24,999 \$0.57	Signature Associates Brad Viergever
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Comments: Ideal development parcel minutes away from Detroit Metropolitan Airport located on Aerotropolis "Ring Road". One mile to I-94 and five miles to I-75.

Eureka Road	2.68-13.47	B2 & R1	\$1,200,000.00	\$89,087 \$2.05	Signature Associates Justin Gaffrey
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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.

Address Park Name	Acres Available	Zoning	Sale Price	Price Per Acre Price Per SqFt	Associate(s)
TAYLOR					
13300 - 13400 Telegraph Road	7.96	B-3	\$1,050,000.00 Lease: \$105,000.00 Annually	\$3.03	Signature Associates Bruce Baja Justin Gaffrey
Comments: 7.96 acre site on Telegraph Road. Formerly used as mobile home sales lot. Perfect for redevelopment.					
Telegraph Road Confidential	2.82	B-3	\$599,000.00	\$212,411 \$4.88	Signature Associates Justin Gaffrey Larry Kelly
Comments: Telegraph Road frontage of 250 ft. makes this site ideal for single user or a multi-tenant development. Great bank or fast food site. Outside storage available. For Lease, rate is to be determined.					
Tulane	1.04	I-1	\$145,600.00	\$140,000 \$3.21	Signature Associates Brad Viergever
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	Signature Associates 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					
Livernois Avenue Lot #: 20-22-201-004, 00	2.00-9.60	Multi-Family	\$1,750,000.00	\$182,292 \$4.18	Signature Associates Garrett Keais
Comments: Master planned RM-2, multi-family, mid-rise residential. 325' of main road frontage.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
TROY					
Big Beaver Road	7.50	Planned Dev.	\$3,900,000.00	\$520,000 \$11.94	Signature Associates Garrett Keais Dave Miller
Comments:					
Big Beaver Road	5.91	PUD	\$4,950,000.00	\$837,563 \$19.23	Signature Associates John Gordy Dave Miller
Signature Center of Troy					
Comments: Possibly the most visible and accessible site in Troy. PUD (Planned Unit Development up to 300,000 sq. ft.) Many allowable uses, subject to the City of Troy's approval.					
Rochester Road	4.00	Multi-Fam.	\$400,000.00	\$100,000 \$2.30	Signature Associates Viktor Gjonaj
Comments: Prime Rochester Road vacant land zoned multi-family. Potential office rezoning. 400' frontage.					
3153 Rochester Road	3.16	B-3			Signature Associates Cathy Wilson
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.					
121 Long Lake Road	1.88	Commercial	\$575,000.00	\$305,851 \$7.02	Signature Associates Cathy Wilson Jeffrey Trepeck
Comments: Property is master planned Neighborhood Node, which is commercial and retail uses, catering to local needs. Adjacent to Ace Hardware and across the street from Kroger and CVS. High traffic location. One of very few remaining commercially zoned sites in Troy. The dimensions are 200.40' x 463'.					

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	Signature Associates John Boyd Paul Hoge
Comments: Rare 2 acre parcel in Troy with 255' of frontage on John R Road.					
1905 E. Maple Road	0.74	B-3	\$175,000.00	\$236,486 \$5.43	Signature Associates 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			Signature Associates Steve Gordon Gary Sallen, SIOR
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.					
Belleville Road Vanguard Industrial Park	53.00	M-1	\$3,445,000.00	\$65,000 \$1.49	Signature Associates Brad Viergever David Giltner
Comments: Excellent development piece with Belleville Road frontage and rail siding (Norfolk Southern). Can be combined with adjacent 14 acres to total 67 acres 3 miles to I-275, 2 miles to Willow Run Airport, 12 Miles to Detroit Metropolitan Airport.					
Beck Road	42.50	M-1	\$3,350,000.00	\$78,824 \$1.81	Signature Associates Brad Viergever David Giltner
Comments: Good development parcel with rail potential (Norfolk Southern). 3 miles to Willow Run Airport. 4 miles to I-275.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
VAN BUREN TWP.					
Michigan Avenue Michigan Avenue Industrial Park	5.00-36.00	Industrial		\$200,000	Signature Associates Steve Gordon
Comments: Minimum lot sale - 5 to 10 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.					
Van Born Road	20.16	M-1	\$850,000.00	\$42,163 \$0.97	Signature Associates Rick Birdsall Steve Gordon
Comments:					
Belleville Road Vanguard Industrial Park	14.09	M-2	\$1,330,000.00	\$94,393 \$2.17	Signature Associates Brad Viergever David Giltner
Comments: Excellent development piece with Belleville Road frontage and rail siding (Norfolk Southern). Can be combined with adjacent 53 acres to total 67 acres 3 miles to I-275, 2 miles to Willow Run Airport, 12 Miles to Detroit Metropolitan Airport.					
39611 Ecorse Road	10.90	Agricultural	\$2,300,000.00	\$211,009 \$4.84	Signature Associates 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	Signature Associates Steve Gordon
Comments:					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
VAN BUREN TWP.					
7585 Belleville Road	2.36	Commercial	\$399,900.00	\$169,449 \$3.89	Signature Associates Justin Gaffrey
Comments: Corner lot ready for redevelopment at Ecorse and Belleville Roads in Van Buren Twp.					
WALLED LAKE					
2201 & 2215 Haggerty Road Lot #: Parcel	0.87-2.66	B2	\$1,500,000.00	\$689,604 \$15.83	Signature Associates Cathy Wilson 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	Signature Associates Cathy Wilson 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	Signature Associates Cathy Wilson 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
WARREN					
Stephens Road	5.66	M-1	\$350,000.00	\$61,837 \$1.42	Signature Associates 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.					
8001 Chicago Road	4.23	Commercial	\$1,600,000.00	\$378,251 \$8.68	Signature Associates Viktor Gjonaj Joe Banyai
Comments: Great site for hotel development near the GM Tech Center. Possible D.D.A credits available.					
Concept Drive	4.00	Lt. Industrial			Signature Associates Paul Hoge John Boyd
Comments: Build to suit up to 60,000 sq. ft.					
City Square Lot #: #1 Warren City Square	3.50	City Center	\$5,000,000.00	\$1,428,571 \$32.80	Signature Associates 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.					
Eleven Mile Road	3.25	M-3	\$499,000.00	\$153,538 \$3.53	Signature Associates 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	Signature Associates 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
WARREN					
City Square Lot #: #4 Warren City Square	2.45	City Center	\$1,300,000.00	\$530,612 \$12.18	Signature Associates 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	Signature Associates 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	Signature Associates Chris Monsour Andrew Boncore
Comments:					
City Square Lot #: #5 Warren City Square	1.70	City Center	\$900,000.00	\$529,412 \$12.15	Signature Associates 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.					
City Square Lot #: #6 Warren City Square	1.57	City Center	\$2,400,000.00	\$1,528,662 \$35.09	Signature Associates 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. 214' of frontage on Van Dyke Avenue.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
WARREN					
City Square Lot #: #7 Warren City Square	1.54	City Center	\$950,000.00	\$616,883 \$14.16	Signature Associates 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.					
Groesbeck Highway	1.45	M-2	\$150,000.00	\$103,448 \$2.37	Signature Associates Chris Monsour Andrew Boncore
Comments:					
Bunert Road	1.00	M-2	\$75,000.00	\$75,000 \$1.72	Signature Associates Chris Monsour Andrew Boncore
Comments:					
Garrick Avenue	0.70	Industrial	\$119,000.00	\$170,487 \$3.91	Signature Associates Kris Pawlowski Paul Saad
Comments: Land is site plan approved for a self storage facility.					
Ten Mile Road	0.61	M-2	\$165,000.00	\$268,730 \$6.17	Signature Associates Paul Saad Peter Walocko
Comments: Great location, all utilities available, possible rezoning, additional land possible.					
25100 Ryan Road	0.60	M-2	\$475,000.00	\$798,319 \$18.33	Signature Associates 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
WASHINGTON TWP.					
57750 Van Dyke Avenue	1.55	Commercial	\$469,900.00	\$303,161 \$6.96	Signature Associates Viktor Gjonaj
Comments: 1.55 acres on Van Dyke, north of 26 Mile, zoned Village District.					
Twenty-Eight Mile Road	0.37	Residential	\$55,000.00	\$148,649 \$3.41	Signature Associates 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.			Signature Associates David Giltner Jeffrey Trepeck
			Lease: \$3,000.00 Monthly		
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	Signature Associates Mark Hamway
Comments: The property consists of 4.13 balanced acres with a completely refurbished 1,100 sq. ft. house.					
WEBBERVILLE					
Bradley Road	281.00	Res.-Ag	\$1,500,000.00	\$5,338 \$0.12	Signature Associates Jim Montgomery Steve Gordon
Comments: Land Includes: -FAA approved runway. -Well built and maintained hanger -Rolling hills -Partially wooded					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
WEBBERVILLE					
Highview Drive	2.00-16.00	Lt. Industrial	\$473,000.00	\$29,563	Signature Associates
Webberville Business Park				\$0.68	Jim Montgomery

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	Signature Associates
Bay Pointe Golf Club				\$1.89	Steve Gordon 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.

5899 Maple Road	5.00	R-15	\$1,525,000.00	\$305,000	Signature Associates
				\$7.00	Angela Arcori Steve Gordon

Comments: Over 260 feet of frontage on Maple Road. Unique 5 acre development opportunity just west of the intersection of Maple Road and Orchard Lake Road in the heart of prestigious West Bloomfield. Great senior housing or medical office site.

Orchard Lake Road	1.37				Signature Associates Garrett Keais Dave Green
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Comments:

WESTLAND					
Wayne Road	16.80	CB-1B	\$2,200,000.00	\$130,952	Signature Associates
				\$3.01	Bruce Baja 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	Signature Associates 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	Signature Associates 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.					
Van Born Road	3.64	C-3	\$546,000.00	\$150,000 \$3.44	Signature Associates 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	Signature Associates 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	Signature Associates 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)
WILLIAMSTON					
Williamston Road	20.00-60.00	Commercial	\$3,500,000.00	\$65,000	Signature Associates
Williamston I-96 Business Park				\$0.80	Jim Montgomery
Comments: -Fully developed commercial/industrial park. All improvements and utilities. -Below market price. -Growth corridor.					
WIXOM					
West Road	8.50	Lt. Industrial	\$199,000.00	\$23,412 \$0.54	Signature Associates David Giltner Jim Montgomery
Comments: A good buy. Can be combined with adjacent 14 acres to the west. Outside storage possible.					
51135 Century Court Lot #: Lot # 31	2.20-5.96	I-1	\$200,000.00	\$33,557 \$0.77	Signature Associates Steve Gordon Jim Montgomery David Giltner
Century Industrial Park					
Comments: One of the last lots available in Century Industrial Park. 2.2 usable acres with 5.96 gross acreage.					
29835 Beck Road	5.00		\$450,000.00	\$90,000 \$2.07	Signature Associates David Giltner Jim Montgomery
Comments:					
28563 Beck Road	3.00	M-1	\$459,000.00	\$153,000 \$3.51	Signature Associates David Giltner
Comments:					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
WOODHAVEN					
20076 West Road	4.44	CBD	\$650,000.00	\$146,396 \$3.36	Signature Associates Justin Gaffrey Garrett Keais
Comments: Premium retail development parcel with frontage on West and Allen Roads. Adjacent businesses include Dunkin Donuts and White Castle. The surrounding area is home to Meijer, Home Depot, Kmart, Target, Super Wal-Mart, Kroger, Panera Bread and many other national tenants. With main road frontage and quick access to I-75 this parcel is ideal for retail development.					
Pine Arbor Condominiums Lot #: See Bro	0.20-0.73	Multi-Family			Signature Associates
Pine Arbor Condominiums					Brad Viergever Jack Townsend
Comments: Rare opportunity to purchase developed condominium project and/or additional vacant lots. Town home and Stacked Ranch buildings and lots. Vacant lots available with or without basements. FHA approved project. Woodhaven School District. Pricing as follows \$3.5M for Entire Project. \$30,000 Per Lot (Unimproved). \$40,000 Per Lot (With basement excavated).					
YPSILANTI					
128 Spring Street	17.00	Industrial			Signature Associates
			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.					
State Street	2.81	Industrial	\$126,446.00	\$45,000 \$1.03	Signature Associates Steve Gordon
Comments: Excellent location just North of I-94 at the Rawsonville Road exit.					
McGregor Road Lot #: 179-199 & 319-328	2.80	I-2	\$210,000.00	\$75,000 \$1.72	Signature Associates 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.					

Address				Price Per Acre	
Park Name	Acres Available	Zoning	Sale Price	Price Per SqFt	Associate(s)
YPSILANTI					
Rawsonville Road	1.30	Lt. Industrial	\$150,000.00	\$115,385 \$2.65	Signature Associates Chris Monsour Brad Viergever
Comments: Corner location ideal for development. Seller will allow time for re-zoning to retail.					
YPSILANTI TWP.					
I-94 Expressway	20.16	RM-2	\$695,000.00	\$34,474 \$0.79	Signature Associates John Gordy Chris Secontine
Comments: Multi-family parcel in Ypsilanti Township. 6 units per acre. Utilities available. Motivated seller, make offer.					
3373 E. Michigan Avenue	1.76	Commercial	\$149,000.00	\$84,659 \$1.94	Signature Associates 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.					