



Vacant Land January 2012

(248) 637-9700

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CITY LOCATION	ACRES	ZONING	FRONTAGE	DEPTH	SALE PRICE SF PRICE	AGENT ADDITIONAL INFO
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Bruce Township

Thirty Three Mile	16.80	Industrial	354.00	2,127.00	\$670,000.00 \$0.92	J.DePonio Property has easement established for a road. Ready to develop.
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Chesterfield

Morelli Drive, Lot 5	1.77	M-2	198.98	339.06	\$328,257.00 \$4.25	J.DePonio\ J.Capitani Located seconds from I-94, Upscale subdivision, Tax abatement possible.
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Twenty Five Mile Road	4.14	M-2	400.00	418.00	\$289,000.00 \$1.62	J.DePonio\ J.Capitani Possible access to rail. Heavy Industrial. Sanitary at Gratiot. Storm located across street at North Bay Park of Industry.
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Clinton Township

19791 Fourteen Mile Road	0.33	RML	120.00	120.00	\$139,000.00	J.DePonio Price comes with blue prints and engineering for four 1,200 square foot residential condos. Commercial use possible.
Garfield	2.06	O-1	165.00	450.00	\$525,000.00 \$6.97	A.Iafrate Developer has preliminary approved for a 13,600 s.f. medical/office building.
Elizabeth Road	5.28	Multiple	70.00	1,235.00	\$100,000.00 \$0.44	J.Capitani Adjoining properties also on market for sale. Zoned Residential-Multiple.
24798 William P. Rosso Highway	32.72	B-3	513.00	1,543.00	\$4,995,000.00 \$3.50	J.DePonio\ J.Capitani Zoned B-3 and located on south side of Hall Rd. with visibility from I-94. Turn lane in front of development. Many possibilities with flexible zoning.

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Detroit

2532 W. Hancock	1.00	M-4	353.00		\$50,000.00 \$1.14	T.Jablonski\ J.Syrian Vacant land along the tracks, no room for a spur.
19225 John R	2.66	M-4			\$95,000.00 \$0.82	J.DePonio\ J.Capitani Land adjacent to CN North America Rail Road.
4445 Lawton	6.00	M-4			\$199,000.00 \$0.76	T.Jablonski\ M.Grammatico Located just off of I-96 and Warren Road.
12621-12627 Greenfield	12.47	Ind			\$699,000.00 \$1.29	T.Jablonski\ M.Grammatico NW corner of I-96 & Greenfield. 3 Industrial buildings and 9 out buildings totaling 79,000 Sq. Ft. CSX railsiding. Quick freeway access.

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Fenton

Fenton Road	8.98	Multiple	314.00		\$698,000.00 \$1.78	T.Jablonski Approved for 92 multiple residential units. Great area, easy access to both I-75 & M-23. Existing plans available for review.
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3145 W Thompson Road	51.38	R-1			\$235,000.00 \$0.10	J.Capitani\ M.Grammatico Future 248 Single Family Residence condo site. Within 15 minutes of Bishop International Airport. Thompson Village Condominiums.
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9218 Preserve Drive	233.33	RE			\$6,000,000.00 \$1.03	G.Grochowski Currently operating as Coyote Preserve Golf Club. Built in 2001, the 18-hole golf course was designed by Arnold Palmer and Ed Seay. US 23 provides easy access to area amenities. Could be operational as Golf Course and/or
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Imlay City

Newark Road	5.78	Lt. Industrial	359.00	700.00	\$465,800.00 \$1.85	J.DePonio Seconds from the I-69 and M-53 exchange, newly developed industrial subdivision and additional land available.
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Kimball Township

Wadhams Road	6.20	C-1	544.00	1,024.00	\$149,500.00 \$0.55	J.DePonio\ G.Grochowski Land located in business district of Kimball Township. Owner has plan showing possible building layout on site. Motivated Seller.
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Lenox Township

63950 Place Road	10.00	Ag Class 201	320.00	1,357.00	\$299,000.00 \$0.69	J.DePonio Property has a 2,000 SF building with restrooms, kitchen and picnic area. Property is completely fenced.
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Livonia

29929 Six Mile Road	3.50	OS	135.00	650.00	\$533,610.00 \$3.50	G.Middlekauff\ G.Grochowski Site plan approved office land. Ready to build. Possible partnership or 7,000 sf of Tenants in place. 135' Main Road Frontage. 2 Miles to St. Mary Mercy.
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Lyon Township

Eleven Mile & Milford Rd	25.00	RV			\$200,000.00 \$0.22	J.Capitani\ M.Grammatico Main road frontage. Parcel ID: 21-22-100-045 & 21-22-100-050
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Macomb

Maria Elena Drive Lot 8	1.27	M-1	151.00	365.00	\$137,787.50 \$2.50	J.DePonio\ J.Capitani Located within the new Lakeside Industrial Park. Close to M-53 and minutes from I-94.
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Maria Elena Drive Lot 7	1.41	M-1	168.00	365.00	\$153,300.00 \$2.50	J.DePonio\ J.Capitani Located within the new Lakeside Industrial Park. Close to M-53 and minutes from I-94.
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Monroe

Mall Road	5.99	C-2			\$325,000.00 \$1.25	J.DePonio\ J.Capitani Property located next to Staples Office Supply and just off N. Telegraph Road.
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New Haven

Twenty Six Mile Road & New Haven	8.56	Commercial	700.00	944.00	\$1,750,000.00 \$4.69	T.Jablonski Hard Corner with over 1790' of frontage. All Utilities. Outstanding Commercial Development Opportunity. Gratiot Corridor
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Twenty Six Mile Road	14.47	Gen. Busines	714.00	1,058.00	\$724,900.00 \$1.15	J.DePonio\ J.Capitani Many potential uses. Frontage on both 26 Mile and Main Street. Close proximity to I-94. Acreage calculated net of Right Of Way.

Orion Township

637 Brown Road	7.96	Industrial	225.00	1,276.00	\$790,000.00 \$2.28	T.Jablonski Site has office/house, 2,000 sf shop/garage and fenced yard area. Directly across from Costco and Meijer. Adjoining parcels also available.
511 Brown Road	10.41	Mixed-Use	375.00	1,300.00	\$1,995,000.00 \$4.40	J.Capitani Includes 5,600 sf industrial building. Many potential uses. Located across the street from Costco and other retailers. Assemblage possible.
Silverbell Road	31.55	SE	1,093.50	1,616.34	\$2,750,000.00 \$1.82	J.Capitani Masterplanned Research and Development. Approximately 16 usable acres. Utilities on site.

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Oxford

X-Celsior Drive	11.25	Heavy Indust	737.00	696.00	\$1,600,000.00 \$3.18	G.Rogers Industrial building site located off of M-24. Municipal utilities, divisible. Full brochure available.
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N. Oxford Road	12.37	Ind	450.00		\$750,000.00 \$1.39	J.DePonio\ G.Rogers Located seconds from downtown Oxford, Michigan. Many possible uses. 04-22-477-001, 04-22-477-002, 04-22-476-003.
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Richmond

Division Road	9.82	AG	220.00	1,975.00	\$295,000.00 \$0.69	J.DePonio\ J.Capitani Ideal Industrial Site. Many potential uses. Opportunity for outside storage. Possible mini-storage site. Motivated Seller.
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Rochester Hills

920 W. South Boulevard	2.52	MU-2 (plann	325.00	337.99	\$350,000.00 \$3.19	G.Grochowski\ M.L.Capitani Suitable for mixed use development. Currently zoned residential - master planned for Mixed Use 2
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Rockwood

21702 E Huron River	41.50	Industrial			\$800,000.00 \$0.44	T.Jablonski 1.5 miles to I-75 (exit 27). Rail at site. This property is the former Benckiser Consumer Products site. Ready for redevelopment.
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Romulus

Smith Road	12.88	Regional Cen	1,267.00	562.00	\$1,995,000.00 \$3.56	C.Mercier Regional Center Zoning allows hotel, office, restaurant, and other uses.
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I-275 & Eureka Road	57.28	M-2	2,575.00	1,371.00	\$6,000,000.00 \$2.40	J.Capitani\ A.Iafrate\ P.Myers 2,575 ft. of frontage on I-275 expressway. Zoned heavy industrial. Access to CSX Rail. Seconds from I-275 & I-94 expressways. Less than a mile from Detroit Metro Airport. Utilities on site. Par I.D.: 128990001702; 4003;
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Shelby Township

Industrial Center Drive, Lot 10	0.70	M-1	137.16	219.56	\$130,000.00 \$4.26	J.DePonio\ M.Grammatico Corner lot of Wing Drive & Industrial Center Drive.
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Industrial Center Drive Lots 27 & 28	1.15	LM	200.00	250.00	\$225,000.00 \$4.50	J.DePonio\ J.Capitani 1.15 acres is net acreage; Gross acreage including Longstaff Drain is 1.84 acres.
50397 Hayes	1.48	LM	240.00	268.00	\$330,000.00 \$5.12	J.DePonio\ J.Capitani Commercial/Industrial 19,000 SF building approved on-site. Complete with building plans and underground completed. Call Broker for details.
14741 Twenty Three Mile Road	2.07	LM	200.00	450.00	\$469,000.00 \$5.21	J.DePonio\ J.Capitani Approximately 400 yards from the corner of 23 Mile Road and Hayes. Many potential uses. Adjacent to future "Devonshire Corners" development.
7725-7825 Twenty Five Mile Road	2.10	C-1	303.00	320.00	\$309,000.00 \$3.37	M.L.Capitani Main road exposure close to busy 25 Mile Road and Van Dyke intersection. Many uses possible.
Auburn Road	3.84	C-2	160.00	1,038.00	\$125,000.00 \$0.75	J.Capitani Property zoned "Linear Retail". Contiguous 4.3 acre parcel also for sale. Property located at Mound Road and Auburn Road intersection.

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Mound & 25 Mile Roads	10.43	O-1, R-12, R-	619.00	660.00	\$1,400,000.00 \$3.08	A.Iafrate 1.79 Acres Office. 7.09 Acres R-12 Multiple. 2 Acres R-1. Possible commercial re-zoning.
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Southfield

21751 W. Nine Mile Road	0.97	OS - Office S	180.00	234.00	\$100,000.00 \$2.37	G.Middlekauff\ G.Grochowski Just east of Nine Mile Road and Lahser. Office building recently razed with parking lot intact.
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St. Clair

King Highway	5.32	RM, Multiple	380.00	505.00	\$450,000.00 \$1.94	J.DePonio\ J.Capitani Site plan approved for 28 attached condos. Engineering completed. Terms available. Possible rezoning.
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Sterling Heights

35683 Dodge Park Road	0.39	Office	154.97	110.00	\$94,900.00 \$5.59	G.Grochowski Small office zoned parcel on Dodge Park in the heart of Sterling Heights. Directly north of Huntington Bank, just south of Metro Parkway. Suitable for small professional building.
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Mound Road	0.39	O-1	119.00	141.00	\$525,000.00 \$30.90	G.Grochowski\ A.Iafrate Hard corner location currently zoned O-1; Owner willing to re-zone to Commercial Site is part of a commercial condominium association and parking is shared in common which will allow for a larger building.
6335 Fifteen Mile	0.47	M-1	70.00	295.00	\$390,000.00	M.Grammatico Main Road Land
6310 Millett	0.47	M-1	70.00	294.00	\$65,000.00 \$3.16	J.Capitani Parcel suitable for a 3,500 square foot building. Outside storage allowed with special land use approval.
2391 Fifteen Mile Road	1.00	O1			\$350,000.00 \$8.03	A.Iafrate\ M.L.Capitani Approved for a 7,420 SF professional building. Footings in place. Can be purchased "as is" or with a shell building. All architectural drawings and permits included in price. Building shell price is \$975,000.00.
Fourteen Mile Road	1.36	Office	121.00	491.00	\$148,000.00 \$2.62	T.Jablonski Great site for office building with side drive and parking in rear, excellent traffic count & high density residence.

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Mound Road	1.52	O-1	220.00	300.00	\$565,000.00 \$8.53	G.Grochowski\ A.Iafrate 12,126 SF site planned approved medical office buildings. Permit, plans, and all studies available with the sale.
Mound Road	1.91	Office	339.00	300.00	\$1,090,000.00 \$13.10	G.Grochowski\ A.Iafrate Two parcel piece located within a commercial condominium association. Possible commercial zoning for the hard corner.
14490 Lakeside Circle	2.08	O-2	210.00	400.00	\$595,000.00 \$6.54	A.Iafrate\ M.L.Capitani Excellent development as owner opportunity. Also available as a lease build-to-suit up to 30,700 s.f. of medical/office.
42501 Van Dyke	5.92	M-1	387.00	640.00	\$895,000.00 \$3.47	J.DePonio\ M.E.Capitani Excellent re-development opportunity. Property located within Sterling Heights "Corridor Improvement" district.

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Troy

430 E. Maple Road	0.37		61.00	195.00	\$95,000.00 \$2.18	G.Middlekauff\ G.Grochowski High exposure corner lot for sale.
92 E. Wattles	1.01		318.95		\$199,000.00 \$4.57	J.DePonio\ G.Grochowski Build to suit opportunity in the heart of Troy. Subject to zoning approval possible. Approximately 4,500 sf medical building or up to 9,000 sf of general office.
John R Road	1.13	Residential	90.00	514.00	\$125,000.00 \$3.24	J.DePonio\ G.Grochowski Wonderful wooded residential lot in the Heart of Troy. Includes access to private pond in rear of property. Additional acreage available.
South Boulevard & Livernois	1.70	OS-1	411.00	180.00	\$1,600,000.00 \$21.60	G.Grochowski South East corner of South Boulevard & Livernois

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2785 W. Maple Road	8.21	M-1	546.00	654.00	\$3,750,000.00 \$10.49	J.Capitani\ G.Rogers Potential rezoning opportunity to B-3. Adjacent to other parcels which could be assembled for a complete redevelopment of the SE corner of Maple & Coolidge.
Warren						
7540-7548 Twelve Mile Road	0.30	C-1	120.00	110.00	\$150,000.00 \$11.36	G.Grochowski Zoned C-1 with excellent frontage on Twelve Mile Road directly across from GM Tech Center. Suitable for retail or office development. Can be assembled for up to two acres.
7594-7602 Twelve Mile Road	0.51	C-1	200.00	110.00	\$250,000.00 \$11.36	G.Grochowski Zoned C-1 with excellent frontage on Twelve Mile Road directly across from GM Tech Center. Suitable for retail or office development. Can be assembled for up to two acres.
7559 - 7591 Stanley	1.19	R-I-P	400.00	130.00	\$150,000.00 \$2.88	G.Grochowski Zoned R-I-P can be combined with two parcels for Twelve Mile frontage and large parking lot. Directly across from GM Tech Center. Suitable for residential, retail or office with combination of Twelve Mile parcels. Up to two acres.

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25853 Sherwood Ave.	1.53	M-3	179.00	371.00	\$130,000.00 \$1.96	J.DePonio\ J.Capitani Close proximity to I-696. Motivated seller.
7540-7602 Twelve Mile Road	2.00	C-1	320.00	120.00	\$575,000.00 \$6.59	G.Grochowski Zoned C-1 with excellent frontage on Twelve Mile Road directly across from GM Tech Center. Suitable for retail or office up to two acres.
24425 Schoenherr Road	7.55	M-3	263.00	1,195.00	\$595,000.00 \$1.81	J.Capitani\ M.Grammatico Adjacent to Grand Trunk Rail Road. Outside storage permitted. Approximately one mile to I-696 and minutes to I-94 and I-75.
13875 Ten Mile	7.56	M-2			\$575,000.00 \$1.75	J.Capitani\ M.Grammatico Ideal for Landscaper or Contractor.