

VACANT LAND

16121 WOODWARD AVENUE, HIGHLAND PARK, MI 48203

0.62 ACRES AVAILABLE

FOR SALE



GREG NEWMAN

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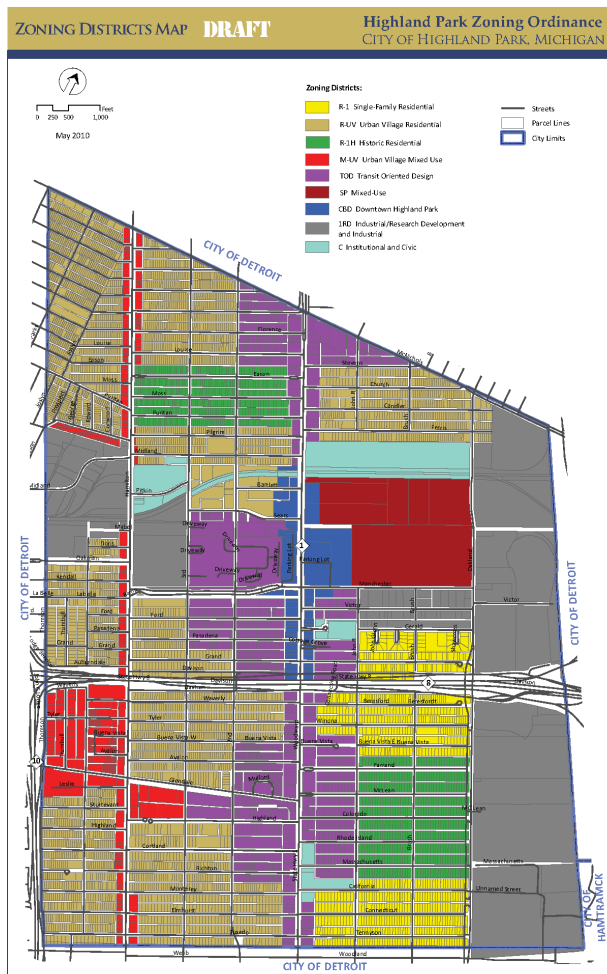


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ZONING MAPS

City of Highland Park Zoning Ordinance



158

City of Highland Park Zoning Ordinance

1250.09 TOD, TRANSIT ORIENTED DEVELOPMENT DISTRICT

1. Intent.
The TOD, Transit Oriented Development District is intended to provide greater density in areas within ¼ mile of light rail and/or Bus Rapid Transit stops within Highland Park while allowing for a mix of commercial, retail, restaurant, entertainment, office, residential and transit uses within this district. The intended mix of these uses helps to provide self-sufficient neighborhoods built around the light rail stops.
2. Area, Height, Bulk and Placement Requirements. (Refer to adjacent table and illustrations.)

TOD Transit Oriented Development District

BUILDING FUNCTION	
Residential	Permitted
Lodging	Permitted
Office	Permitted
Retail	Permitted
BUILDING TYPE	
Single Family Detached	Prohibited
Single Family attached (Townhome)	Special Use
Duplex	prohibited
Multifamily (three or four units)	Special Use
Apartment (more than four units)	Permitted
Mixed-Use Building	Permitted
BUILDING HEIGHT	
Principal Building	60 ft. max. (5 stories); 30 ft. Min (2 stories)
Outbuilding	Not applicable
LOT OCCUPATION	
Lot Width	20 ft. min; 400' max.
Lot Coverage	90% max
Min. Lot Area	2,000 sq. ft.
BUILDING DISPOSITION	
Edgeyard	not permitted
Sideyard	not permitted
Courtyard	Permitted
Rearyard	Permitted
SETBACKS - PRINCIPAL BUILDING	
Front Setback Principal	2 ft. min; 12 ft. max
Side Setback	0 ft. min; 24 ft. max
Rear Setback	0 ft. min.
SETBACKS - OUTBUILDING	
Front Setback	not applicable
Side Setback	not applicable
Rear Setback	not applicable
PRIVATE FRONTAGES	
Common Lawn	not permitted
Porch & Fence	not permitted
Stoop	Permitted
Forecourt	Special Use
Shopfront & Awning	Permitted
BASE DENSITY	
No base density. Minimum building height of 2 stories	
PARKING PROVISIONS	
See Chapter 1253 Off-Street Parking	

176

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TRADE AERIAL



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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,409	56,946	158,925
Average age	40.0	37.5	35.8
Average age (Male)	40.0	36.0	34.2
Average age (Female)	40.3	38.6	36.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,377	21,480	57,884
# of persons per HH	2.5	2.7	2.7
Average HH income	\$28,701	\$32,752	\$37,945
Average house value	\$76,361	\$70,211	\$96,091

ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	0.8%	0.7%	0.7%

RACE	1 MILE	2 MILES	3 MILES
Total Population - White	723	2,903	19,254
Total Population - Black	12,458	51,927	129,329
Total Population - Asian	27	781	5,890
Total Population - Hawaiian	0	0	20
Total Population - American Indian	43	202	539
Total Population - Other	83	413	744

* Demographic data derived from 2010 US Census

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BROKER



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