

EST. **TD** 1978

THOMAS DUKE

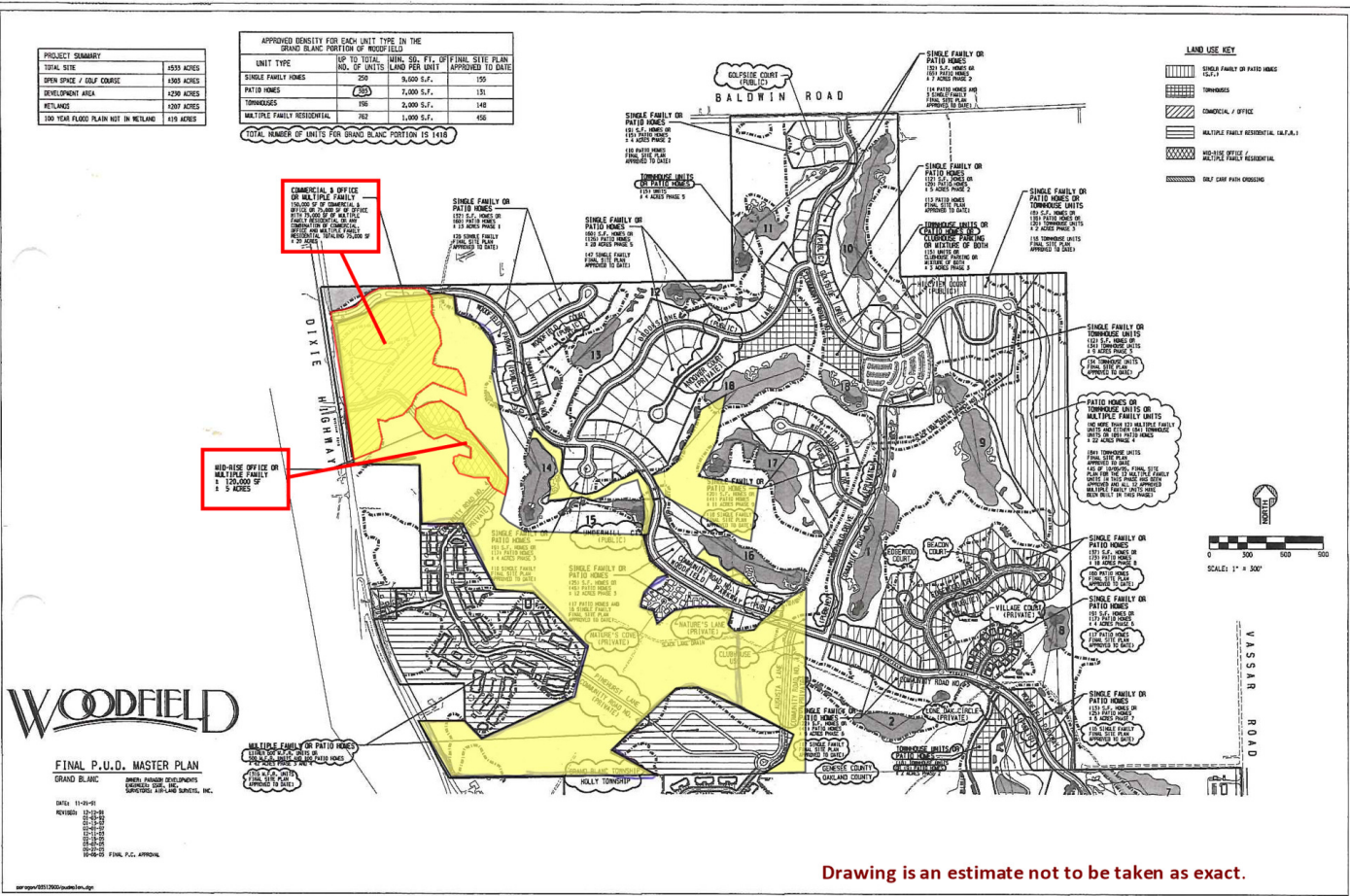
COMMERCIAL REAL ESTATE

Woodfield Parkway PUD

Grand Blanc, MI 48439

PROJECT SUMMARY	
TOTAL SITE	4535 ACRES
OPEN SPACE / GOLF COURSE	1260 ACRES
DEVELOPMENT AREA	4290 ACRES
NETLAND	4207 ACRES
100 YEAR FLOOD PLAIN NOT IN NETLAND	419 ACRES

APPROVED DENSITY FOR EACH UNIT TYPE IN THE GRAND BLANC PORTION OF WOODFIELD			
UNIT TYPE	UP TO TOTAL NO. OF UNITS	MIN. SQ. FT. OFFICIAL SITE PLAN	LAND PER UNIT APPROVED TO DATE
SINGLE FAMILY HOMES	250	9,000 S.F.	130
PATIO HOMES	130	7,000 S.F.	131
TOWNHOUSES	150	2,000 S.F.	140
MULTIPLE FAMILY RESIDENTIAL	702	1,000 S.F.	150
TOTAL NUMBER OF UNITS FOR GRAND BLANC PORTION IS 1410			



FOR SALE

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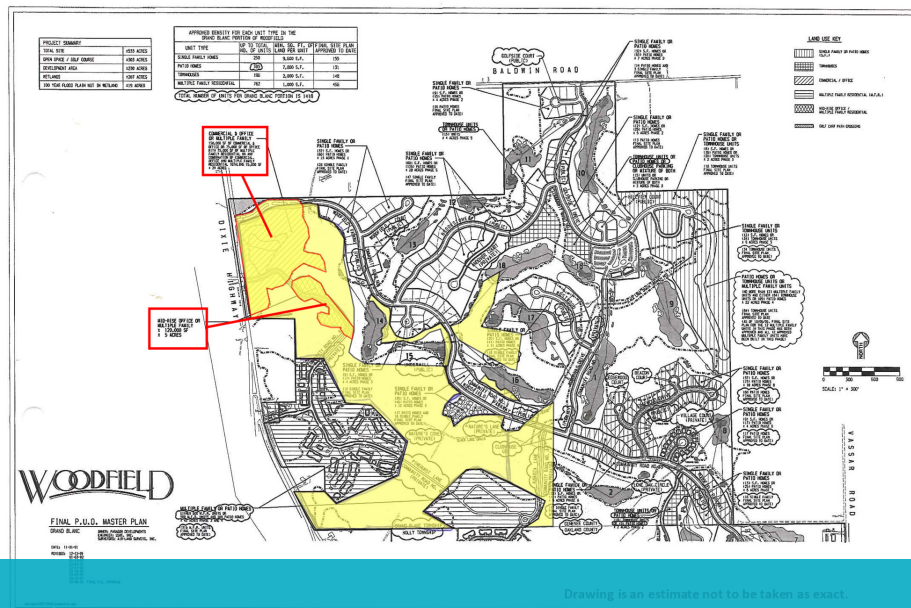
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FOR SALE

Woodfield Parkway PUD - Grand Blanc

10293 S Saginaw Road (north of) Grand Blanc, MI 48439



Sale Price: \$335,000.00

DESCRIPTION

Final component to an almost fully developed/occupied PUD. Various options for development/design standards. All utilities available off site.

Buildable Area outlined:

- 20 Acre Site
- 5 Acre Site

PROPERTY HIGHLIGHTS

- 5+/- Acres Mid-rise Office and Multi-Family.
- 20+/- Acres Commercial/Office or Multi-Family.
- Private drive located right off of Saginaw Road.
- Quick access to I-75 and Dixie Highway.
- 2 miles to Ascension Hospital.
- 3 miles to Downtown Grand Blanc.

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BUILDING INFORMATION

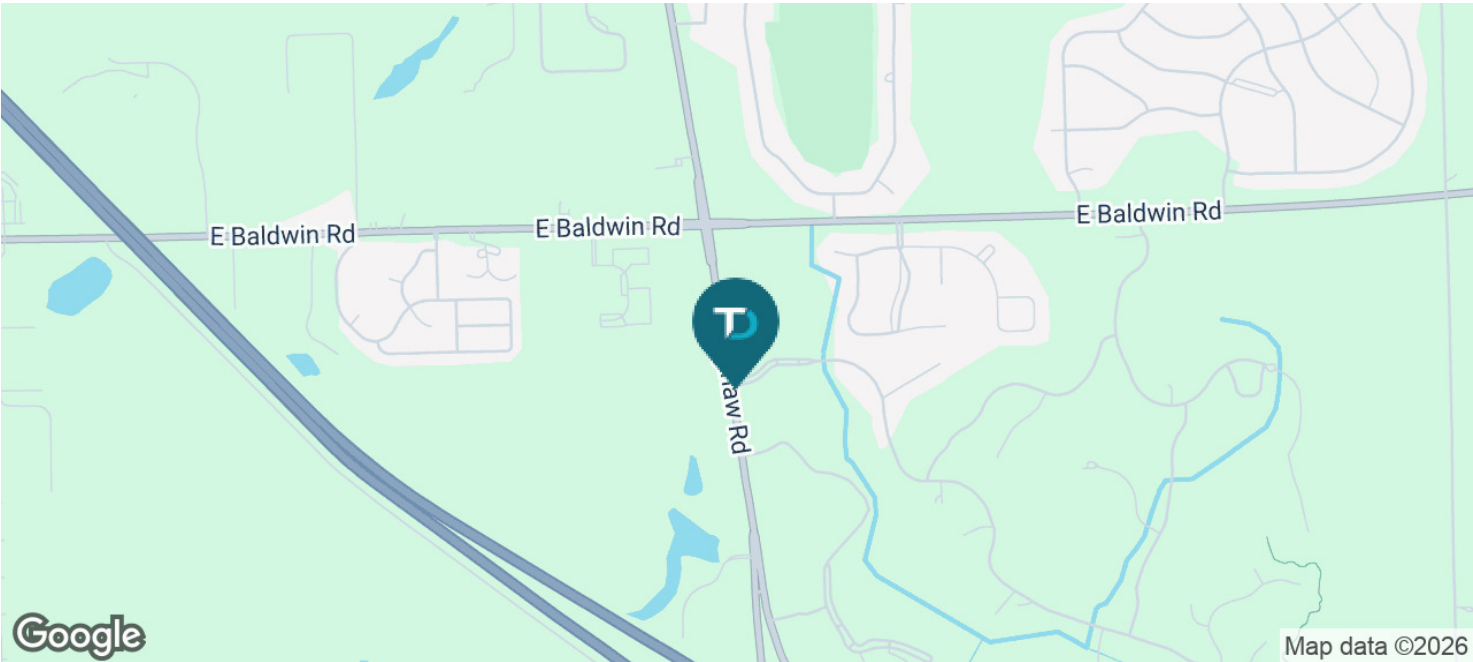
Sale Price:	PRICE REDUCED! Was: \$375,000.00 NOW: \$330,00.00 Cash or Land Contract Terms
Price/AC:	\$2,714.75
Utilities:	Municipal Water Sanitary Sewer
School District:	Grand Blanc

PROPERTY INFORMATION

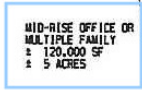
Lot Size:	123.4 Acres
Property Type:	Land
Property Subtype:	Multifamily
Zoning	PUD
Traffic Count:	Saginaw Road = 14,178 I-75 = 71,455
APN:	A part of 12-35-400-018

LOCATION INFORMATION

Located on the east side of Saginaw Road (Dixie Highway), north of I-75.



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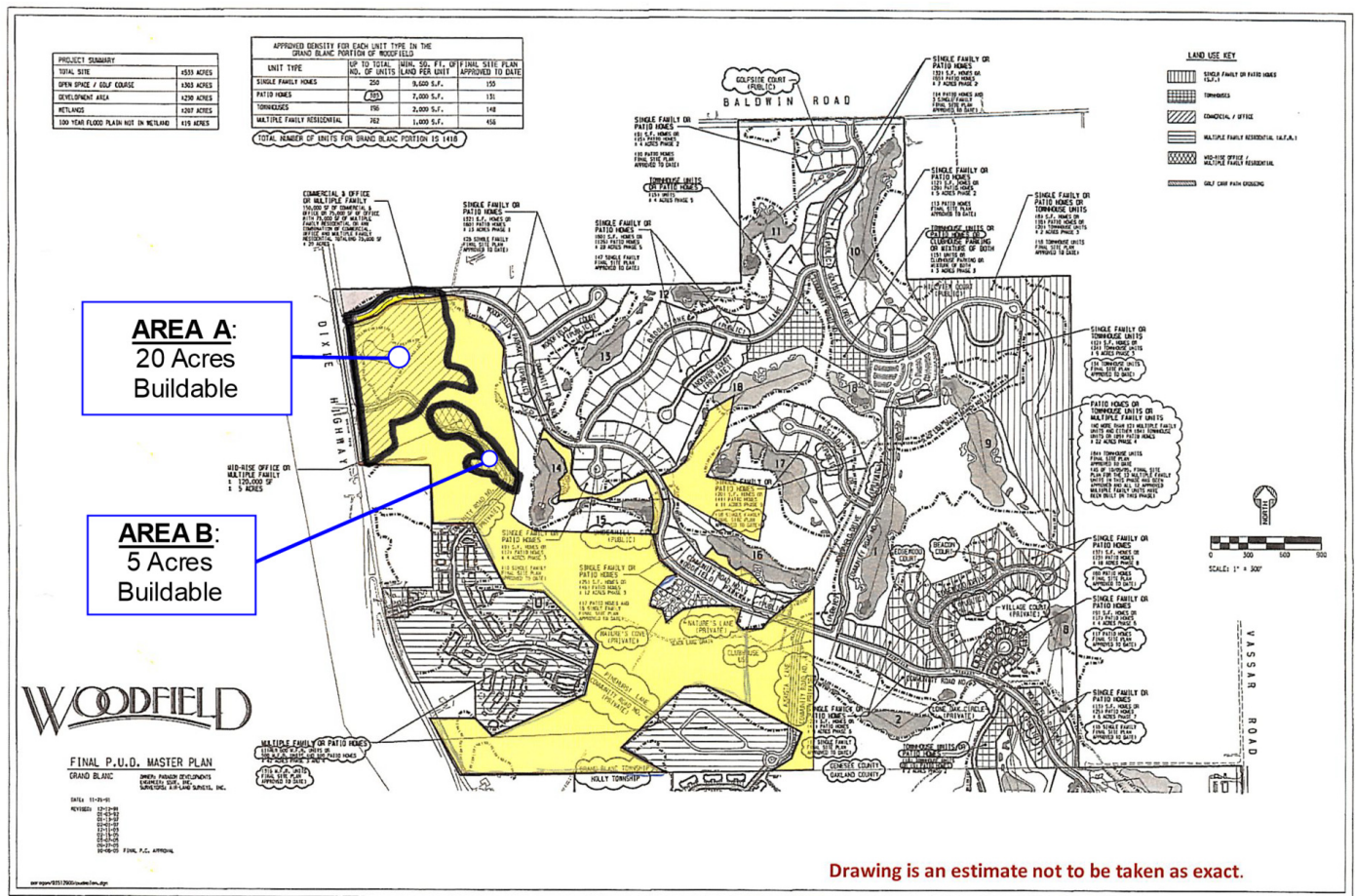


- Commercial and Office or Multi-Family.
- 150,000 SF of Commercial and Office or 75,000 SF of Office with 75,000 SF of Multi-Family Residential.
- Or Combination of Commercial, Office and Multi-Family totaling 75,000 SF

- Mid-rise office or Multi-Family.

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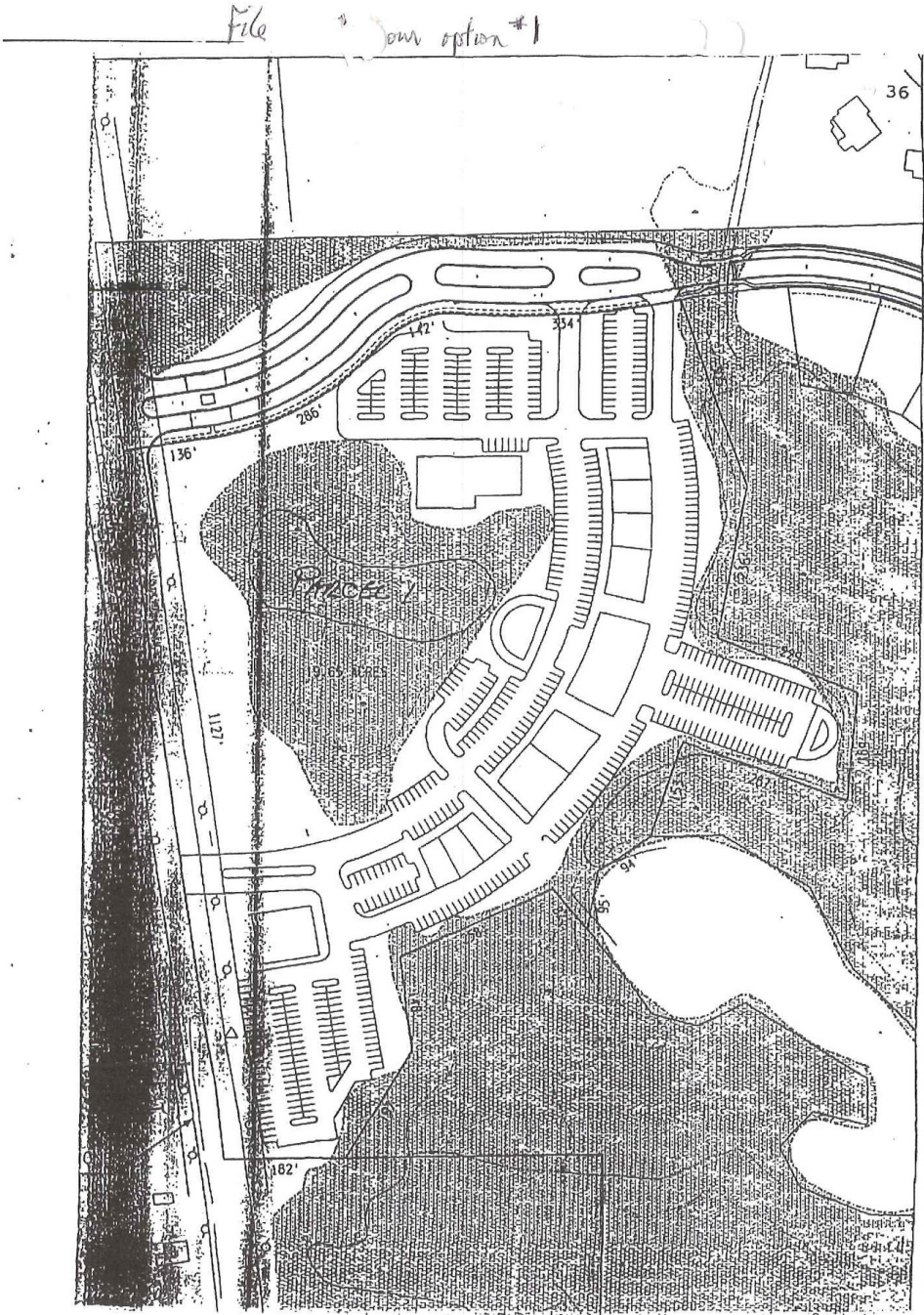


20 Acre Site Plan

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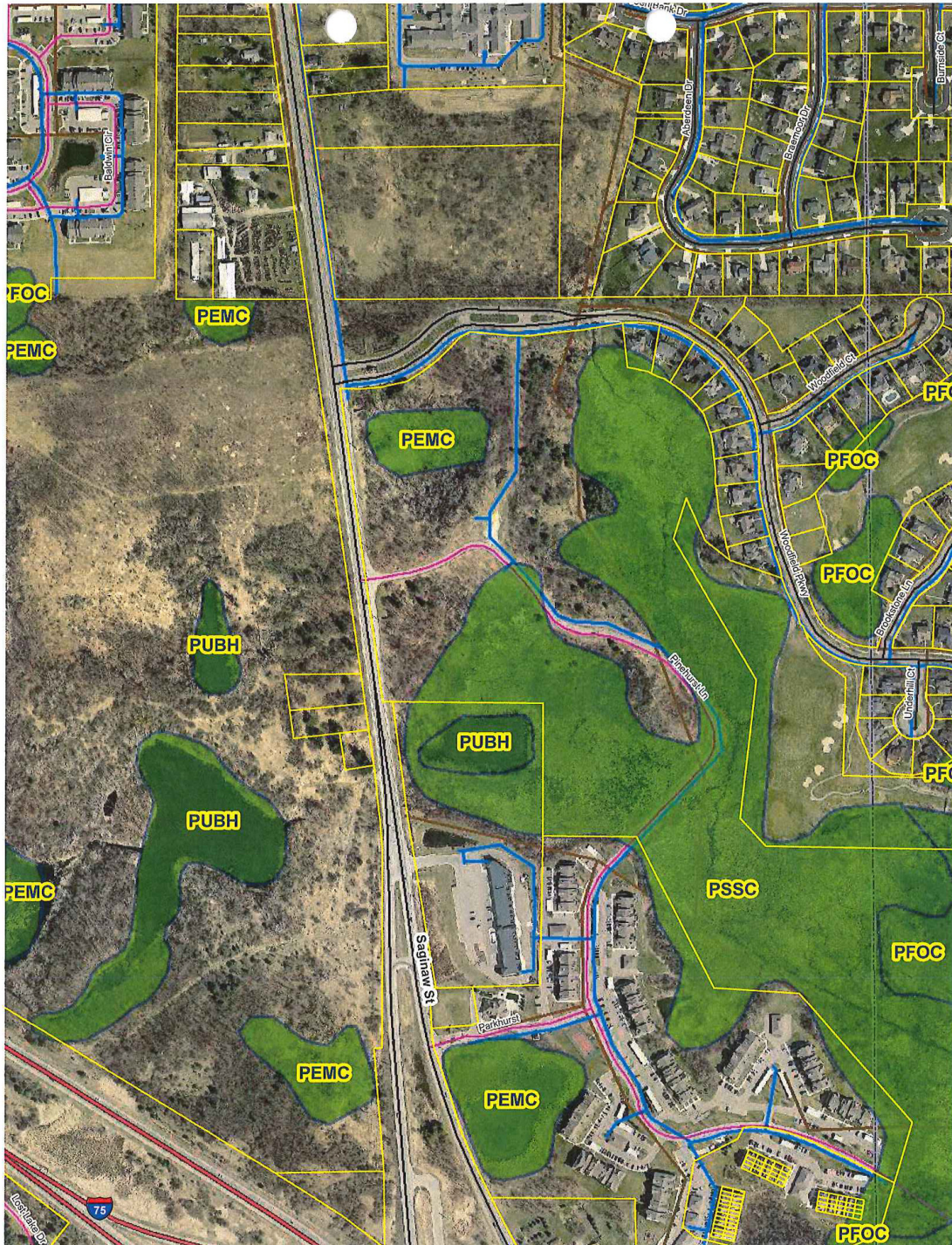
AREA A - 20 ACRE SITE PLAN



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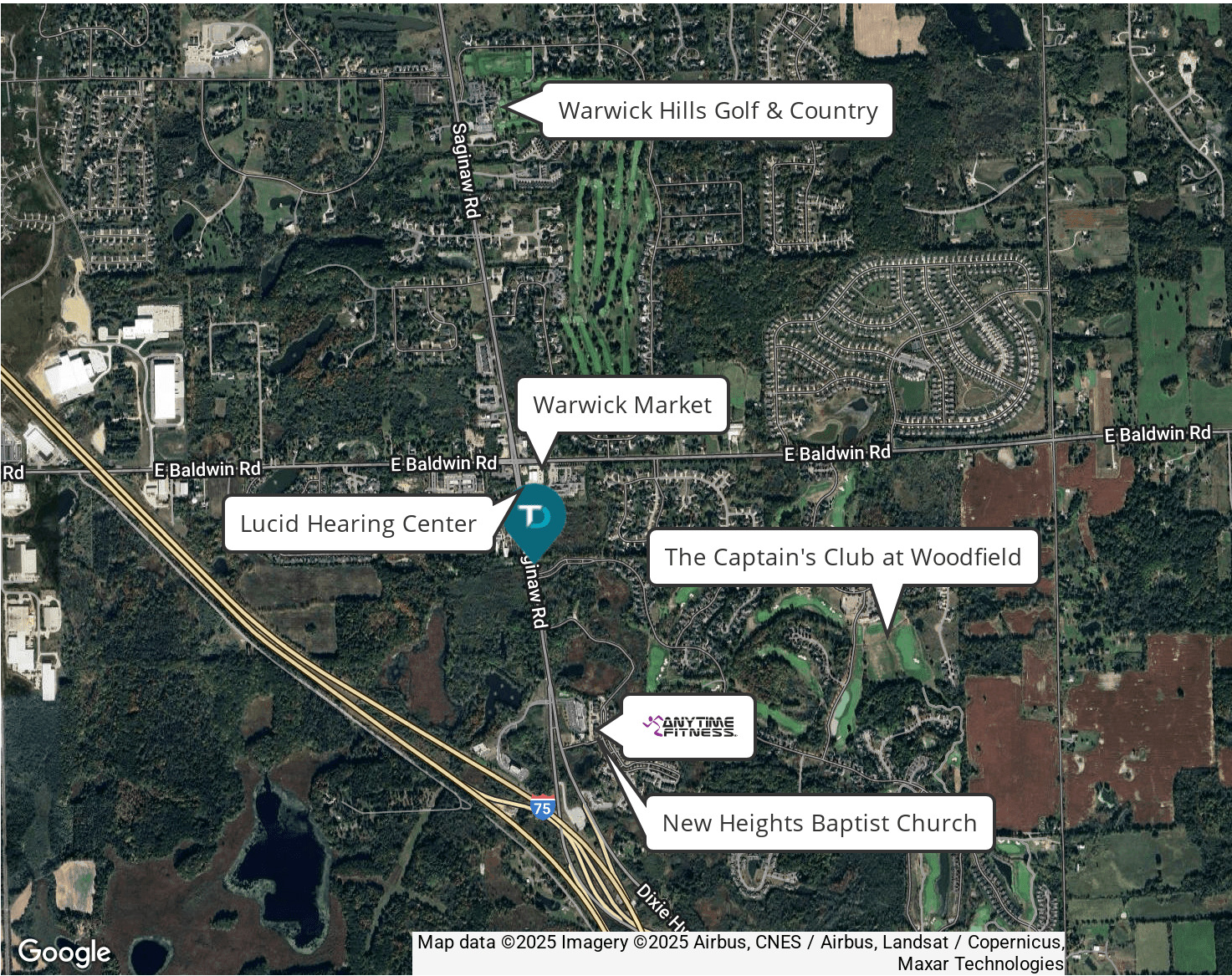
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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	2,332	16,115	44,313
Median age	39.4	38.5	37.9
Total households	823	5,833	16,765
Average HH income	\$96,079	\$90,539	\$82,464
Average house value	\$229,666	\$233,706	\$233,584

