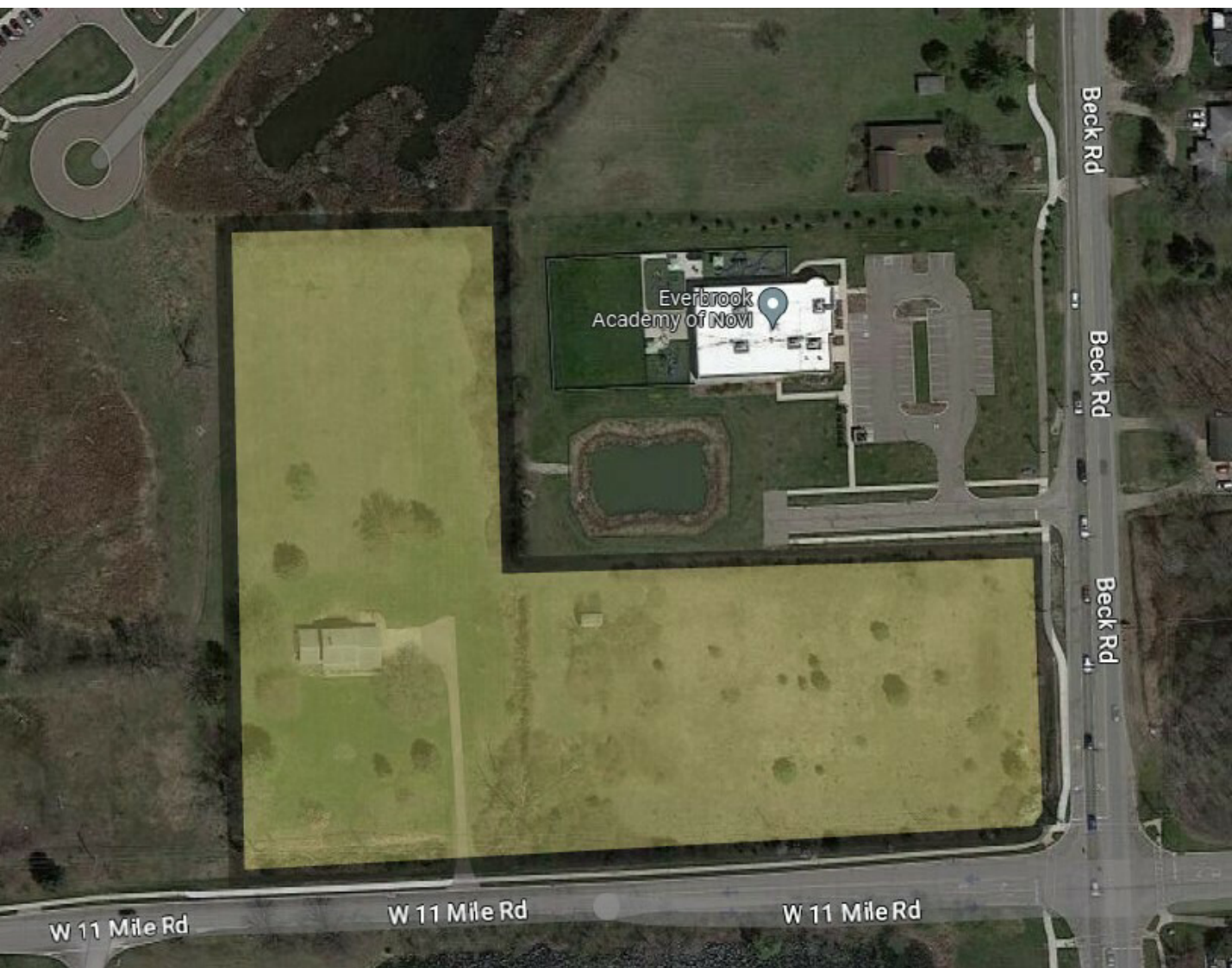


## 7.86 Acres 11 Mile & Beck Road

47460 W 11 Mile Road Novi, MI 48374



# FOR SALE

GetReal *quality*  
248.476.3700

LISTED BY:

Mark Szerlag

Senior Partner

[mszerlag@thomasduke.com](mailto:mszerlag@thomasduke.com)

# FOR SALE

## 7.86 Acres 11 Mile & Beck Road

47460 W 11 Mile Road Novi, MI 48374



Sale Price: \$2,400,000.00

### DESCRIPTION

7.86 Acres of Residential land zoned Planned Suburban Low-Rise with existing ~2,500 SqFt structure.

### PROPERTY HIGHLIGHTS

- Visible corner on highly travelled Beck Road - 20k+ vehicles per day.
- Immediately South of Ascension Providence Hospital - Novi Campus.
- Existing structure is approximately 2,500 Square Feet.

# FOR SALE

## 7.86 Acres 11 Mile & Beck Road

47460 W 11 Mile Road Novi, MI 48374

### BUILDING INFORMATION

Sale Price:	\$2,400,000.00
Price/AC:	\$305,343.00
Building Size:	2,582 SF
Number of Floors:	2
Zoning	R-3: One-Family Residential
Master Planned:	PSLR: Planned Suburban Low-Rise

### PROPERTY INFORMATION

Lot Size:	7.86 Acres
Property Type:	Residential Land
Utilities:	Municipal Water & Sanitary Sewer
Traffic Count:	Beck Road - 20,310 vpd 11 Mile Road - 1,843 vpd
2025 Taxes:	Winter = \$4,578.16 Summer = \$11,416.14
Legal Description:	Available Upon Request
APN:	22-17-400-028

### LOCATION INFORMATION

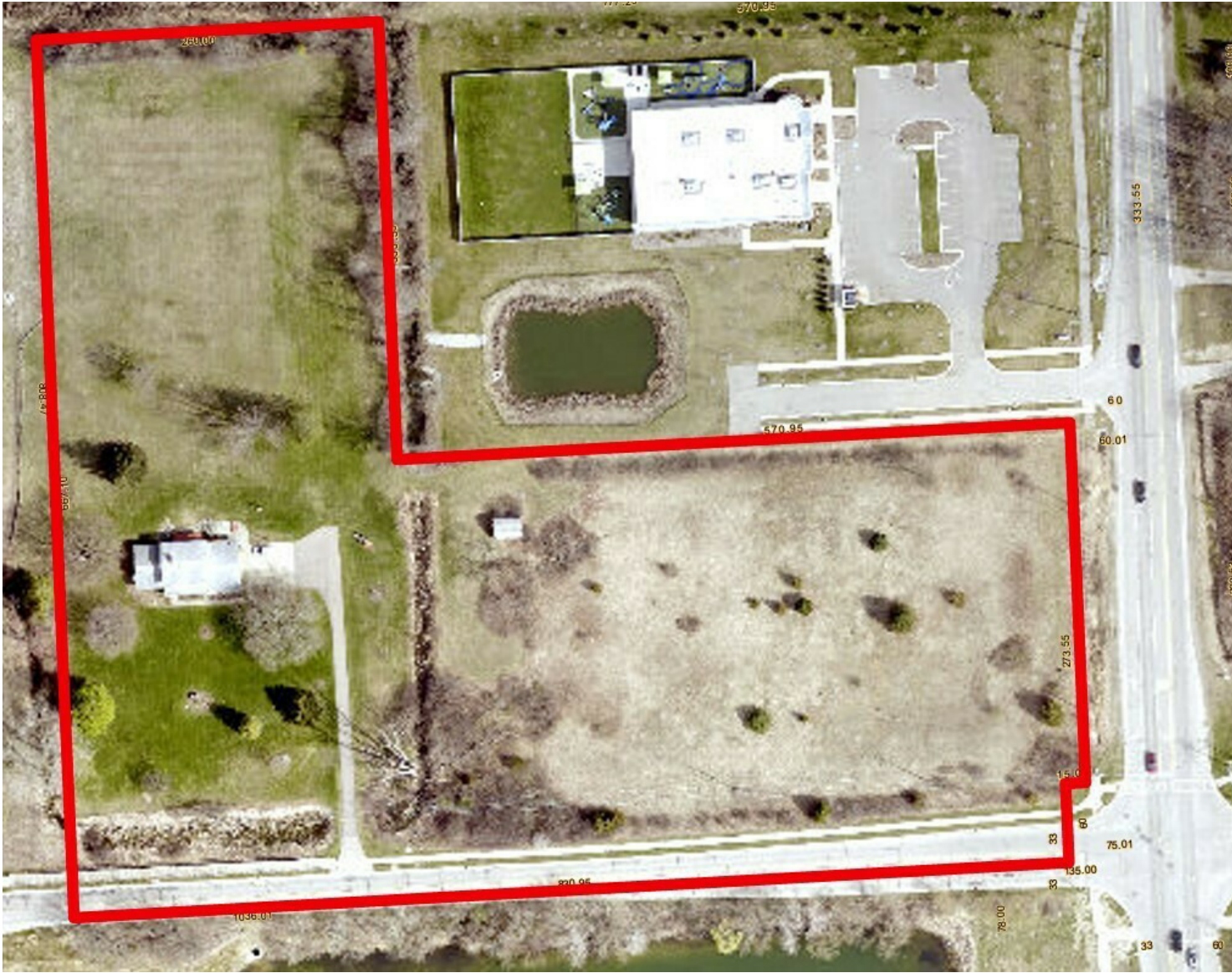
Located on the NW corner of Beck and 11 Mile Road.



# FOR SALE

## 7.86 Acres 11 Mile & Beck Road

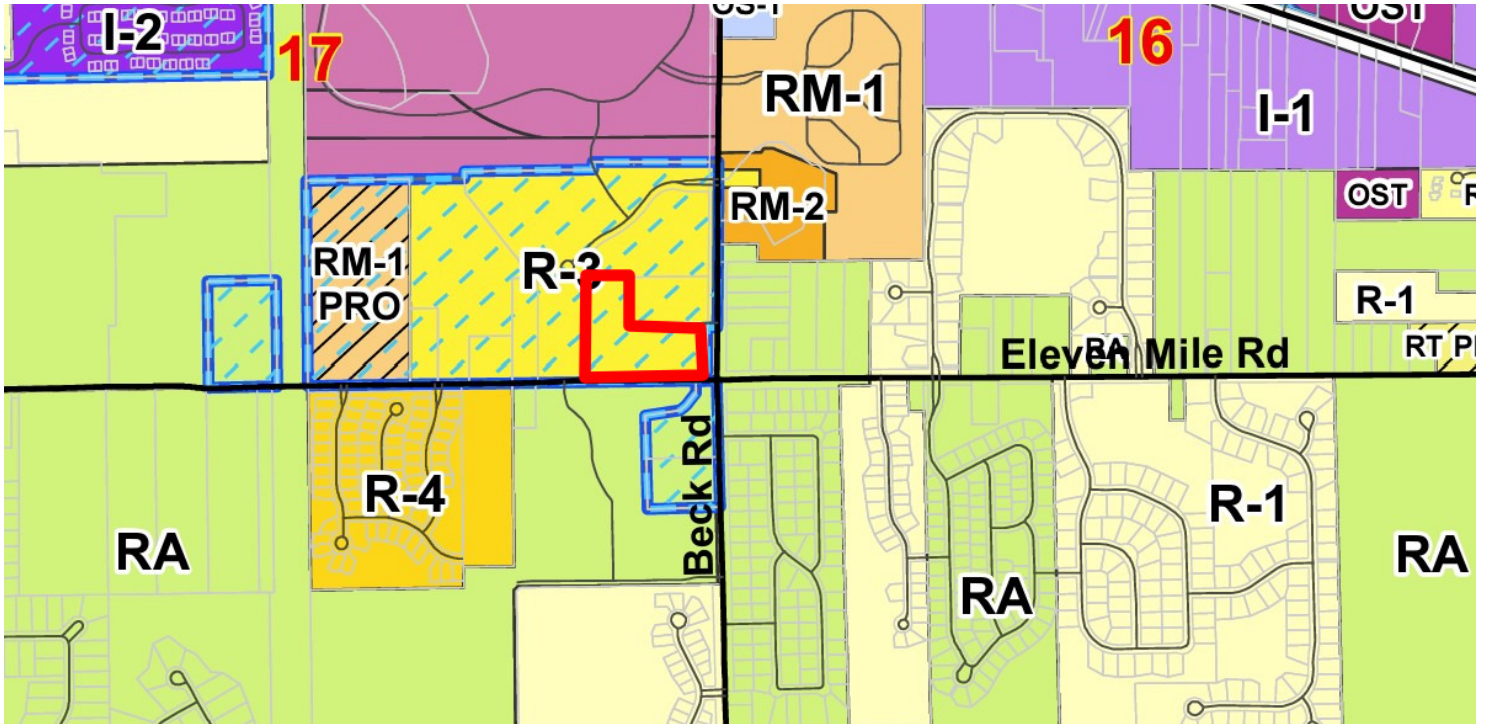
47460 W 11 Mile Road Novi, MI 48374



# FOR SALE

## 7.86 Acres 11 Mile & Beck Road

47460 W 11 Mile Road Novi, MI 48374



### Zoning Districts

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> R-A: Residential Acreage</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> R-1: One-Family Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff176; border: 1px solid black; margin-right: 5px;"></span> R-2: One-Family Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff176; border: 1px solid black; margin-right: 5px;"></span> R-3: One-Family Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff176; border: 1px solid black; margin-right: 5px;"></span> R-4: One-Family Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff176; border: 1px solid black; margin-right: 5px;"></span> RT: Two-Family Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black; margin-right: 5px;"></span> RM-1: Low-Density Multiple-Family</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black; margin-right: 5px;"></span> RM-2: High-Density Multiple-Family</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black; margin-right: 5px;"></span> MH: Mobile Home</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcdd2; border: 1px solid black; margin-right: 5px;"></span> B-1: Local Business</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcdd2; border: 1px solid black; margin-right: 5px;"></span> B-2: Community Business</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcdd2; border: 1px solid black; margin-right: 5px;"></span> B-3: General Business</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcdd2; border: 1px solid black; margin-right: 5px;"></span> C: Conference</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cfcfcf; border: 1px solid black; margin-right: 5px;"></span> EXPO: Expo</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e57373; border: 1px solid black; margin-right: 5px;"></span> GE: Gateway East</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e57373; border: 1px solid black; margin-right: 5px;"></span> FS: Freeway Service</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9575cd; border: 1px solid black; margin-right: 5px;"></span> I-1: Light Industrial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9575cd; border: 1px solid black; margin-right: 5px;"></span> I-2: General Industrial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> NCC: Non-Center Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9575cd; border: 1px solid black; margin-right: 5px;"></span> OS-1: Office Service</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9575cd; border: 1px solid black; margin-right: 5px;"></span> OSC: Office Service Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9575cd; border: 1px solid black; margin-right: 5px;"></span> OST: Office Service Technology</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9575cd; border: 1px solid black; margin-right: 5px;"></span> EXO: OST District with EXO Overlay</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e57373; border: 1px solid black; margin-right: 5px;"></span> RC: Regional Center</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cfcfcf; border: 1px solid black; margin-right: 5px;"></span> P-1: Vehicular Parking</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e57373; border: 1px solid black; margin-right: 5px;"></span> PSV: Pavilion Shore Village</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e57373; border: 1px solid black; margin-right: 5px;"></span> TC: Town Center</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e57373; border: 1px solid black; margin-right: 5px;"></span> TC-1: Town Center-1</li> </ul>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

### Zoning Overlays

Exposition (EXO)
  Planned Suburban Low-Rise (PSLR)
  Planned Rezoning (PRO)



### 4.70 LOW-RISE MULTIPLE-FAMILY RESIDENTIAL USES IN THE PSLR DISTRICT

In the PSLR district, low-rise multiple-family residential uses are permitted as a special land use up to a maximum of six and one-half (6.5) dwelling units per net acre, excluding existing road rights-of-way.

### 4.71 LIVE/WORK UNITS

In the PSLR district, dwelling units providing for living and working areas are permitted as a special land use subject to the following restrictions:

1. Units must contain at least one (1) bedroom, one (1) bathroom, and kitchen facilities;
2. Minimum floor area per live/work unit shall be seven-hundred fifty (750) square feet.
3. In addition to residential uses the following uses shall be permitted:
  - A. Photography, art, craft, music and similar studios.
  - B. Professional offices of architects, engineers, lawyers, accountants of other similar professionals.

4. Employees shall be limited to residents of the live/work unit and up to two (2) additional employees.
5. Maximum six and one-half (6.5) dwelling units per net acre excluding existing road rights-of-way.

### 4.72 NON-PROFIT COMMUNITY BUILDINGS AND CULTURAL FACILITIES

In the PSLR district, non-profit community buildings and cultural facilities established primarily to provide services to the community, such as, but not limited to, museums, senior centers, performing arts centers, indoor recreation centers are permitted as a special land use.

### 4.73 ACCESSORY BUILDINGS, STRUCTURES AND USES IN THE PSLR DISTRICT

Accessory buildings, structures and uses customarily incidental to the special land uses in the PSLR district are permitted as a special land use subject to [Section 4.19](#) and the following:

1. Accessory buildings and structures shall be located in the rear yard or interior side yard.
2. Accessory buildings shall be constructed of the same materials as the principal building(s), and shall not exceed twenty-five (25) percent of the floor space of the principal building.

# FOR SALE

## 7.86 Acres 11 Mile & Beck Road

47460 W 11 Mile Road Novi, MI 48374



### DEMOGRAPHIC INFORMATION

	1 MILE	2 MILES	3 MILES
Total population	3,483	19,034	40,236
Median age	42.4	38.4	38.9
Total households	1,308	6,470	16,243
Average HH income	\$168,030	\$165,385	\$135,191
Average house value	\$431,208	\$404,646	\$311,659

