

# E NORTH TERRITORIAL RD

WHITMORE LAKE, MI 48189

## 65 ACRES FRONTING US-23 FOR SALE

- Price: \$3,250,000
- 65.46 Acres
- Zoning: GC - General Commercial
- Prime location for Multi-Family or Big Box Industrial development
- Adjacent to 40+ Acres owned by Meijer for future development
- Roadside Utilities
- Survey on file

**Population**  
 1 Mile: 231  
 3 Mile: 4,830  
 5 Mile: 30,399

**Business**  
 #of Businesses: 35  
 # of Employees: 520

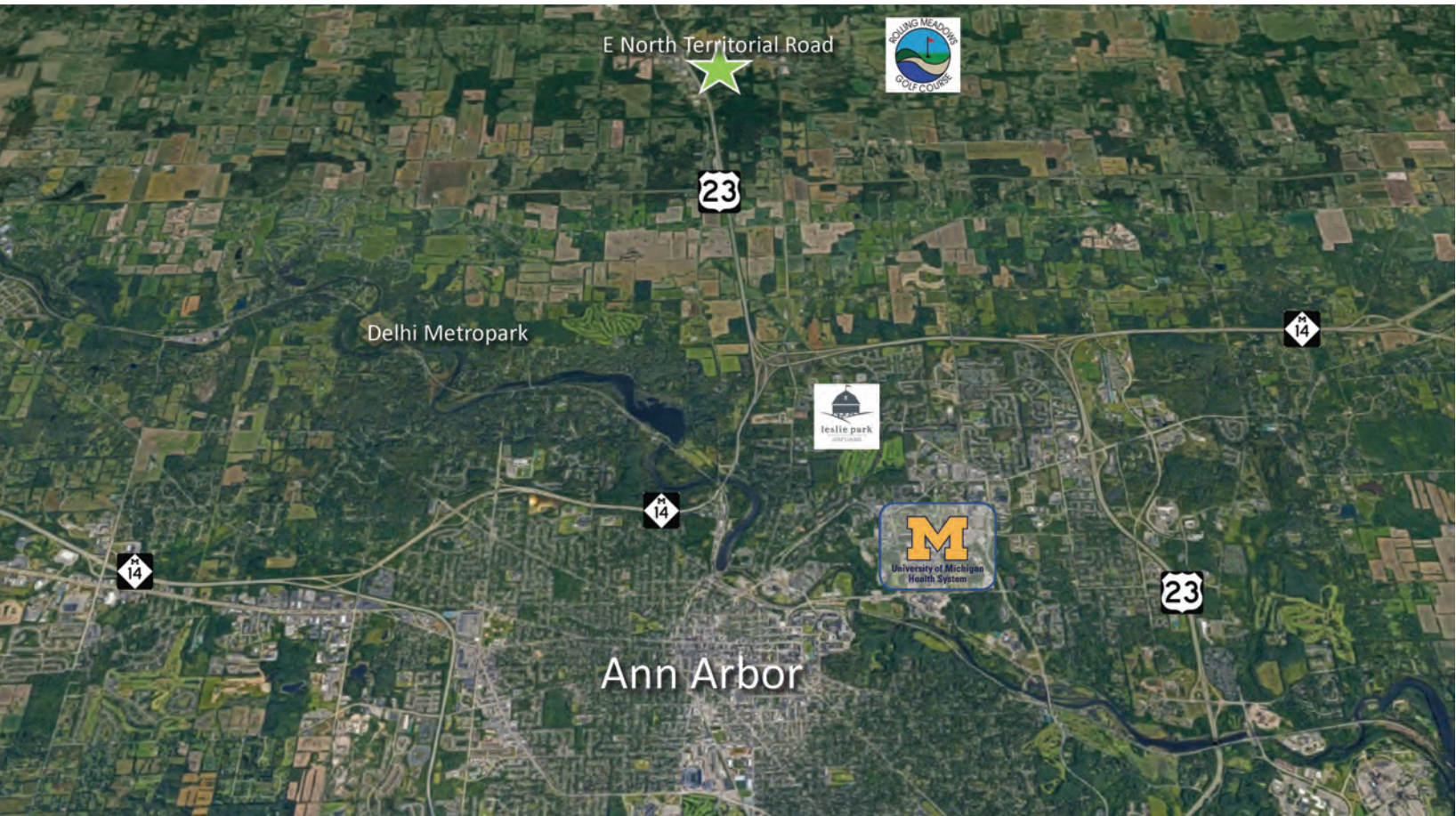
**Household**  
 1 Mile: 89  
 3 Mile: 1,919  
 5 Mile: 11,762

**Average Household Income**  
 1 Mile: \$107,449  
 3 Mile: \$103,488  
 5 Mile: \$126,426

**Traffic Count**  
 US Hwy 23 & E North  
 Territorial Road: 86,130

**Kevin Tamer**  
 Vice President /  
 Associate Broker  
 Office: 248-710-8000  
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**Samuel McLean**  
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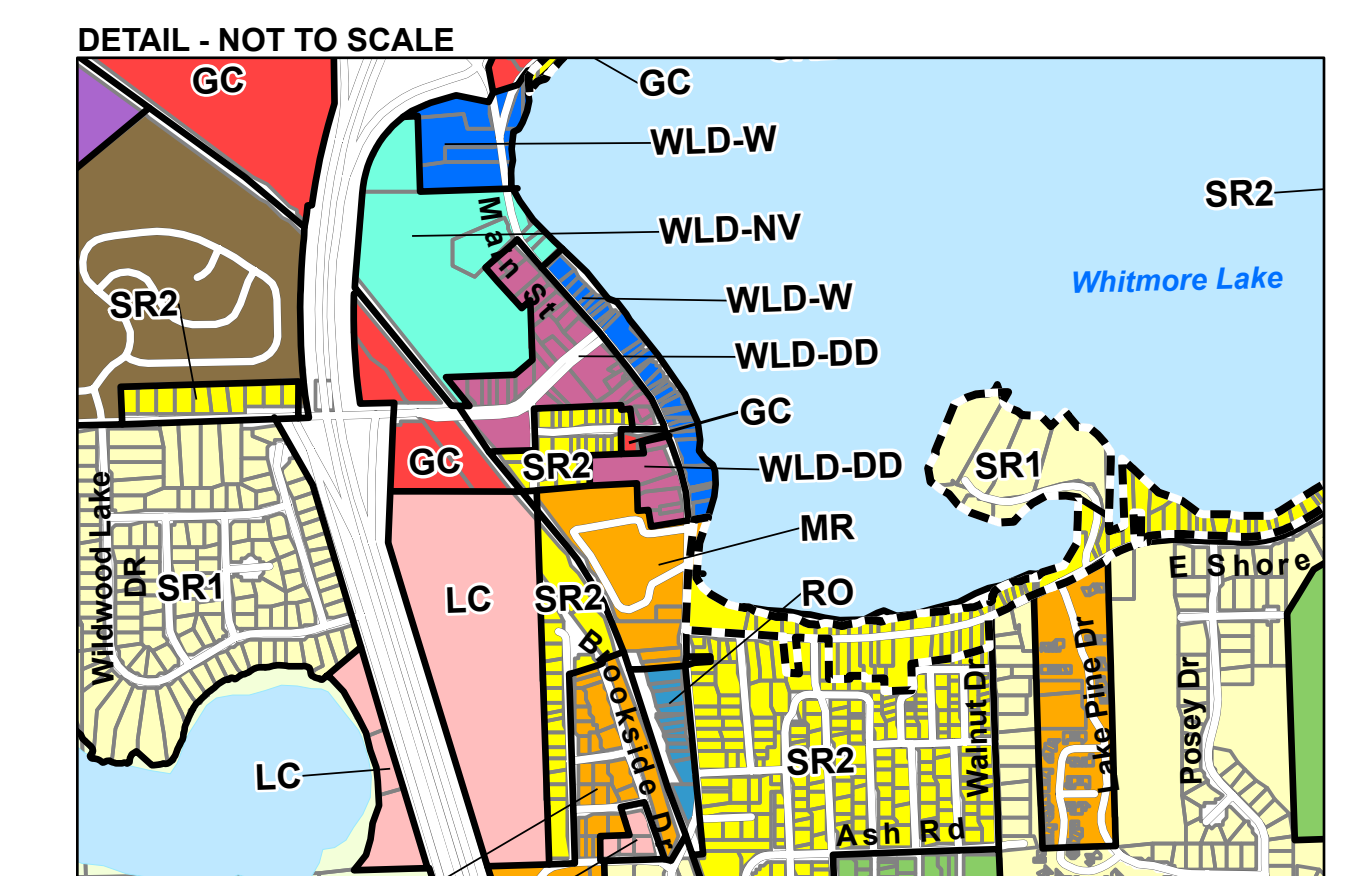
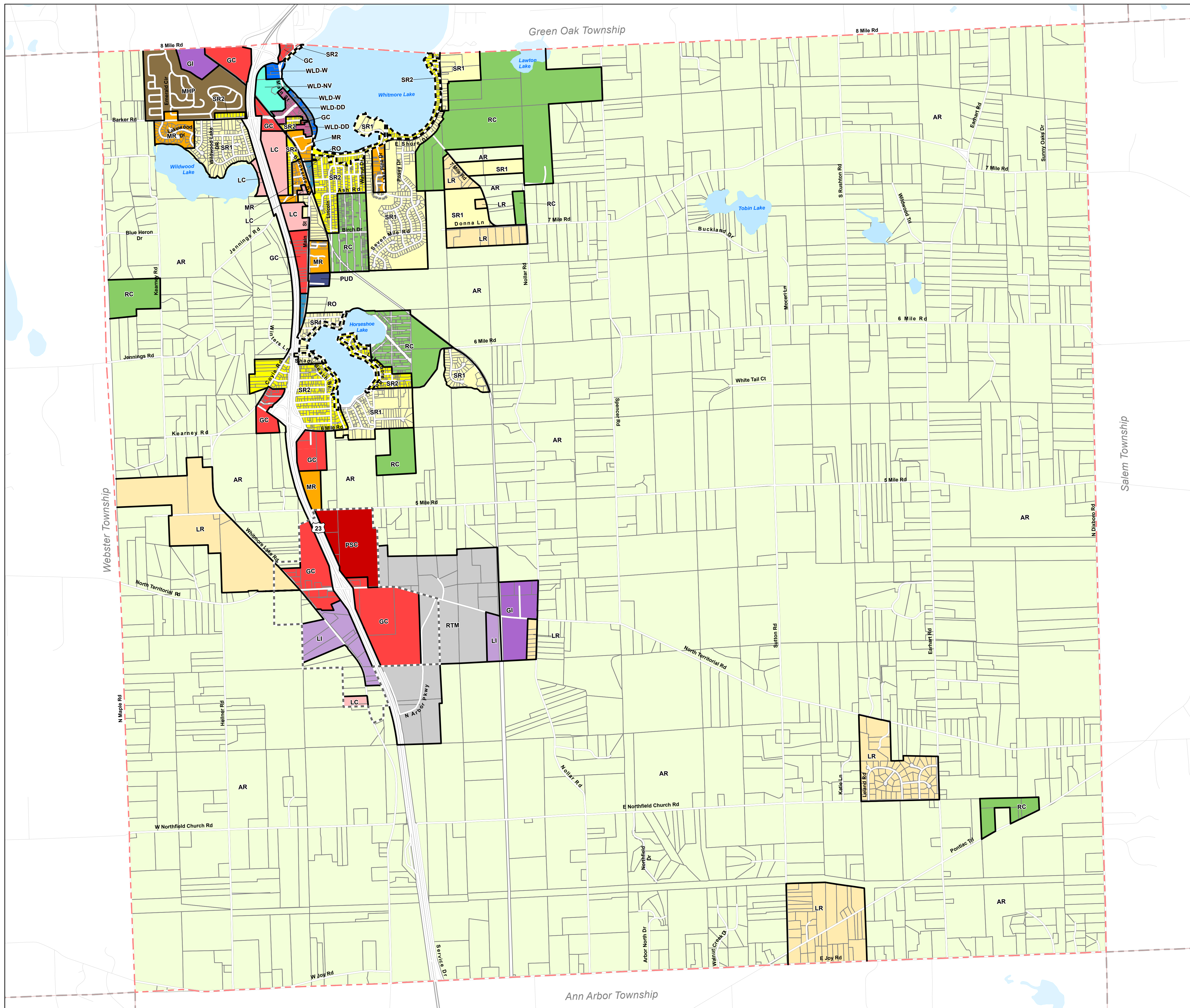
# Zoning Map

Northfield Township  
Washtenaw County, Michigan

January 13, 2021

## LEGEND

- AR - Agricultureure
- LR - Low-Density Residential
- MR - Multiple-Family Residential
- MHP - Mobile Home Park
- SR1 - Single-Family Residential
- SR2 - Single-Family Residential
- RO - Residential/Office
- LC - Local Commercial
- GC - General Commercial
- LI - Limited Industrial
- GI - General Industrial
- RTM - Research/ Technology/ Manufacturing
- PUD - Planned Unit Development
- PSC - Planned Shopping Center
- RC - Recreation Conservation
- WLD-DD - Whitmore Lake Downtown
- WLD-NV - Whitmore Lake North Village
- WLD-W - Whitmore Lake Waterfront
- WLNT - Whitmore Lake/North Territorial Overlay District
- WLHL - Whitmore Lake/Horseshoe Lake Overlay District

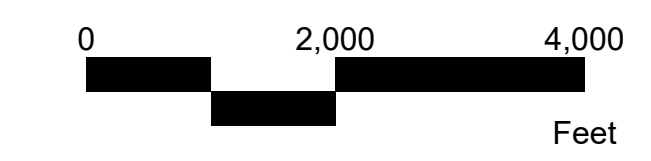


### NOTE

The lines of this map are representational of the actual Township boundary and parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies. Consult official Northfield Township records for precise distances, boundaries and areas.

### REVISIONS

Date	Ordinance #
3/1/2017	17-53
7/31/2017	17-55
2/26/2019	36-340
11/12/2019	36-98



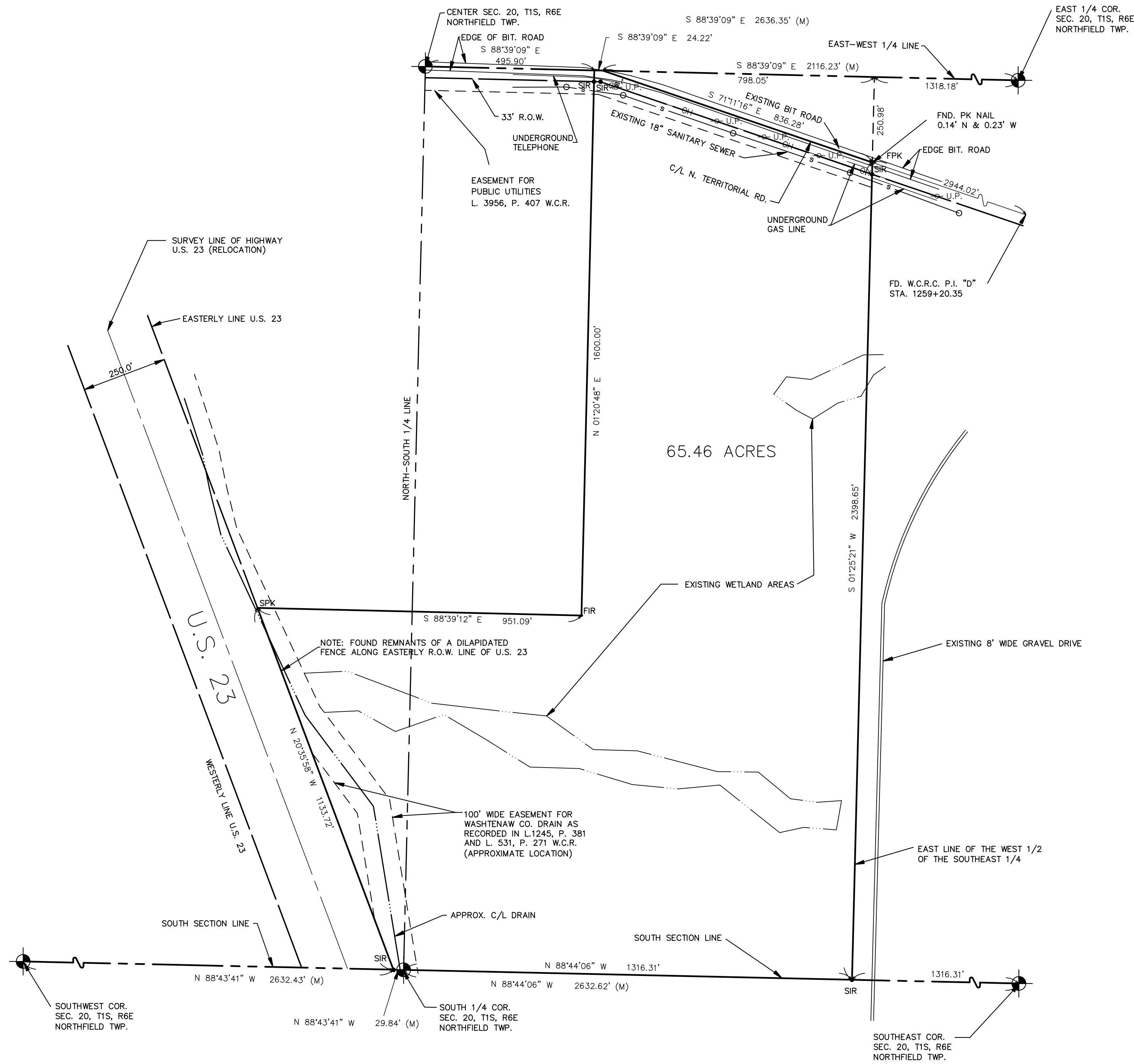
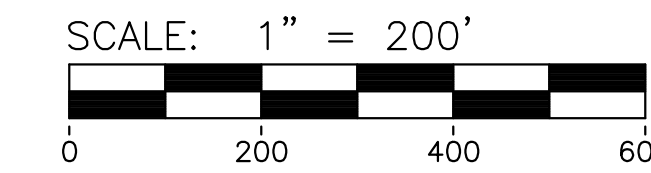
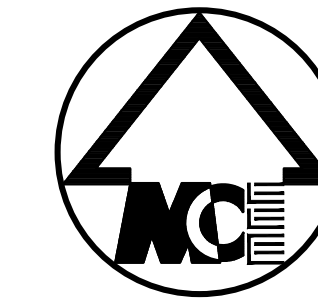
Basemap Source: Michigan Center for Geographic Information, v. 17a.  
Data Source: Washtenaw County, Northfield Township, McKenna 2021.



NOTE: ALL UTILITIES REPRESENTED ON THIS DRAWING WERE PLACED USING SURFACE FEATURES AS LOCATED IN THE FIELD. THESE REPRESENTATIONS ARE APPROXIMATE LOCATIONS.

LEGEND

- U.P. EXIST. UTILITY POLE
- GUY WIRE
- DH EXIST. OVERHEAD UTILITY LINE
- S-O EXIST. SANITARY SEWER
- SECTION CORNER
- SPK SET P.K.
- FPK FOUND P.K.
- SIR SET IRON ROD
- FIR FOUND IRON ROD



CERTIFICATE

I, the undersigned, hereby certify to Land America/Trans Nation, and Republic Bank, a Michigan banking corporation, that this print of survey is based on a survey made by Christopher L. Lester, Registered Surveyor No. 45501, on February 3, 2001, and that this print of survey correctly shows the location of all buildings, structures and other improvements situated on the premises herein described and that except as shown hereon, there are no visible easements or rights-of-way across said premises, or easements or rights-of-way of which the undersigned has been advised, or party walls or encroachments upon adjoining premises, streets or alleys by any of said buildings, structures or other improvements, or cemeteries or family burying grounds, or encroachments of any nature upon the premises herein described. I further certify that the property abuts an accessible street or that there is ingress and egress to and from the property. I further certify that on the date aforementioned, I found the premises to be vacant and no visible parties in possession.

Date: February 6, 2001

Christopher L. Lester  
Registered Surveyor No. 45501

LEGAL DESCRIPTION

(LAND AMERICA FINANCIAL GROUP COMMITMENT NO. 634428)

LEGAL DESCRIPTION OF A 65.46 ACRE PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 20, T1S, R6E, NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

Commencing at the East 1/4 corner of Section 20, T1S, R6E, Northfield Township, Washtenaw County, Michigan; thence N88°39'09"W 2116.23 feet along the East-West 1/4 line of said Section 20 to the POINT OF BEGINNING;

thence S71°11'16"E 836.28 feet along the centerline of North Territorial Road (66 feet wide);  
 thence S01°25'21"W 2398.65 feet along the East line of the West 1/2 of the Southeast 1/4 of said Section 20;  
 thence N88°44'06"W 1316.31 feet along the South line of said Section 20 to the South 1/4 corner of said Section 20;  
 thence N88°43'41"W 29.84 feet along the South line of said Section 20;  
 thence N20°35'58"W 1133.72 feet along the Easterly line of U.S. 23 Highway (250 feet wide);  
 thence S88°39'12"E 951.09 feet;  
 thence N01°20'48"E 1600.00 feet;  
 thence S88°39'09"E 24.22 feet along the East-West 1/4 line of said Section 20 and the centerline of said North Territorial Road to the POINT OF BEGINNING. Containing 65.46 acres of land, more or less. Being subject to an easement for Catholic Church Horseshoe Lake Drain as recorded in Liber 1245, Page 381 and Liber 531, Page 271 Washtenaw County Records. Also being subject to an easement for public utilities as recorded in Liber 3956, Page 407, Washtenaw County Records. Also being subject to any other restrictions or easements of record, if any.

NOTE: ITEM 4 IN SCHEDULE B-SECTION 2 EXCEPTIONS (EASEMENT FOR HIGHWAY PURPOSES VESTED IN MICHIGAN STATE HIGHWAY DEPARTMENT BY INSTRUMENT RECORDED IN LIBER 781, PAGE 257) DOES NOT APPLY TO THIS PARCEL OF LAND.