

Multi Family Development Opportunity

RICHMOND, MI



OFFERING MEMORANDUM

KW COMMERCIAL
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Chesterfield, MI 48047

PRESENTED BY:

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RICHMOND, MI

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Why KW

WHY

Hire KW Commercial for Land and Development:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

I specialize in land brokerage and development services and possess an exceptional understanding of the complex factors that influence the land brokerage transaction and have the extensive experience and contacts to get the deal done right.

Working in coordination with my other specialties, land and development services include:

- Sales leasing and negotiation
- Site selection and demographics
- Entitlement and approval services
- Environmental resource constraints
- Feasibility analysis
- Valuation services
- Infrastructure analysis



ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.

Advisor Bio



JACK ROBSON

Associate

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Direct: 586.949.0200 x1615 | Cell: 810.941.7946

MI #6501382964

PROFESSIONAL BACKGROUND

Served in the US Air Force holding a Top Secret Security Clearance. Attended the University of Michigan on the GI Bill. Worked at Touche Ross & Co and became a Certified Public Accountant. Worked as the Chief Financial Officer with a major construction and real estate development company. Provided financial information and analysis to be used for strategic planning ,loan financing and surety bond purposes. Was involved in due diligence and negotiation for acquisitions and divestitures of companies and development projects. Experience in many industries including construction, real estate development, marinas, car washes and new/ used car dealerships.

EDUCATION

Bachelor Of Business Administration from University of Michigan
Graduate Of Realtor Institute GRI

MEMBERSHIPS

Elks
American Legion
Business Network International-BNI
Life Member Michigan Association Of CPA's
Bluewater Chamber Of Commerce

MACOMB/ST. CLAIR
31525 23 Mile Road
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586.949.0200



Advisor Bio



Direct: | Cell:

MULTI FAMILY DEVELOPMENT OPPORTUNITY

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DETAILS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$500,000
AVAILABLE SF:	
LOT SIZE:	11.8 Acres
ZONING:	RM1 Multi Family
MARKET:	Detroit
SUBMARKET:	Northern Outlying
PRICE / SF:	\$0.97

PROPERTY OVERVIEW

Prime development opportunity in the City of Richmond in Macomb County. The sale includes 2 lots for a total of 11.79 acres. Existing plans for the property include an 80 unit apartment complex but the property could up to 200 units. Access to the development would be from Gratiot avenue just north of main street. All public utilities are available from Macomb County.

PROPERTY HIGHLIGHTS

- Multi Family Zoning
- All Utilities Available
- Located In Development Friendly Richmond Mi

Property Details

SALE PRICE

\$500,000

LOCATION INFORMATION

Building Name	Multi Family Development Opportunity
Street Address	00 Gratiot
City, State, Zip	Richmond, MI 48062
County/Township	Macomb/Richmond
Market	Detroit
Submarket	Northern Outlying
Cross Streets	Gratiot Ave and County Line
Range	15E
Section	6
Side Of Street	West
Road Type	Paved
Market Type	Rural
Nearest Highway	194
Nearest Airport	Romeo Airport

LAND

Number Of Lots	2
Best Use	Apartments or Condos
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes
Topography	Level

PROPERTY DETAILS

Property Type	Land
Property Subtype	Multifamily
Zoning	RM1 Multi Family
Lot Size	11.8 Acres
APN#	50-07-06-426-034, 12-006-4025-000
Lot Frontage	285
Traffic Count Street	S Main St and Gratiot Ave SE
Traffic Count Frontage	285

UTILITIES & AMENITIES

Gas / Propane	Natural
Power	Yes
Amenities	Access to Public Water, Sewer, Gas and Power

MULTI FAMILY DEVELOPMENT OPPORTUNITY

LOCATION INFORMATION

2

REGIONAL MAP

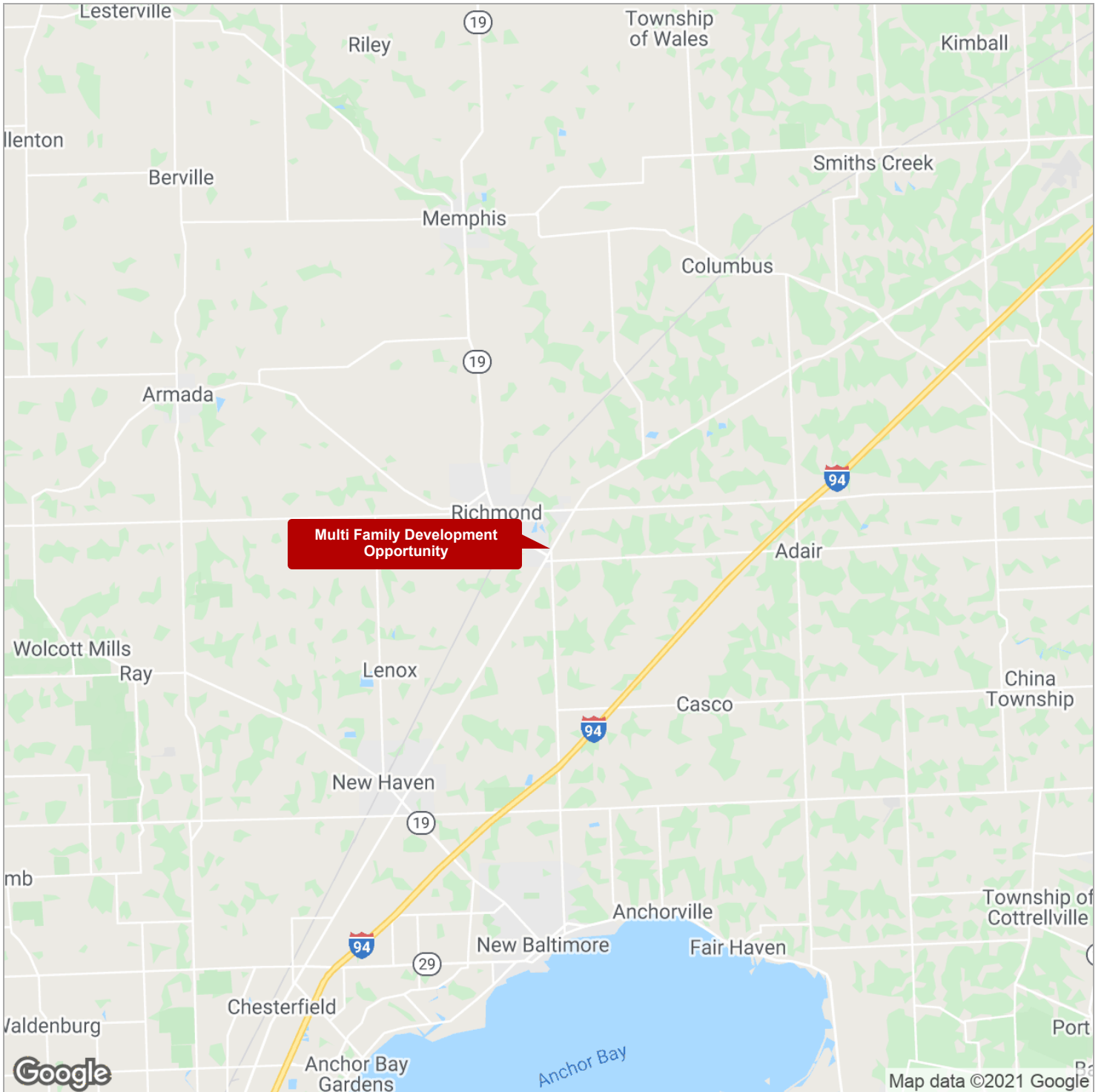
LOCATION MAPS

DEMOGRAPHICS MAP

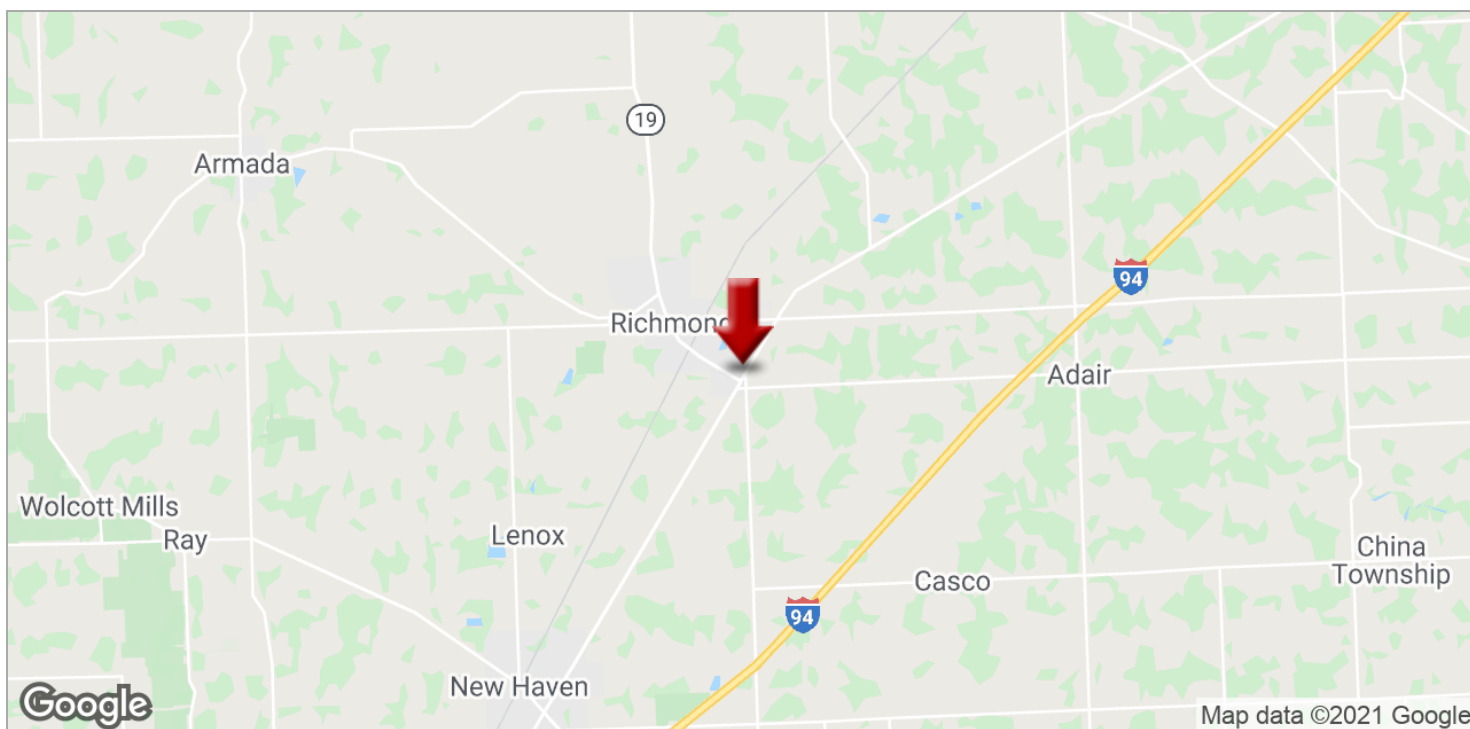
LAND LOTS

RETAILER MAP

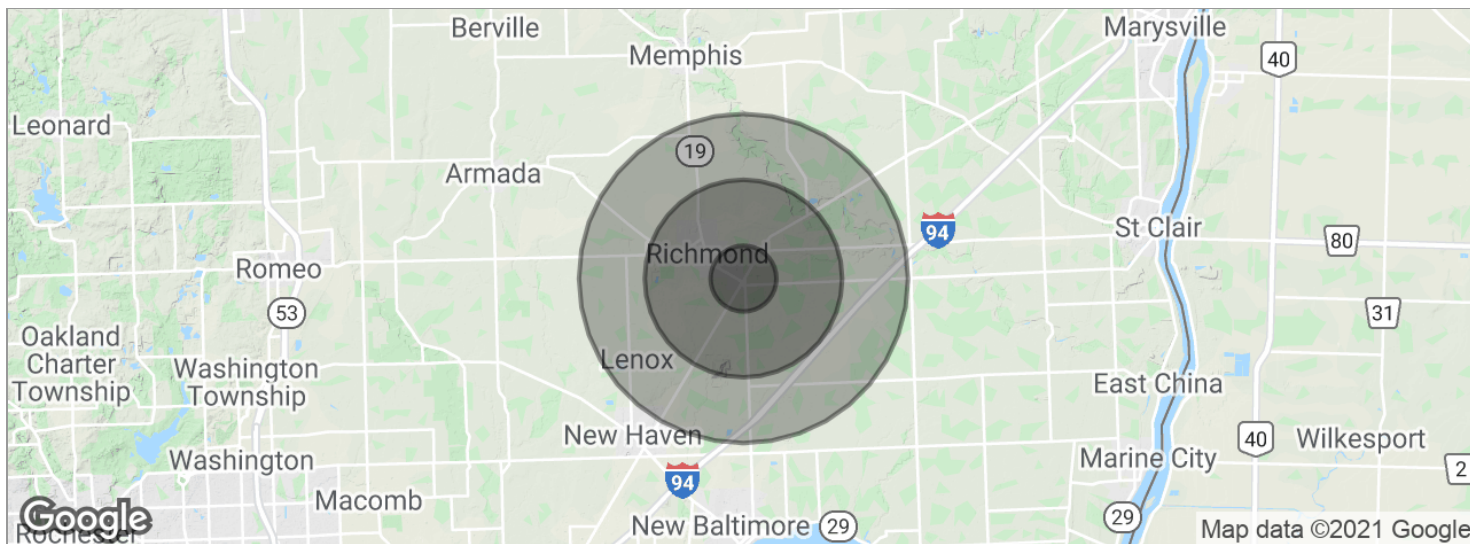
Regional Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,366	160,073	357,583
Median age	39.9	38.1	37.1
Median age (male)	38.9	36.3	35.3
Median age (Female)	41.0	39.2	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,310	64,157	137,994
# of persons per HH	2.4	2.5	2.6
Average HH income	\$55,062	\$58,728	\$59,012
Average house value	\$121,334	\$139,877	\$145,317
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	1.2%	1.6%	1.6%
RACE (%)	1 MILE	3 MILES	5 MILES
White	74.0%	73.7%	62.1%
Black	20.9%	22.3%	33.8%
Asian	2.4%	1.5%	1.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.3%	0.3%
Other	0.1%	0.3%	0.4%

* Demographic data derived from 2010 US Census

Land Lots

OF LOTS | 2

TOTAL LOT SIZE | 0.61 - 11.16 Acres

TOTAL LOT PRICE | \$500,000

BEST USE | Apartments or Condos



STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	00 Gratiot Ave	50-07-06-01-426-000	Multifamily	11.16 Acres	\$500,000	RM1 - Multiple Family Residential
Available	2	00 Gratiot Ave	74-12-006-4025-000	Other	0.61 Acres	N/A	B2 - General Business

Retailer Map



Google

Map data ©2021

