

LAND FOR SALE

34.36 +/- Acre Development Site
I-94 Exposure & Income Producing Tenants

20900 14 MILE RD
ROSEVILLE, MI 48066



34.36 +/- acres

1/2 mile visibility on I-94

1,470 SF of frontage on 14 Mile Rd

181,858 vehicles per day

Gross annual income of \$99,500



P.A. COMMERCIAL
Corporate & Investment Real Estate

34.36 +/- ACRE DEVELOPMENT SITE

20900 14 MILE RD, ROSEVILLE, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	34.36 Acres
Zoning:	Light Industrial
Market:	Detroit
Submarket:	Macomb East
Property Taxes:	08-14-03-101-007: \$36,296.12
	09-14-03-126-008: \$5,329.94
	09-14-03-126-007: \$655.05
Traffic Count	181,858

PROPERTY OVERVIEW

This 34.36-acre parcel is a very unique, high-density & high-visibility land site with 1/2 mile of visibility on I-94, 1,470' of frontage on 14 Mile Rd, and access to Masonic Rd and a daily traffic count of 181,858! The site was formerly Marsack Sand & Gravel, which borders two lakes with depths of 30' deep.

Currently zoned light industrial, this parcel of land is an ideal site for office, high-tech, corporate HQ, apartments, and mixed-use. Macomb County owns the lake at the north end of the property and the city of Roseville owns the lake at the south end of the parcel. City utilities are available on Little Mack and Gratiot Ave. There is currently a 2019 environmental study available for review.

There is an income-producing Outfront Media billboard located on the property at 14 Mile Rd and several other tenants pay a total gross annual income of \$99,500 for use of the property (a complete list can be found on the third page of this brochure).

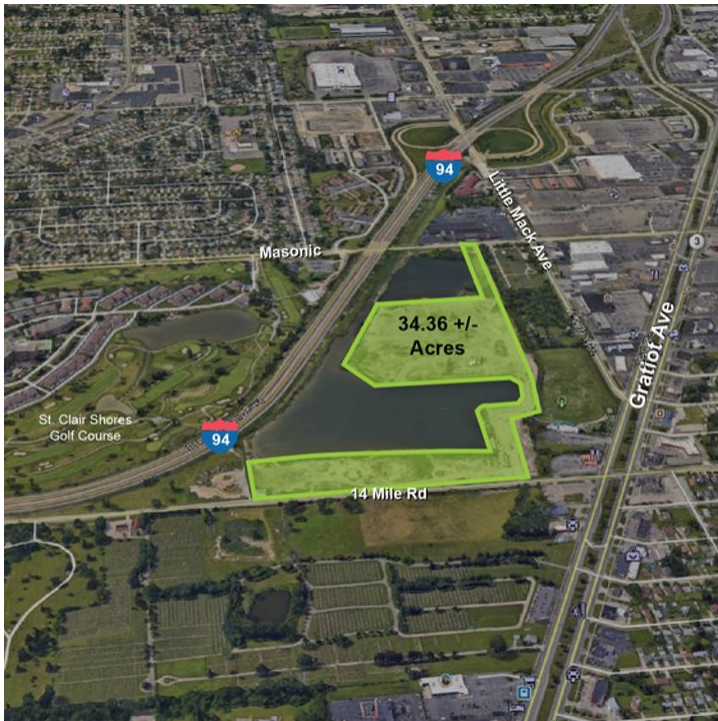
LOCATION OVERVIEW

Located on the south side of 14 Mile Rd, and east of Little Mack Ave, and west of Masonic. There is also over a 1/2 mile of visibility from southbound I-94. The property is located in a high-traffic area as it is right in between Macomb Mall on Gratiot Ave and St. Clair Shores Golf Course.

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20900 14 MILE RD, ROSEVILLE, MI

// COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Street Address	20900 14 Mile Rd
City, State, Zip	Roseville, MI 48066
County	Macomb
Market	Detroit
Cross-Streets	14 Mile Rd and Little Mack
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94
Nearest Airport	Detroit City Airport

BUILDING INFORMATION

Number of Lots	1
Industrial	
Office	
Medical	
Retail	
High-tech	
Corporate HQ	
Apartments	
Mixed-use	

PROPERTY HIGHLIGHTS

- 34.36 +/- acres
- 1/2 mile visibility on I-94
- 1,470 SF of frontage on 14 Mile Rd
- 181,858 vehicles per day
- Gross annual income of \$99,500 from tenants' use of property
- 2019 environmental study available

TENANT	LEASE EXPIRATION	MONTHLY INCOME	ANNUAL INCOME
ANNUAL PAYING TENANTS:			
Outfront Media Billboard		\$175	\$2,100
International Outdoor		\$333	\$4,000
Asphalt Trucks		\$1,750	\$21,000
Consumers Energy	December 31, 2023	\$4,333	\$52,000
MONTH TO MONTH TENANTS:			
Fencing Company		\$700	\$8,400
Concrete Company		\$400	\$4,800
Landscaper		\$600	\$7,200
TOTAL GROSS INCOME			\$99,500



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26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

JOHN T. ARTHURS Principal
johna@pacommercial.com (P) 248.663.0506 (C) 248.563.3225

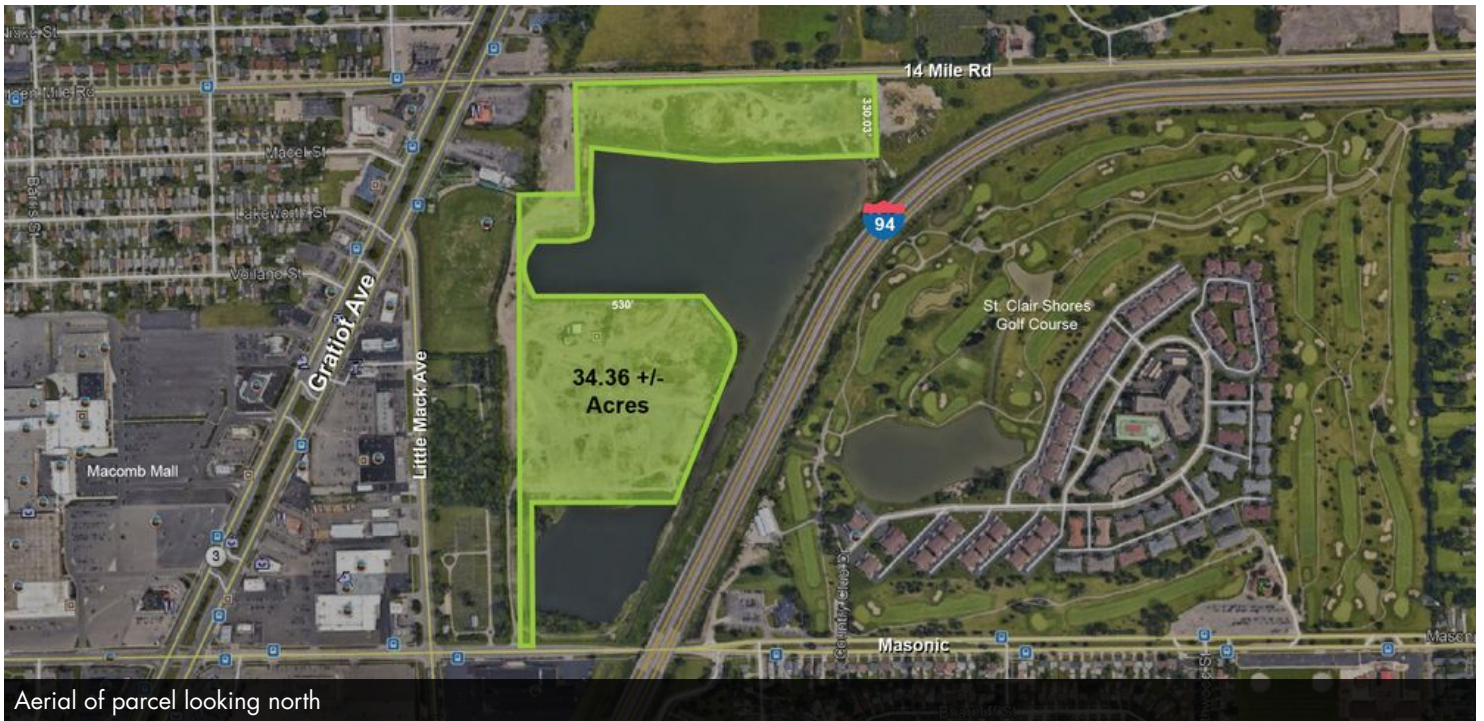
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LAND FOR SALE

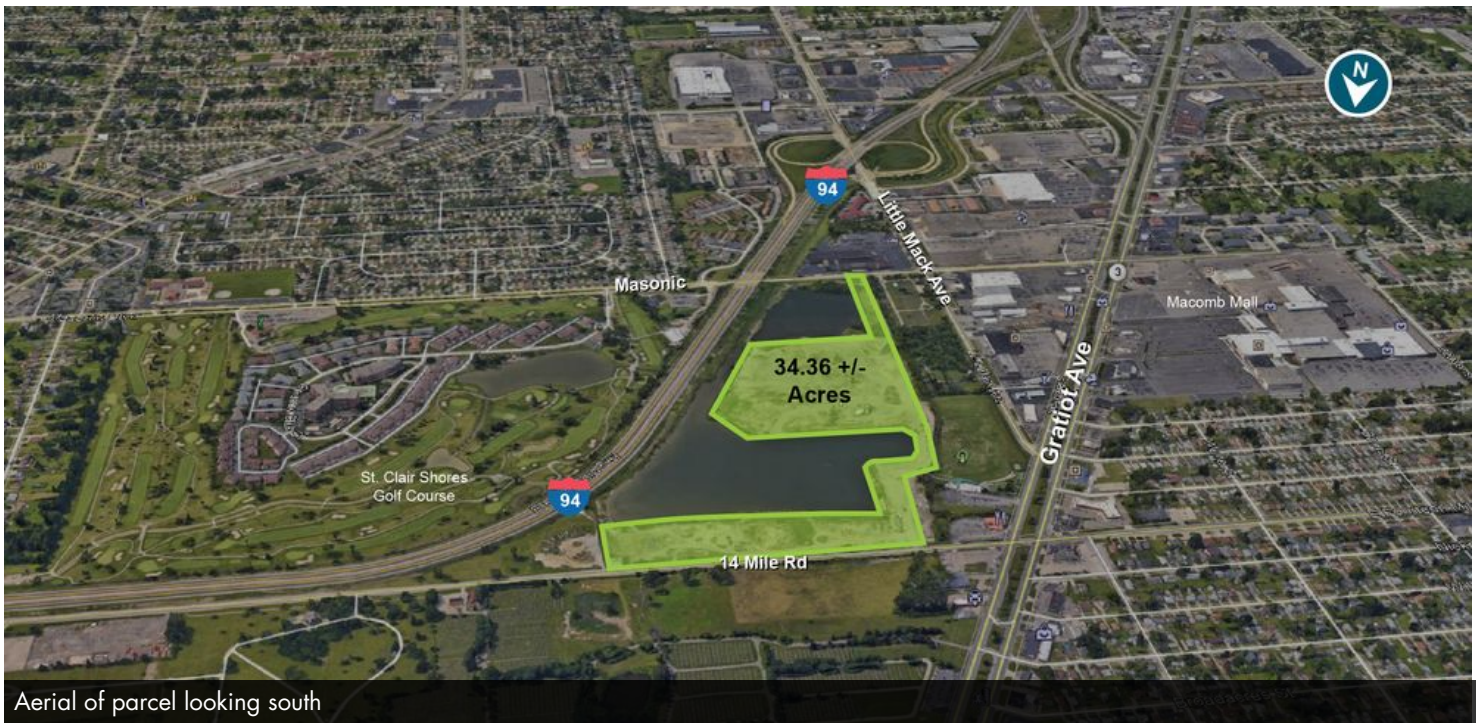
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// ADDITIONAL PHOTOS



Aerial of parcel looking north



Aerial of parcel looking south

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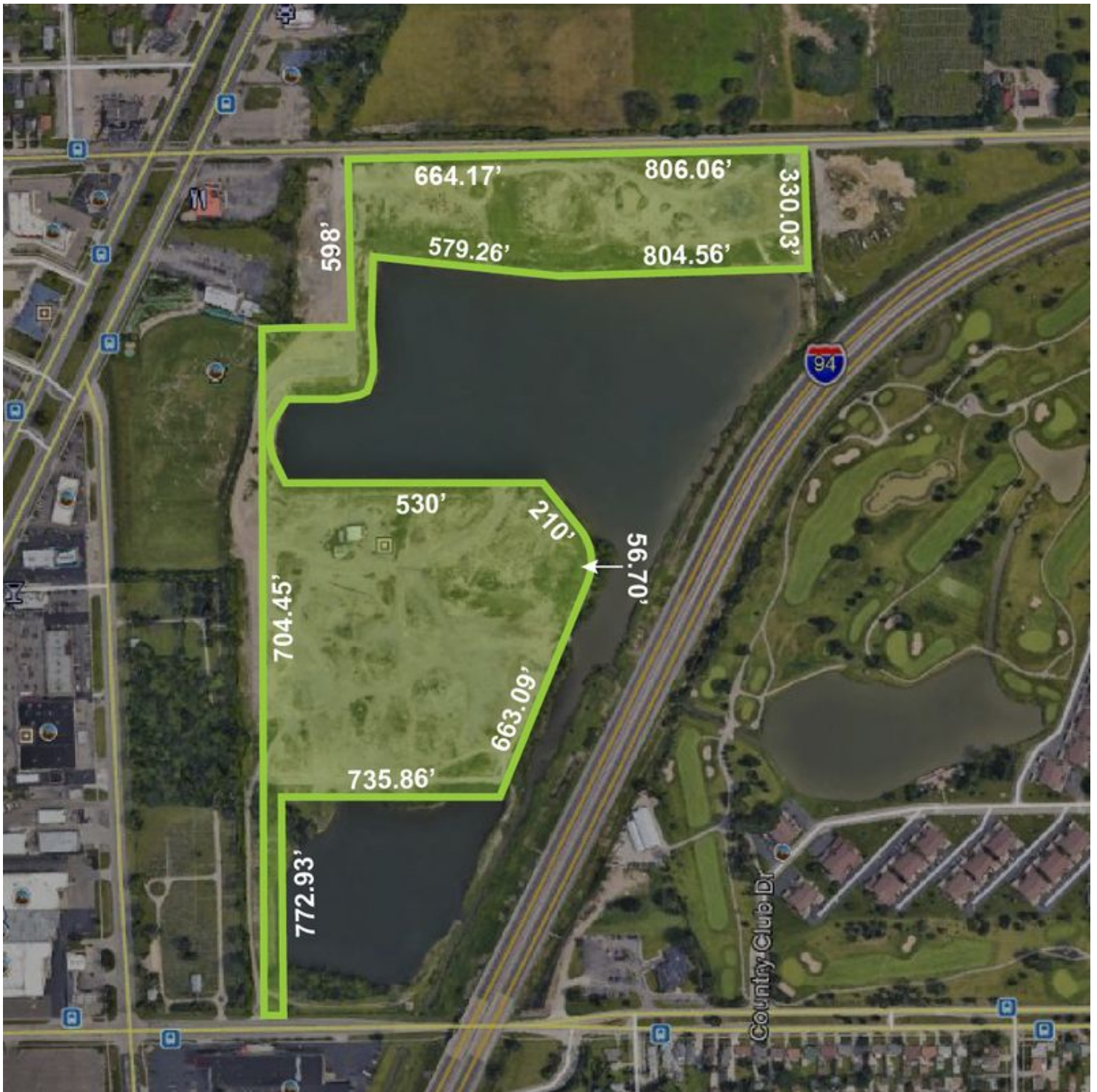
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// PARCEL MEASUREMENTS



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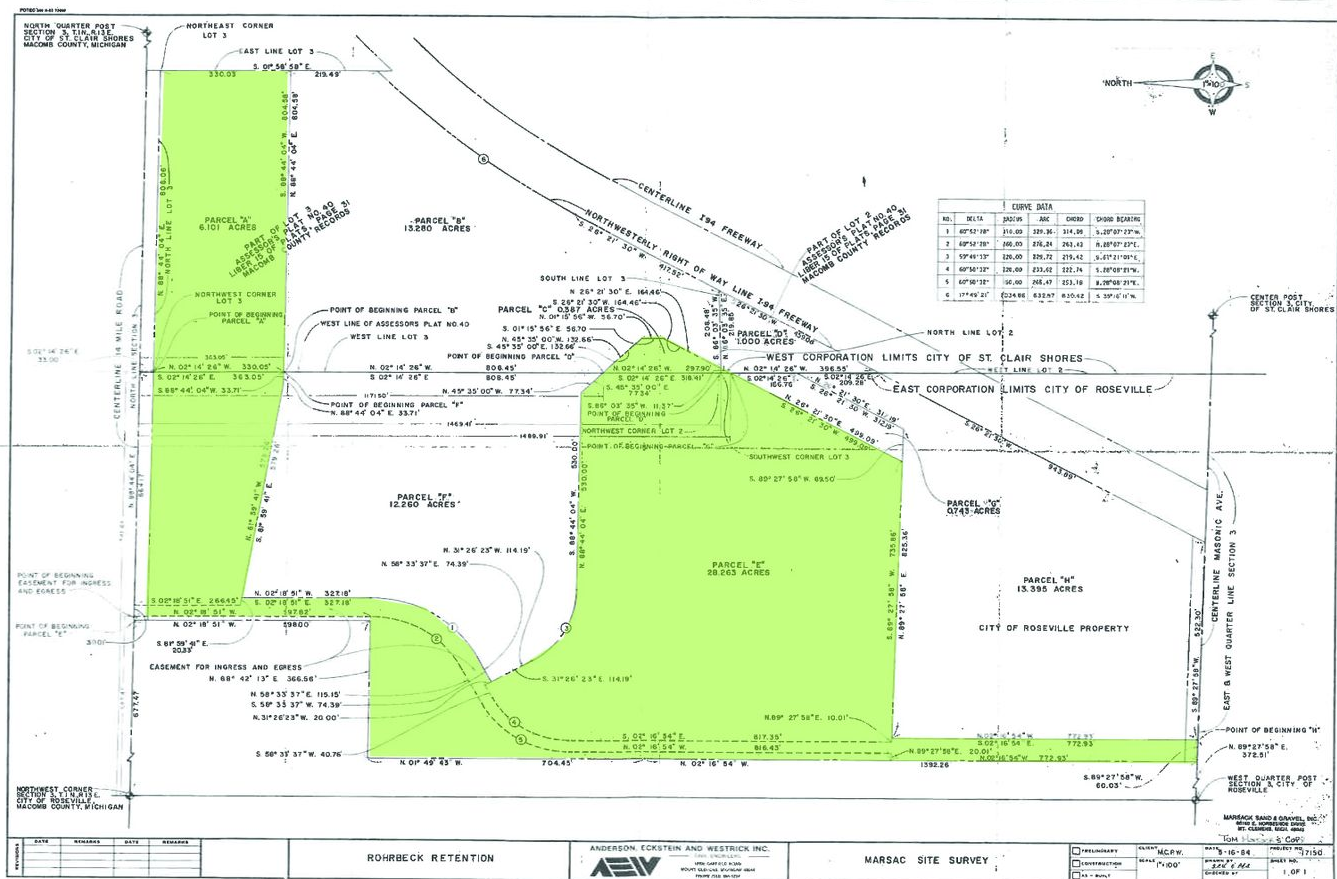
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// SURVEY



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// PARCEL DESCRIPTIONS

AEW 17150
MAY 12, 1984
DISK 360, SDD-1
DES-17150

DESCRIPTIONS
PARCEL A

PART OF LOT 3 OF ASSESSORS PLAT NO. 40, BEING PART OF THE NORTH HALF OF SECTION 3, TOWN 1 NORTH, RANGE 13 EAST, CITY OF ST. CLAIR SHORES, MACOMB COUNTY, MICHIGAN AS RECORDED IN LIBER 15 OF PLATS, PAGE 31, MACOMB COUNTY RECORDS AND BEING DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF ASSESSORS PLAT NO. 40, SAID POINT BEING NORTH 88 DEGREES 44 MINUTES 04 SECONDS EAST 1341.64 FEET ALONG THE NORTH LINE OF SECTION 3 AND SOUTH 02 DEGREES 14 MINUTES 26 SECONDS EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 3; THENCE NORTH 88 DEGREES 44 MINUTES 04 SECONDS EAST 806.06 FEET ALONG THE NORTH LINE OF LOT 3 TO THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH 01 DEGREES 58 MINUTES 58 SECONDS EAST 330.03 FEET ALONG THE EAST LINE OF LOT 3; THENCE SOUTH 88 DEGREES 44 MINUTES 04 SECONDS WEST 804.58 FEET TO THE WEST LINE OF LOT 3; THENCE NORTH 02 DEGREES 14 MINUTES 26 SECONDS WEST 330.05 FEET ALONG THE WEST LINE OF LOT 3 TO THE POINT OF BEGINNING. CONTAINING 6.101 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

PARCEL B

PART OF LOT 3 OF ASSESSORS PLAT NO. 40, BEING PART OF THE NORTH HALF OF SECTION 3, TOWN 1 NORTH, RANGE 13 EAST, CITY OF ST. CLAIR SHORES, MACOMB COUNTY, MICHIGAN AS RECORDED IN LIBER 15 OF PLATS, PAGE 31, MACOMB COUNTY RECORDS AND BEING DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3; THENCE NORTH 88 DEGREES 44 MINUTES 04 SECONDS EAST 1341.64 FEET ALONG THE NORTH LINE OF SECTION 3 TO THE WEST LINE OF ASSESSORS PLAT NO. 40; THENCE SOUTH 02 DEGREES 14 MINUTES 26 SECONDS EAST 363.05 FEET ALONG THE WEST LINE OF LOT 3 TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 44 MINUTES 04 SECONDS EAST 804.58 FEET TO THE EAST LINE OF LOT 3; THENCE SOUTH 01 DEGREES 58 MINUTES 58 SECONDS EAST 219.49 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 94; THENCE SOUTHWESTERLY ALONG A NONTANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A CENTRAL ANGLE OF 17 DEGREES 49 MINUTES 21 SECONDS, A RADIUS OF 2034.86 FEET, AN ARC DISTANCE OF 632.97 FEET AND WHOSE LONG CHORD IS SOUTH 35 DEGREES 16 MINUTES 11 SECONDS WEST 630.42 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 94; THENCE SOUTH 26 DEGREES 21 MINUTES 30 SECONDS WEST 417.52 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 94 TO THE SOUTH LINE OF LOT 3; THENCE SOUTH 86 DEGREES 03 MINUTES 35 SECONDS WEST 208.48 FEET ALONG THE SOUTH LINE OF LOT 3; THENCE NORTH 26 DEGREES 21 MINUTES 30 SECONDS EAST 164.46 FEET; THENCE NORTH 01 DEGREES 15 MINUTES 56 SECONDS WEST 56.70 FEET; THENCE NORTH 45 DEGREES 35 MINUTES 00 SECONDS WEST 132.66 FEET TO THE WEST LINE OF LOT 3; THENCE NORTH 02 DEGREES 14 MINUTES 26 SECONDS WEST 808.45 FEET ALONG THE WEST LINE OF LOT 3 TO THE POINT OF BEGINNING. CONTAINING 13.280 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

ANDERSON, ECKSTEIN AND WESTRICK, INC.

WILLIAM E. SOMMERBERG, R.L.S. 17635
42800 ORFIELDS ROAD
MOUNT CLEMENS, MICHIGAN 48044
(313) 284-4231

5/16/84
DATE



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PARCEL C

PART OF LOT 3 OF ASSESSORS PLAT NO. 40, BEING PART OF THE NORTH HALF OF SECTION 3, TOWN 1 NORTH, RANGE 13 EAST, CITY OF ST. CLAIR SHORES, MACOMB COUNTY, MICHIGAN AS RECORDED IN LIBER 15 OF PLATS, PAGE 31, MACOMB COUNTY RECORDS AND BEING DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3; THENCE NORTH 88 DEGREES 44 MINUTES 04 SECONDS EAST 1341.64 FEET ALONG THE NORTH LINE OF SECTION 3 TO THE WEST LINE OF ASSESSORS PLAT NO. 40; THENCE SOUTH 02 DEGREES 14 MINUTES 26 SECONDS EAST 1171.50 FEET ALONG THE WEST LINE OF LOT 3 TO THE POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 35 MINUTES 00 SECONDS EAST 132.66 FEET; THENCE SOUTH 01 DEGREES 15 MINUTES 56 SECONDS EAST 56.70 FEET; THENCE SOUTH 26 DEGREES 21 MINUTES 30 SECONDS WEST 164.46 FEET TO THE SOUTH LINE OF LOT 3; THENCE SOUTH 86 DEGREES 03 MINUTES 35 SECONDS WEST 11.37 FEET ALONG THE SOUTH LINE OF LOT 3 TO THE SOUTHWEST CORNER OF LOT 3; THENCE NORTH 02 DEGREES 14 MINUTES 26 SECONDS WEST 297.90 FEET ALONG THE WEST LINE OF LOT 3 TO THE POINT OF BEGINNING. CONTAINING 0.387 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

PARCEL D

PART OF LOT 2 OF ASSESSORS PLAT NO. 40, BEING PART OF THE NORTH HALF OF SECTION 3, TOWN 1 NORTH, RANGE 13 EAST, CITY OF ST. CLAIR SHORES, MACOMB COUNTY, MICHIGAN AS RECORDED IN LIBER 15 OF PLATS, PAGE 31, MACOMB COUNTY RECORDS AND BEING DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3; THENCE NORTH 88 DEGREES 44 MINUTES 04 SECONDS EAST 1341.64 FEET ALONG THE NORTH LINE OF SECTION 3 TO THE WEST LINE OF ASSESSORS PLAT NO. 40; THENCE SOUTH 02 DEGREES 14 MINUTES 26 SECONDS EAST 1469.41 FEET ALONG THE WEST LINE OF ASSESSORS PLAT NO. 40 TO THE POINT OF BEGINNING SAID POINT BEING THE NORTHWEST CORNER OF LOT 2 OF ASSESSORS PLAT NO. 40; THENCE NORTH 86 DEGREES 03 MINUTES 35 SECONDS EAST 219.85 FEET ALONG THE NORTH LINE OF LOT 2 TO THE NORTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 94 FREEWAY; THENCE SOUTH 26 DEGREES 21 MINUTES 30 SECONDS WEST 459.08 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 94 FREEWAY TO THE WEST LINE OF LOT 2; THENCE NORTH 02 DEGREES 14 MINUTES 26 SECONDS WEST 396.55 FEET ALONG THE WEST LINE OF LOT 2 TO THE POINT OF BEGINNING. CONTAINING 1.000 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

ANDERSON, ECKSTEIN AND WESTRICK, INC.

WILLIAM E. SODERBERG
WILLIAM E. SODERBERG, R.L.S. 17635
42800 CARFIELD ROAD
MOUNT CLEMENS, MICHIGAN 48044
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5/16/84
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PARCEL E

PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWN 1 NORTH, RANGE 13 EAST, CITY OF ROSEVILLE, MACOMB COUNTY, MICHIGAN AND BEING DESCRIBED AS:

BEGINNING ON THE NORTH LINE OF SECTION 3 NORTH 88 DEGREES 44 MINUTES 04 SECONDS EAST 677.47 FEET FROM THE NORTHWEST CORNER OF SECTION 3; THENCE CONTINUING NORTH 88 DEGREES 44 MINUTES 04 SECONDS EAST 664.17 FEET ALONG THE NORTH LINE OF SECTION 3 TO THE EAST CORPORATION LIMITS OF THE CITY OF ROSEVILLE; THENCE SOUTH 02 DEGREES 14 MINUTES 26 SECONDS EAST 363.05 FEET ALONG THE EAST CORPORATION LIMITS OF THE CITY OF ROSEVILLE; THENCE SOUTH 88 DEGREES 44 MINUTES 04 SECONDS WEST 33.71 FEET; THENCE NORTH 81 DEGREES 59 MINUTES 41 SECONDS WEST 579.26 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 51 SECONDS EAST 327.18 FEET; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE 60 DEGREES 52 MINUTES 28 SECONDS, A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 329.36 FEET AND A LONG CHORD OF SOUTH 28 DEGREES 07 MINUTES 23 SECONDS WEST 314.09 FEET; THENCE SOUTH 58 DEGREES 33 MINUTES 37 SECONDS WEST 74.39 FEET; THENCE SOUTH 31 DEGREES 26 MINUTES 23 SECONDS EAST 114.19 FEET; THENCE EASTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 59 DEGREES 49 MINUTES 33 SECONDS, A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 229.72 FEET AND A LONG CHORD OF SOUTH 61 DEGREES 21 MINUTES 09 SECONDS EAST 219.42 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 04 SECONDS EAST 530.00 FEET; THENCE SOUTH 45 DEGREES 35 MINUTES 00 SECONDS EAST 77.34 TO THE EAST CORPORATION LIMITS OF THE CITY OF ROSEVILLE; THENCE SOUTH 02 DEGREES 14 MINUTES 26 SECONDS EAST 318.41 FEET ALONG THE EAST CORPORATION LIMITS OF THE CITY OF ROSEVILLE; THENCE SOUTH 26 DEGREES 21 MINUTES 30 SECONDS WEST 499.09 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 58 SECONDS WEST 735.86 FEET; THENCE SOUTH 02 DEGREES 16 MINUTES 54 SECONDS EAST 772.93 FEET TO THE EAST AND WEST QUARTER LINE OF SECTION 3; THENCE SOUTH 89 DEGREES 27 MINUTES 58 SECONDS WEST 60.03 FEET ALONG THE EAST AND WEST QUARTER LINE OF SECTION 3; THENCE NORTH 02 DEGREES 16 MINUTES 54 SECONDS WEST 1392.26 FEET; THENCE NORTH 01 DEGREES 49 MINUTES 43 SECONDS WEST 704.45 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 13 SECONDS EAST 366.56 FEET; THENCE NORTH 02 DEGREES 18 MINUTES 51 SECONDS WEST 598.00 FEET TO THE POINT OF BEGINNING. CONTAINING 28.263 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS BEING DESCRIBED AS BEGINNING ON THE NORTH LINE OF SECTION 3 NORTH 88 DEGREES 44 MINUTES 04 SECONDS EAST 687.47 FEET FROM THE NORTHWEST CORNER OF SECTION 3; THENCE CONTINUING NORTH 88 DEGREES 44 MINUTES 04 SECONDS EAST 30.01 FEET ALONG THE NORTH LINE OF SECTION 3; THENCE SOUTH 02 DEGREES 18 MINUTES 51 SECONDS EAST 266.45 FEET; THENCE SOUTH 81 DEGREES 59 MINUTES 41 SECONDS EAST 20.33 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 51 SECONDS EAST 327.18; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 60 DEGREES 52 MINUTES 28 SECONDS, A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 329.36 FEET AND A LONG CHORD OF SOUTH 28 DEGREES 07 MINUTES 23 SECONDS WEST 314.09 FEET; THENCE SOUTH 58 DEGREES 33 MINUTES 37 SECONDS WEST 74.39 FEET; THENCE NORTH 31 DEGREES 26 MINUTES 23 SECONDS WEST 40.76 FEET; THENCE SOUTH 58 DEGREES 33 MINUTES 37 SECONDS WEST 20.00 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 60 DEGREES 50 MINUTES 32 SECONDS, A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 233.62 FEET AND A LONG CHORD OF SOUTH 28 DEGREES 08 MINUTES 21 SECONDS WEST 222.74 FEET; THENCE SOUTH 02 DEGREES 16 MINUTES 54 SECONDS EAST 817.35 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 58 SECONDS EAST 10.01 FEET; THENCE SOUTH 02 DEGREES 16 MINUTES 54 SECONDS EAST 772.93 FEET TO THE EAST AND WEST QUARTER LINE OF SECTION 3; THENCE SOUTH 89 DEGREES 27 MINUTES 58 SECONDS WEST 60.03 FEET ALONG THE EAST AND WEST QUARTER LINE OF SECTION 3; THENCE NORTH 02 DEGREES 16 MINUTES 54 SECONDS WEST 772.93 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 58 SECONDS EAST 20.01 FEET; THENCE NORTH 02 DEGREES 16 MINUTES 54 SECONDS WEST 816.43 FEET; THENCE NORTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 60 DEGREES 50 MINUTES 32 SECONDS, A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 265.47 FEET AND A LONG CHORD OF NORTH 28 DEGREES 08 MINUTES 21 SECONDS EAST 253.18 FEET; THENCE NORTH 58 DEGREES 33 MINUTES 37 SECONDS EAST 115.15 FEET; THENCE NORTHERLY ALONG A TANGENT CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 60 DEGREES 52 MINUTES 28 SECONDS, A RADIUS OF 260.00 FEET, AN ARC DISTANCE OF 276.24 FEET AND A LONG CHORD OF NORTH 28 DEGREES 07 MINUTES 23 SECONDS EAST 263.47 FEET; THENCE NORTH 02 DEGREES 18 MINUTES 51 SECONDS WEST 597.82 FEET TO THE POINT OF BEGINNING.

ANDERSON, ECKSTEIN AND WESTRICK, INC.

17635
WILLIAM E. SODERBERG, R.L.S. 17635

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PARCEL F

PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWN 1 NORTH, RANGE 13 EAST, CITY OF ROSEVILLE, MACOMB COUNTY, MICHIGAN AND BEING DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3; THENCE NORTH 88 DEGREES 44 MINUTES 04 SECONDS EAST 1341.64 FEET ALONG THE NORTH LINE OF SECTION 3 TO THE EAST CORPORATION LIMITS OF THE CITY OF ROSEVILLE; THENCE SOUTH 02 DEGREES 14 MINUTES 26 SECONDS EAST 363.05 FEET ALONG THE EAST CORPORATION LIMITS OF THE CITY OF ROSEVILLE TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02 DEGREES 14 MINUTES 26 SECONDS EAST 808.45 FEET ALONG THE EAST CORPORATION LIMITS OF THE CITY OF ROSEVILLE; THENCE NORTH 45 DEGREES 35 MINUTES 00 SECONDS WEST 77.34 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 04 SECONDS WEST 530.00 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 59 DEGREES 49 MINUTES 33 SECONDS, A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 229.72 FEET AND A LONG CHORD OF NORTH 61 DEGREES 21 MINUTES 09 SECONDS WEST 219.42 FEET; THENCE NORTH 31 DEGREES 26 MINUTES 23 SECONDS WEST 114.19 FEET; THENCE NORTH 58 DEGREES 33 MINUTES 37 SECONDS EAST 74.39 FEET; THENCE NORTHERLY ALONG A TANGENT CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 60 DEGREES 52 MINUTES 28 SECONDS, A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 329.36 FEET AND A LONG CHORD OF NORTH 28 DEGREES 07 MINUTES 23 SECONDS EAST 314.09 FEET; THENCE NORTH 02 DEGREES 18 MINUTES 51 SECONDS WEST 327.18 FEET; THENCE SOUTH 81 DEGREES 59 MINUTES 41 SECONDS EAST 579.26 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 04 SECONDS EAST 33.71 FEET TO THE POINT OF BEGINNING. CONTAINING 12.260 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

PARCEL G

PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWN 1 NORTH, RANGE 13 EAST, CITY OF ROSEVILLE, MACOMB COUNTY, MICHIGAN AND BEING DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3; THENCE NORTH 88 DEGREES 44 MINUTES 04 SECONDS EAST 1341.64 FEET ALONG THE NORTH LINE OF SECTION 3 TO THE EAST CORPORATION LIMITS OF THE CITY OF ROSEVILLE; THENCE SOUTH 02 DEGREES 14 MINUTES 26 SECONDS EAST 1489.91 FEET ALONG THE EAST CORPORATION LIMITS OF THE CITY OF ROSEVILLE TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02 DEGREES 14 MINUTES 26 SECONDS EAST 166.76 FEET ALONG THE EAST CORPORATION LIMITS OF THE CITY OF ROSEVILLE; THENCE SOUTH 26 DEGREES 21 MINUTES 30 SECONDS WEST 312.19 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 58 SECONDS WEST 89.50 FEET; THENCE NORTH 26 DEGREES 21 MINUTES 30 SECONDS EAST 499.09 FEET TO THE POINT OF BEGINNING. CONTAINING 0.743 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

ANDERSON, ERNSTEIN AND WESTRICK, INC.

WILLIAM E. SODERBERG
WILLIAM E. SODERBERG, R.L.S. 17635
42800 BARFIELD ROAD
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PARCEL H
LAND RETAINED BY THE CITY OF ROSEVILLE

PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWN 1 NORTH, RANGE 13 EAST, CITY OF ROSEVILLE, MACOMB COUNTY, MICHIGAN AND BEING DESCRIBED AS:

BEGINNING ON THE EAST AND WEST QUARTER LINE OF SECTION 3 NORTH 89 DEGREES 27 MINUTES 58 SECONDS EAST 372.51 FEET FROM THE WEST QUARTER POST OF SECTION 3; THENCE NORTH 02 DEGREES 16 MINUTES 54 SECONDS WEST 772.93 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 58 SECONDS EAST 825.38 FEET; THENCE NORTH 26 DEGREES 21 MINUTES 30 SECONDS EAST 312.19 FEET TO THE EAST CORPORATION LIMITS OF THE CITY OF ROSEVILLE; THENCE SOUTH 02 DEGREES 14 MINUTES 26 SECONDS EAST 209.28 FEET ALONG THE EAST CORPORATION LIMITS OF THE CITY OF ROSEVILLE TO THE NORTHWESTERLY RIGHT OF WAY OF INTERSTATE 94 FREEWAY; THENCE SOUTH 26 DEGREES 21 MINUTES 30 SECONDS WEST 943.89 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF INTERSTATE 94 FREEWAY TO THE EAST AND WEST QUARTER LINE OF SECTION 3; THENCE SOUTH 89 DEGREES 27 MINUTES 58 SECONDS WEST 522.30 FEET ALONG THE EAST AND WEST QUARTER LINE OF SECTION 3 TO THE POINT OF BEGINNING. CONTAINING 13.395 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

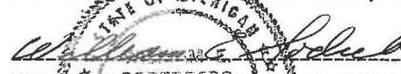
PARCEL I
TO BE SOLD BY THE CITY OF ROSEVILLE TO MARSAC'S

PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWN 1 NORTH, RANGE 13 EAST, CITY OF ROSEVILLE, MACOMB COUNTY, MICHIGAN AND BEING DESCRIBED AS:

BEGINNING ON THE EAST AND WEST QUARTER LINE OF SECTION 3 NORTH 89 DEGREES 27 MINUTES 58 SECONDS EAST 312.48 FEET FROM THE WEST QUARTER POST OF SECTION 3; THENCE NORTH 02 DEGREES 16 MINUTES 54 SECONDS WEST 772.93 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 58 SECONDS EAST 60.03 FEET; THENCE SOUTH 02 DEGREES 16 MINUTES 54 SECONDS EAST 772.93 FEET TO THE EAST AND WEST QUARTER LINE OF SECTION 3; THENCE SOUTH 89 DEGREES 27 MINUTES 58 SECONDS WEST 60.03 FEET ALONG THE EAST AND WEST QUARTER LINE OF SECTION 3 TO THE POINT OF BEGINNING. CONTAINING 1.065 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

ANDERSON, ECKSTEIN AND WESTRICK, INC.


WILLIAM E. SODERBERG, R.L.S. 17635
42800 GARFIELD ROAD
MOUNT CLEMENS, MICHIGAN 48044
(313) 284-1234

5/16/84
DATE



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

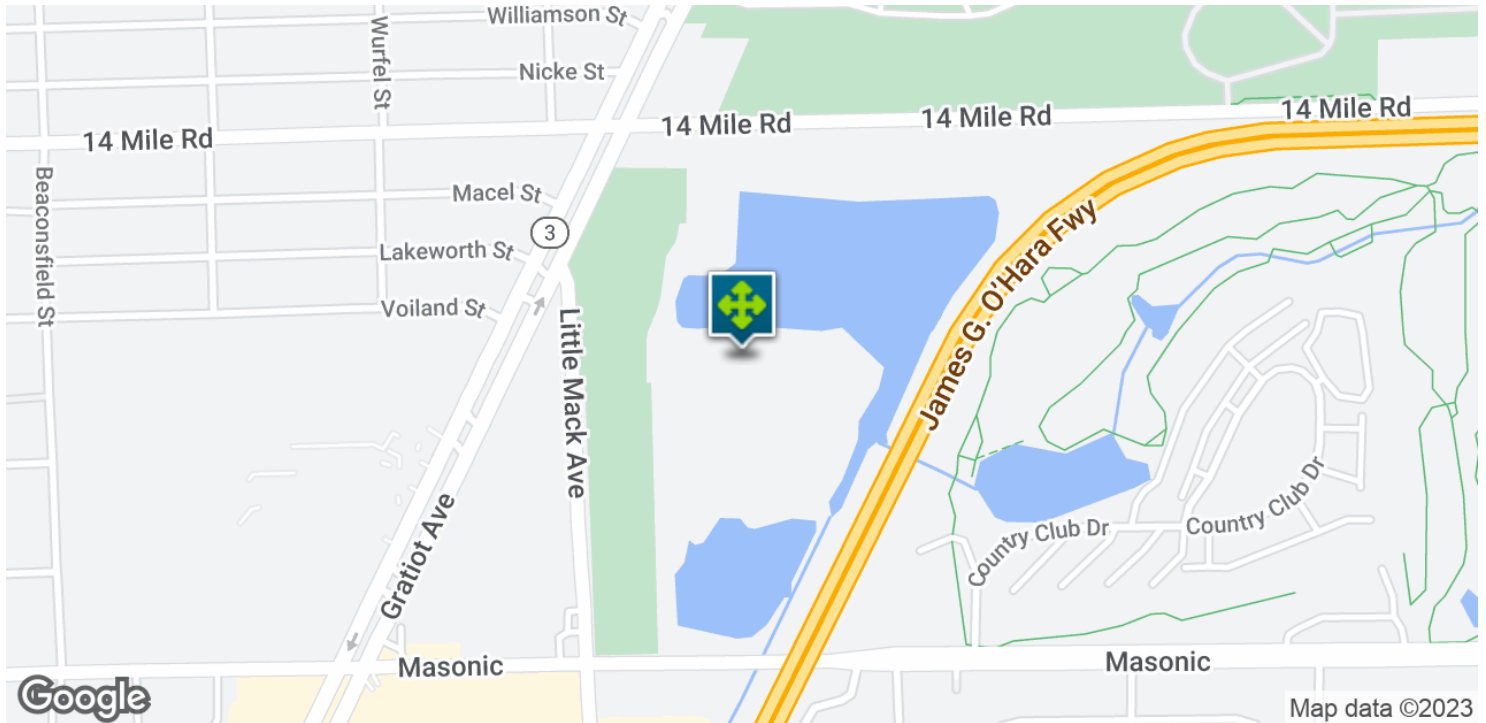
JOHN T. ARTHURS Principal

johna@pacommercial.com (P) 248.663.0506 (C) 248.563.3225

34.36 +/- ACRE DEVELOPMENT SITE

20900 14 MILE RD, ROSEVILLE, MI

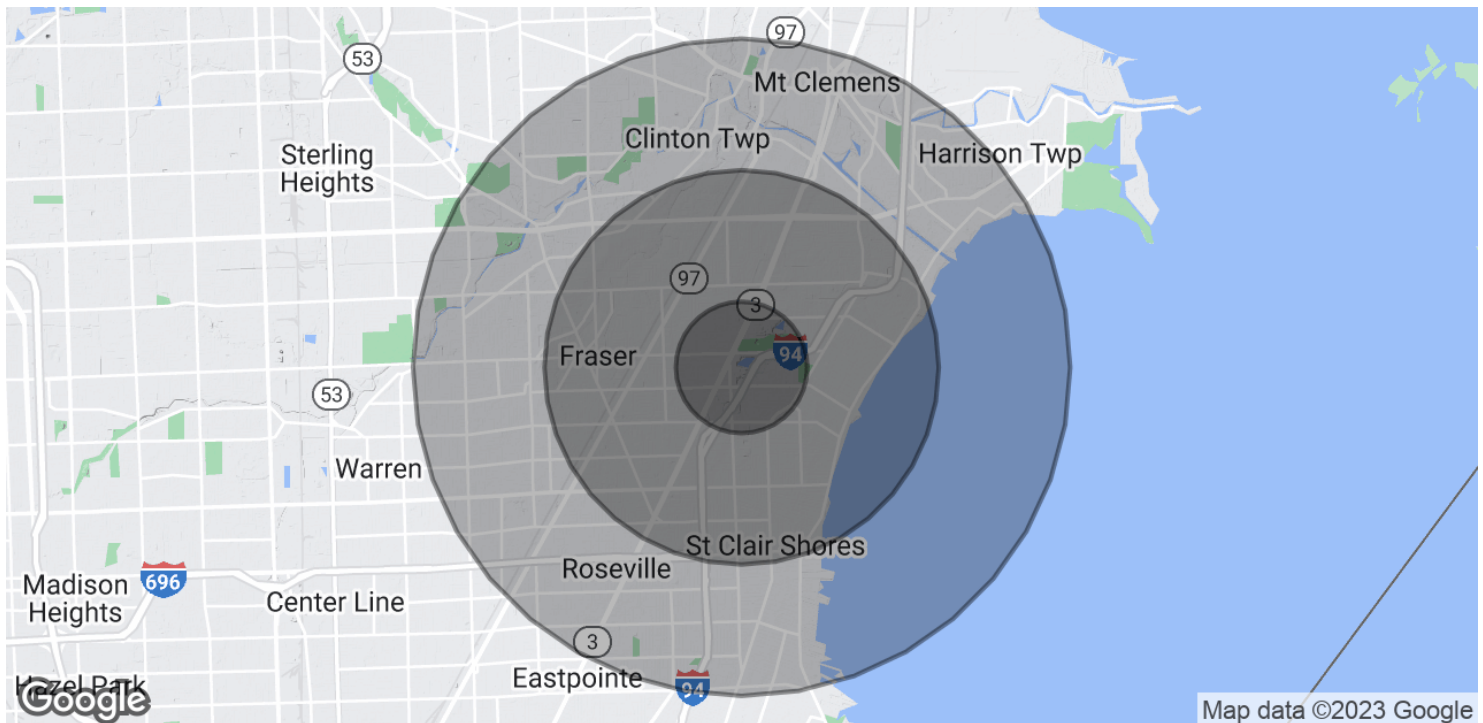
// LOCATION MAPS



34.36 +/- ACRE DEVELOPMENT SITE

20900 14 MILE RD, ROSEVILLE, MI

// DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,194	107,890	259,288
Average age	40.7	39.5	40.6
Average age (Male)	38.8	37.8	38.8
Average age (Female)	42.2	41.1	42.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,299	45,323	109,910
# of persons per HH	2.3	2.4	2.4
Average HH income	\$54,361	\$56,711	\$58,113
Average house value	\$123,805	\$134,485	\$147,399

* Demographic data derived from 2020 ACS - US Census



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