

Executive Overview/Project Summary

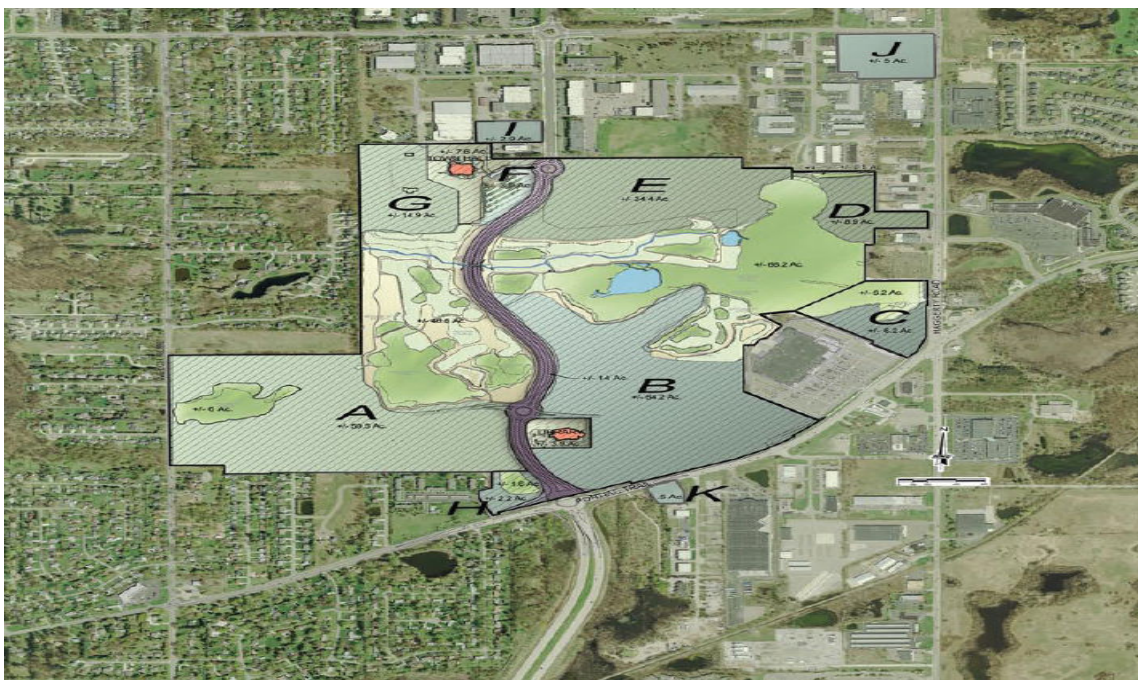
- Location:** Northeast quadrant of M-5 and Pontiac Trail, Commerce Township, MI
- Commerce Township is located within Oakland County, one of the top 5 wealthiest counties in the country, which is located approximately 30 miles northwest of Detroit.
- Total Land Size:** 330 Acres
- Total Buildable:** +/-202 Acres*
- Conservation, Wetland and Storm Management:** Of the total land, approximately 128 acres have been dedicated to conservation areas, public trails, preserved wetlands, and overall storm management, serving almost the entire DDA project area.
- Site Improvements:** *Of the 202 acres for development, the Commerce Township DDA has invested in the following infrastructure which currently exists:
- Completion of Martin Parkway from M-5, leading up to Richardson Road
 - Completion of 4 modern-day roundabouts within the project area, including the recently opened Pontiac Trail/M-5 roundabout, one of the largest in the State of Michigan
 - Sewer line with available taps run along Martin Parkway serving the entire development area
 - City water line with available taps run along Martin Parkway serving the entire development area
 - Note, franchise utilities are not in place and must be brought in by developer
 - Master storm management plan in place servicing most of the DDA development area
 - Site has been balanced for most of the commercial development area; topography and natural features remain for the residential areas
 - Site is shovel-ready and qualifies for Fast Track Process for site plan approval
- Price Per Acre:** Commercial, outlot and residential pricing will vary according to use, quality of development and potential tax revenue basis. Call Randy Thomas for specific information 248-359-9000
- Land Earmarked for Commercial:** Approximately 65-70 acres
- Land Earmarked for Residential:** Approximately 140 acres
- Traffic Counts:** Approximately 50,000 cars pass through M-5 and Pontiac Trail, according to a 2007 study. No traffic counts currently exist for Martin Parkway, as it recently opened in mid November 2011.
- Zoning:** See enclosed Planned Unit Development and Township Overlay
- Site Plan Process:** See Fast Track Process

Demographics:

	1 Mile Radius	5 Mile Radius	10 Mile Radius
Population:	3,614	146,630	498,208
Employment:	3,856	104,131	374,491
Households:	1,236	57,419	197,833
Average Household Income:	\$101,243	\$115,900	\$109,155

Parcels Offered For Sale

	Size	Suggested Uses
Parcel A:	59.5 Acres	Multi Family Residential, Single Family Residential (Residential primarily on western portion of Parcel A), Commercial, Hospitality, Commercial Outlots, High Density Senior Living, Corporate HQ, Office, R & D, High-Tech
Parcel B:	64.2 Acres	Commercial/Retail Development-Lifestyle, Open-Air Center, Walkable environment with shopping, Restaurant and entertainment, Commercial outlots, Hospitality, General retail, Corporate HQ, Office, R & D, High-tech
Parcel C:	6.2 Acres	Multiple story mixed-use, Office, Retail, Outlot potential
Parcel D:	8.9 Acres	Recreational use, Residential, R & D, High-tech, Commercial
Parcel E:	34.4 Acres	Multi Family Residential, Single Family Residential, Commercial, Commercial Outlots, High Density Senior Living, Corporate HQ, Office, R & D, High-Tech
Parcel F:	3.9 Acres	Neighborhood commercial, office
Parcel G:	14.9 Acres	Multi-family residential, Single family residential, High density senior living
Parcel H:	+/- 3.8 Acres +/- 2.2 Useable	Commercial Outlot, Industrial, Retail
Parcel I:	2.9 Acres	Office, R & D, High-tech, Light-industrial
Parcel J:	5 Acres	Commercial/retail, office, R & D
Parcel K:	+/- 0.5 Acres	General Commercial



Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal.