

LAND PROPERTY // FOR SALE

# 1.1-ACRE COMMERCIAL PARCEL ON GRAND RIVER AVE

29033 GRAND RIVER AVE  
FARMINGTON, MI 48336



- Mixed-use or Commercial
- 101' of Grand River frontage
- Auto Row
- Motivated Seller
- All utilities to the site
- City incentives available
- 35,000 Vehicles per day

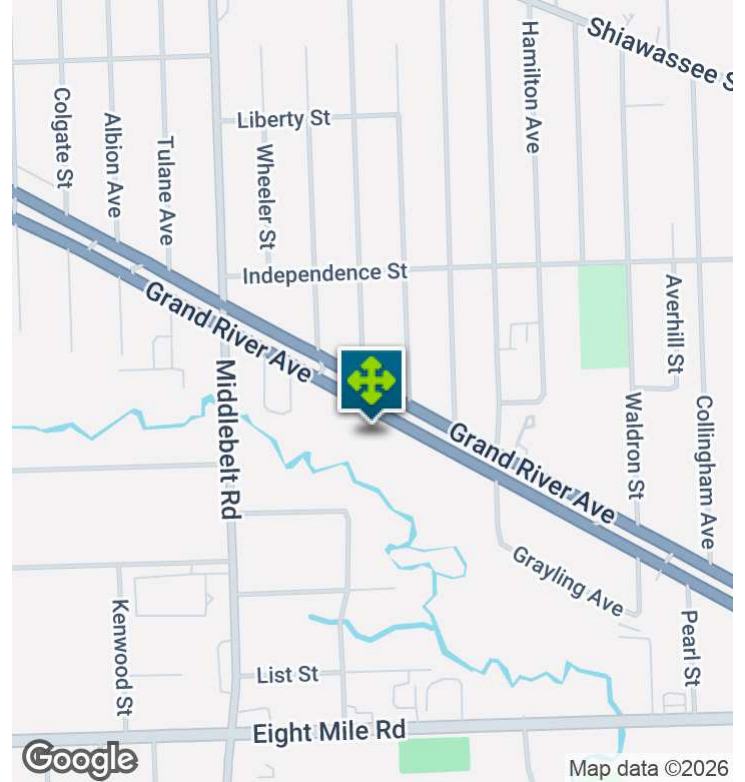


26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

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# EXECUTIVE SUMMARY

29033 GRAND RIVER AVE, FARMINGTON, MI 48336 // FOR SALE



<b>Sale Price</b>	<b>\$250,000</b>
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## OFFERING SUMMARY

<b>Lot Size:</b>	1.1 Acres
<b>Price / Acre:</b>	\$227,273
<b>Zoning:</b>	GR1
<b>Market:</b>	Detroit
<b>Submarket:</b>	Farmington / Farmington Hills
<b>Traffic Count:</b>	35,500

## PROPERTY OVERVIEW

Development parcel for mixed-use or commercial with a drive-thru. Many incentives are available from Corridor Improvement Authority. City water and sewer are available and the lot has one curb cut.

## LOCATION OVERVIEW

Located just east of Middlebelt Rd, on the south side of M-5 / Grand River Ave. Grand River is the primary connector for Livonia and Redford to the western suburbs.

## PROPERTY HIGHLIGHTS

- Mixed-use or Commercial
- 101' of Grand River frontage
- All utilities to the site
- City incentives available
- 35,000 vehicles per day
- Motivated Seller

# PROPERTY DETAILS

29033 GRAND RIVER AVE, FARMINGTON, MI 48336 // FOR SALE

Sale Price	\$250,000
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## LOCATION INFORMATION

Street Address	29033 Grand River Ave
City, State, Zip	Farmington, MI 48336
County	Oakland
Market	Detroit
Sub-market	Farmington / Farmington Hills
Cross-Streets	Grand River Ave and Middlebelt Rd
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-275 and I-96

## BUILDING INFORMATION

Number of Lots	1
Best Use	Mixed Use

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Commercial
Zoning	GR1
Lot Size	1.1 Acres
APN #	22-23-36-306-013
Lot Frontage	101.6 ft
Lot Depth	487.62 ft
Corner Property	Land
Traffic Count	35,500
Traffic Count Street	Grand River Ave
Amenities	Water and sewer are available
Waterfront	Yes, Rouge River
Rail Access	No
Topography	Level

## PARKING & TRANSPORTATION

Street Parking	No
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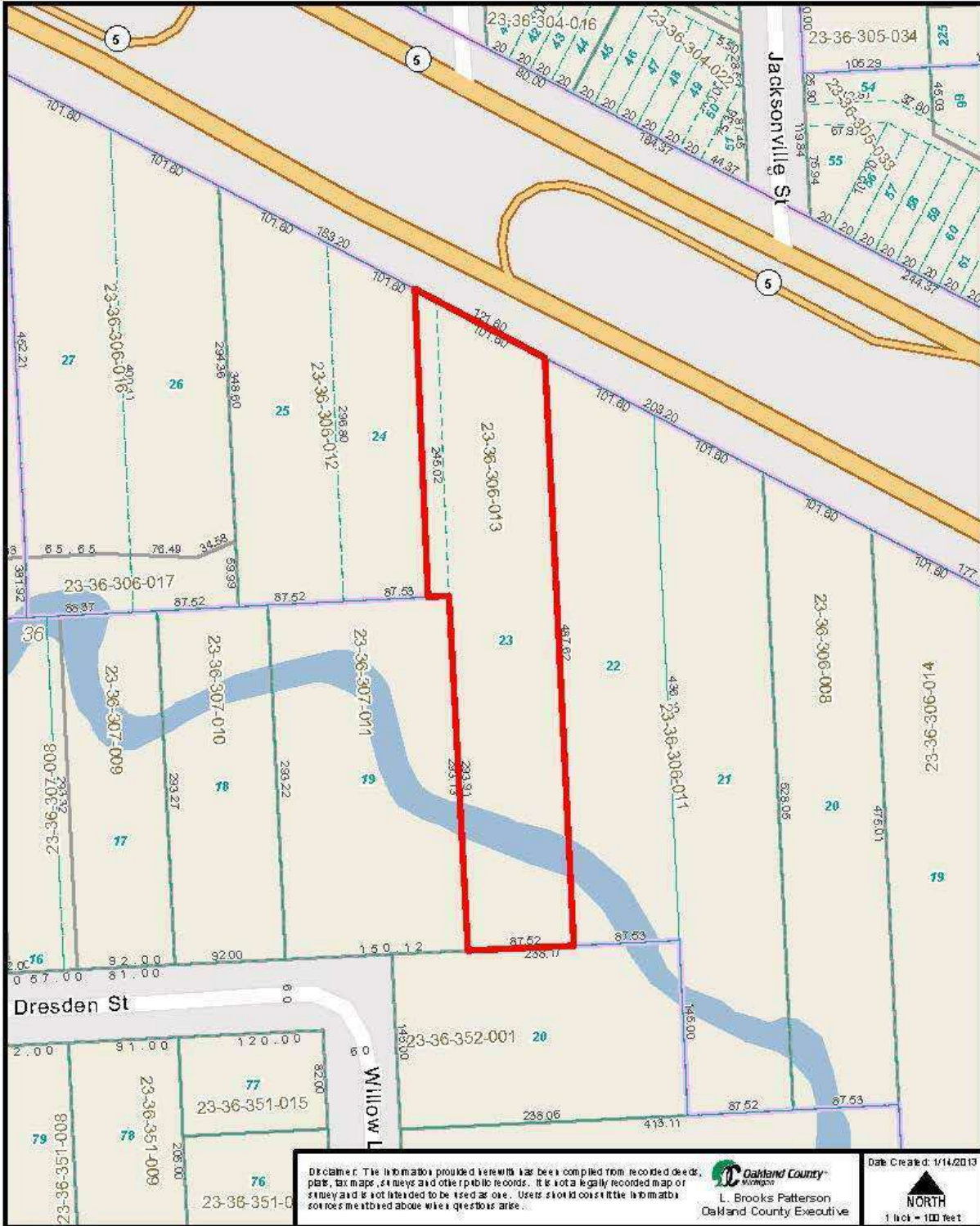
## UTILITIES & AMENITIES

Gas / Propane	Yes
Water	Yes
Sewer	Yes

# ADDITIONAL PHOTOS

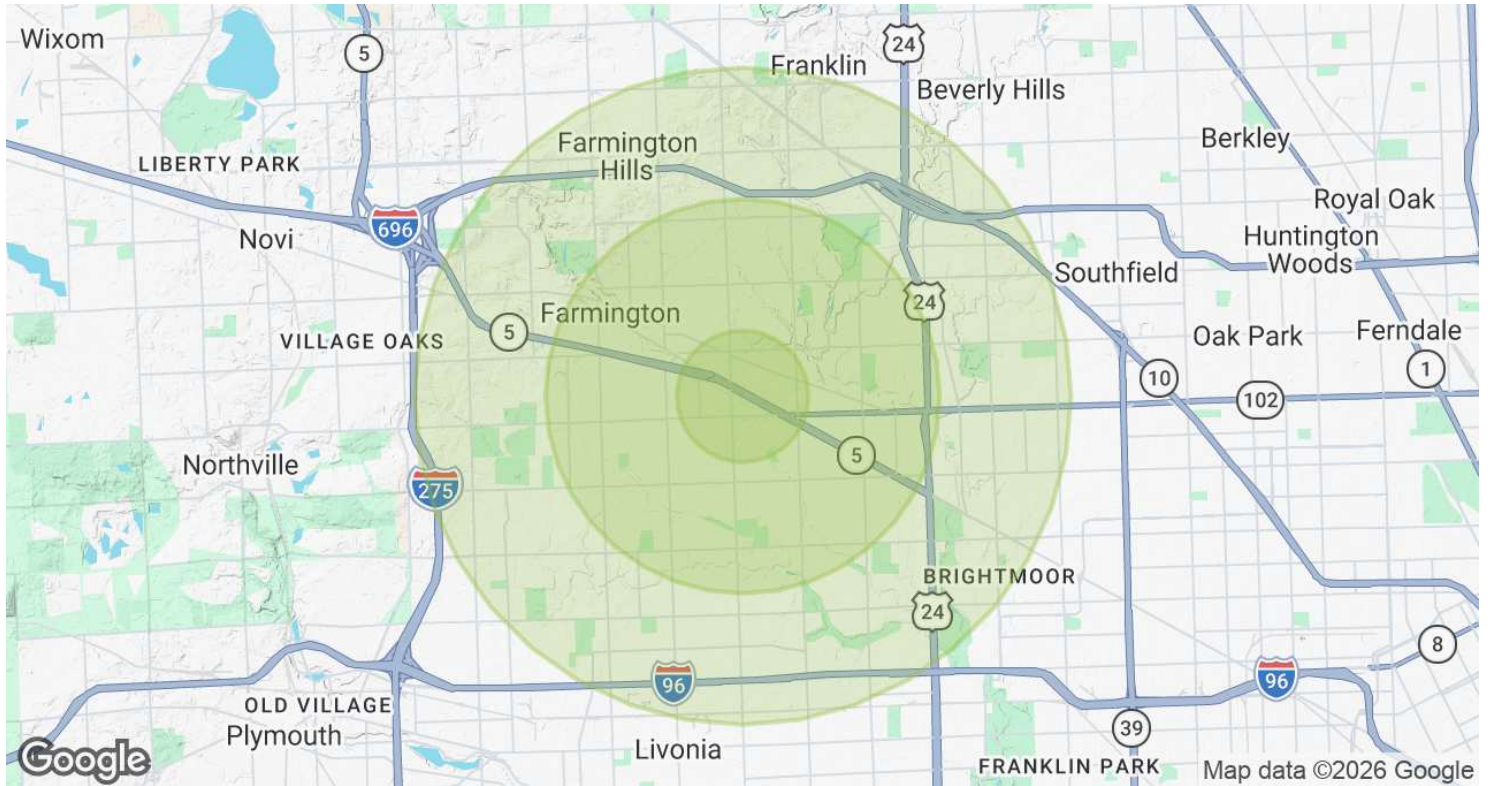
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## 29033 Grand River



# DEMOGRAPHICS MAP & REPORT

29033 GRAND RIVER AVE, FARMINGTON, MI 48336 // FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	10,035	81,473	226,557
<b>Average Age</b>	44.3	43.3	42.5
<b>Average Age (Male)</b>	42.8	41.1	40.4
<b>Average Age (Female)</b>	44.8	45.2	44.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,848	36,194	103,575
<b># of Persons per HH</b>	2.1	2.3	2.2
<b>Average HH Income</b>	\$67,740	\$76,596	\$79,474
<b>Average House Value</b>	\$125,628	\$158,707	\$161,975

2020 American Community Survey (ACS)

# ADDITIONAL PHOTOS

29033 GRAND RIVER AVE, FARMINGTON, MI 48336 // FOR SALE

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

## 34-3.1.34 GR-1 Grand River Corridor Overlay 1

### A. INTENT

This overlay district is created to implement 1) the City of Farmington Hills Master Plan, including the Southeast Business and Industrial Redevelopment Areas and Botsford Special Planning Area, and 2) the Grand River Corridor Vision Plan 2013. The City seeks to provide flexibility in zoning regulations to foster redevelopment either through renovation and/or expansion of existing buildings or construction of new buildings in the district. Protection of natural areas, including the Rouge River floodplain, shall be incorporated into new and redevelopment projects. The use of this overlay district shall require Planned Unit Development (PUD) approval, however, all property zoned with the GR-1 overlay is pre-qualified for PUD approval, which saves time in the development review process. Development solely in accordance with the underlying zoning district does not require PUD approval unless otherwise required in the Zoning Ordinance.

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

### B. PRINCIPAL PERMITTED USES

The following uses are permitted in the GR-1 district in addition to those principal permitted uses, special land uses, and accessory land uses permitted in the underlying zoning district:

- i. **Retail businesses** § 34-4.29
- ii. Personal service establishments that perform services on the premises
- iii. Sit-down and fast food restaurants<sup>2</sup>
- iv. **Outdoor space for seating accessory to a restaurant** § 34-4.32
- v. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales
- vi. Medical office including clinics
- vii. Banks, credit unions, savings and loan associations and similar uses
- viii. Post office and similar governmental office buildings
- ix. Nursery schools, day nurseries, and day care centers
- x. Multi-family dwellings<sup>2</sup> per RC-3 district requirements, except as modified in this district
- xi. Hotels<sup>2</sup>

### C. ACCESSORY USES

Any accessory use listed in the underlying zoning district or otherwise customary to a permitted use.

### D. PUD QUALIFICATIONS

All properties located within the Grand River Corridor Overlay 1 district shall be deemed to be preliminarily qualified for the PUD option. Development can proceed under the customary approval process for the use in the underlying district. The optional PUD approval process provides for greater flexibility in development including in many cases additional permitted uses, reduced building setbacks, and additional building height. All properties with the GR-1 Overlay are preliminarily qualified for PUD approval. Procedures for requesting final determination on the PUD shall be as follows:

1. The applicant shall apply for and participate in a Pre-Application Conference with the Planning and Community Development Department prior to submitting an application for final determination. At least 10 days prior to a Pre-Application Conference, the applicant shall submit a Schematic Land Use Plan for review by staff. The Schematic Land Use Plan shall contain enough detail to explain the function of the site including the location of land use areas, streets and drives providing access to the site, pedestrian and vehicular circulation within the site; buildings, floor areas, land uses, number of floors and open spaces contemplated. The applicant shall also indicate how the requirements of this Section 34-3.1.34 are to be met and shall also indicate any deviations that are requested from the City's Zoning Ordinance standards. The Applicant may request that the Pre-Application meeting take place with staff and the Planning Commission.
2. Thereafter, the applicant may apply for a final determination on the PUD according to the

J. Vehicle Wash



Farmington Hills Zoning Ordinance  
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# ADDITIONAL PHOTOS

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## GR-1 Grand River Corridor Overlay 1 34-3.1.34

provisions of Section 34-3.20,5,B Request for final determination, The Applicant shall indicate if the application is for 1) final determination of the PUD or 2) if the Applicant is seeking concurrent Final Determination, Site Plan, and Landscape Plan approval. If concurrent approval is requested, all required information for PUD, site plan, and landscape plan approval shall be provided with the application,

### E. DEVELOPMENT STANDARDS

#### Lot Size

Minimum lot area<sup>(1)</sup>: Not specified

#### Setbacks<sup>(2)</sup>

Minimum front yard setback:  
 Front and exterior yards: 15 ft  
 Maximum front yard setback:  
 Front and exterior yards: 30 ft \*\*  
 Minimum rear yard setback:  
 Adjacent to nonresidential: 10 ft  
 Adjacent to residential: 25 ft\*  
 Minimum side yard setback:  
 Interior: 0 ft  
 Adjacent to residential: 25 ft\*

#### Building Height<sup>(3)</sup>

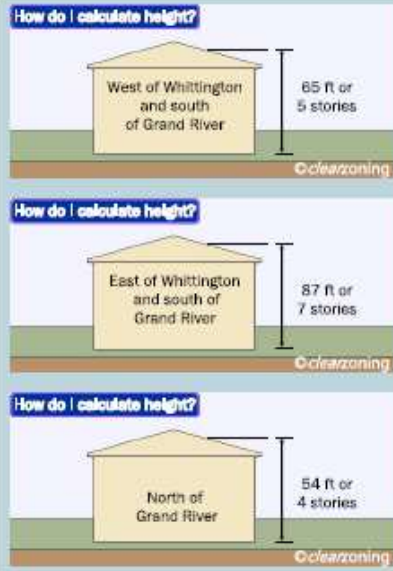
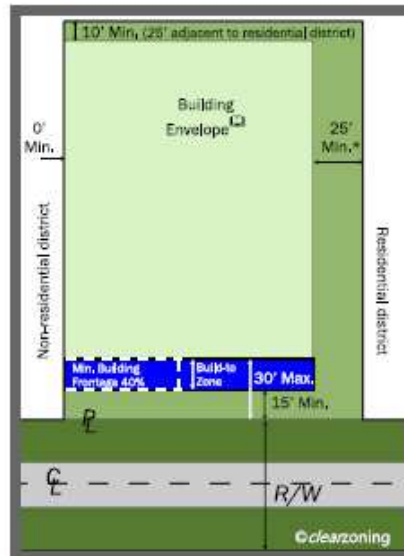
Minimum building height:  
 First/ground floor to ceiling height: 14 ft  
 One story buildings: 18 ft  
 Maximum building height:  
 South of Grand River: 5 stories or 65 ft  
 East of Whittington and south of Grand River: 7 stories or 87 ft for hotels  
 North of Grand River: 4 stories or 54 ft

#### Parking

Off-street parking shall be prohibited in the front yard

#### NOTES

- \* The Applicant may request that the required 25 foot setback be reduced to 5 feet if the adjacent residential property is in a 100-year flood plain, regulated wetland or otherwise not likely to be developed with a principal structure within 200 feet of the GR-1 parking area.
- \*\* The building façade may set back up to five feet from the maximum building setback for up to 50 percent of the building frontage in order to encourage variation and design flexibility.



The above drawings are not to scale.

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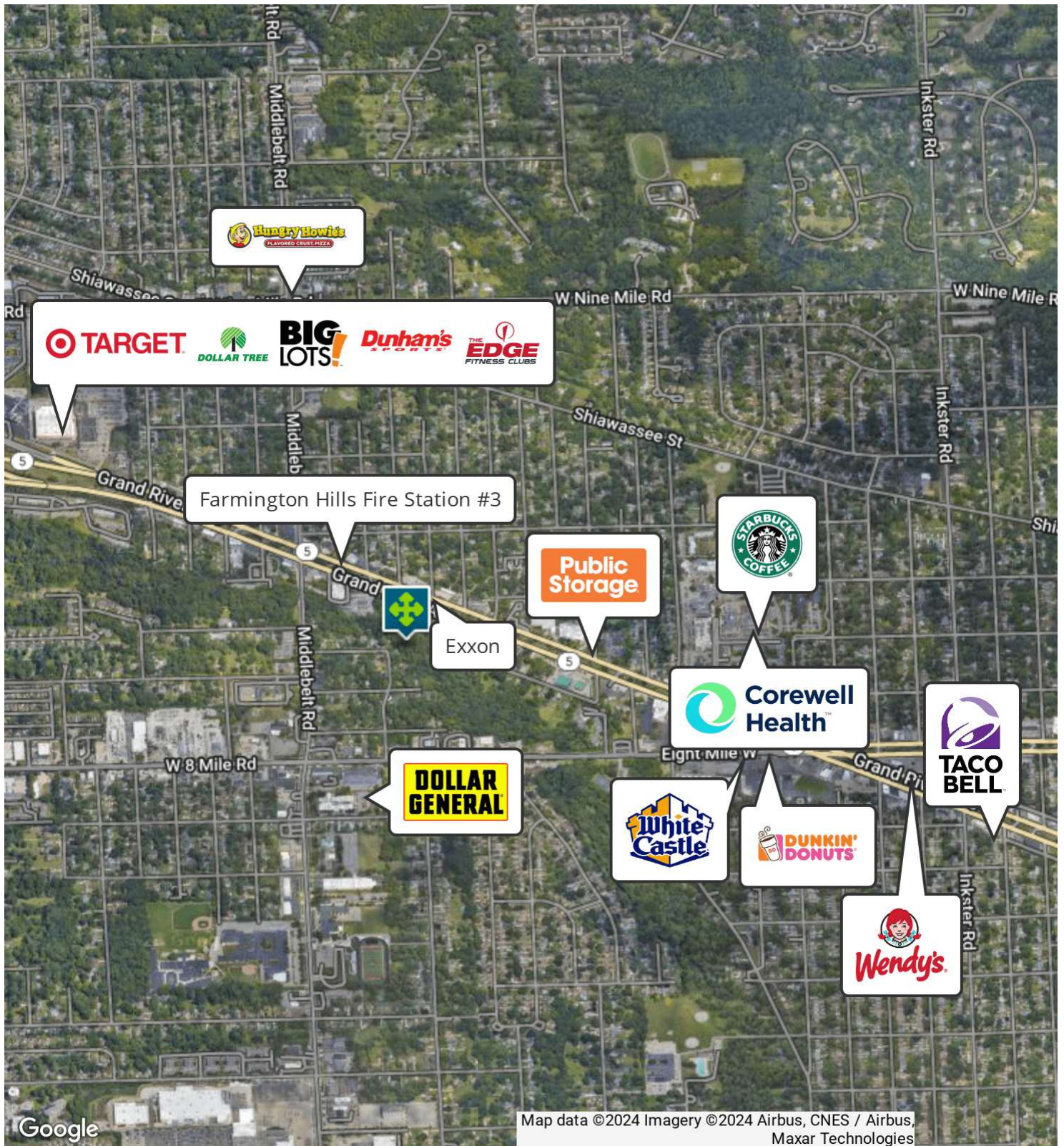


Farmington Hills Zoning Ordinance  
 clearzoning<sup>®</sup>

3-75

# RETAILER MAP

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# CONTACT US

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## FOR MORE INFORMATION, PLEASE CONTACT:



**Dan Blugerman, CCIM**  
SENIOR ASSOCIATE

**D:** 248.987.5418

**C:** 248.987.5418

dan@pacommercial.com

### **P.A. Commercial**

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

**P:** 248.358.0100

**F:** 248.358.5300

[pacommercial.com](http://pacommercial.com)

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