

FOR SALE

# FULLY APPROVED SENIOR LIVING FACILITY

S GROESBECK HWY, CLINTON TWP, MI

**SITE** →

10  
ACRES

S GROESBECK HWY (24,757 CPD)



# PROPERTY DETAILS

10 AC

\$3,749,000.00

**LOT SIZE**

**SALES PRICE**

<b>LOCATION:</b>	S. Groesbeck Hwy, Clinton Twp, MI
<b>PROPERTY TYPE:</b>	Vacant Land
<b>DATE AVAILABLE:</b>	Immediately
<b>SALES PRICE:</b>	\$3,749,000.00
<b>PROPERTY TAXES:</b>	\$43,000.00
<b>LOT SIZE:</b>	10.04 AC
<b>LOT DIMENSIONS:</b>	Irregular (Survey Attached)
<b>ZONING:</b>	SP
<b>IMPROVEMENTS:</b>	Shovel Ready
<b>TRAFFIC COUNT:</b>	S. Groesbeck Hwy (24,757 CPD)

## ANCHORS



## HIGHLIGHTS

- Fully Site Plan Approved and Shovel Ready.
- Independent Living (91 Rooms)
- Assistant Living (44 Rooms)
- Memory Care Facility (20 Rooms)
- Villas (24 Rooms)
  - 160 Units Total
- SP Zoning (Assisted Living Approved)
- Geo-Tech Engineering Report Finalized as of June 30, 2022.
- 4 Story & 3 Story Buildings
- Site Plans & Elevations Attached
- Variances for Parking & Building
- Building Heights have been Fully Approved

EXCLUSIVELY LISTED BY:



**LOUIS J.  
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# MICRO AERIAL



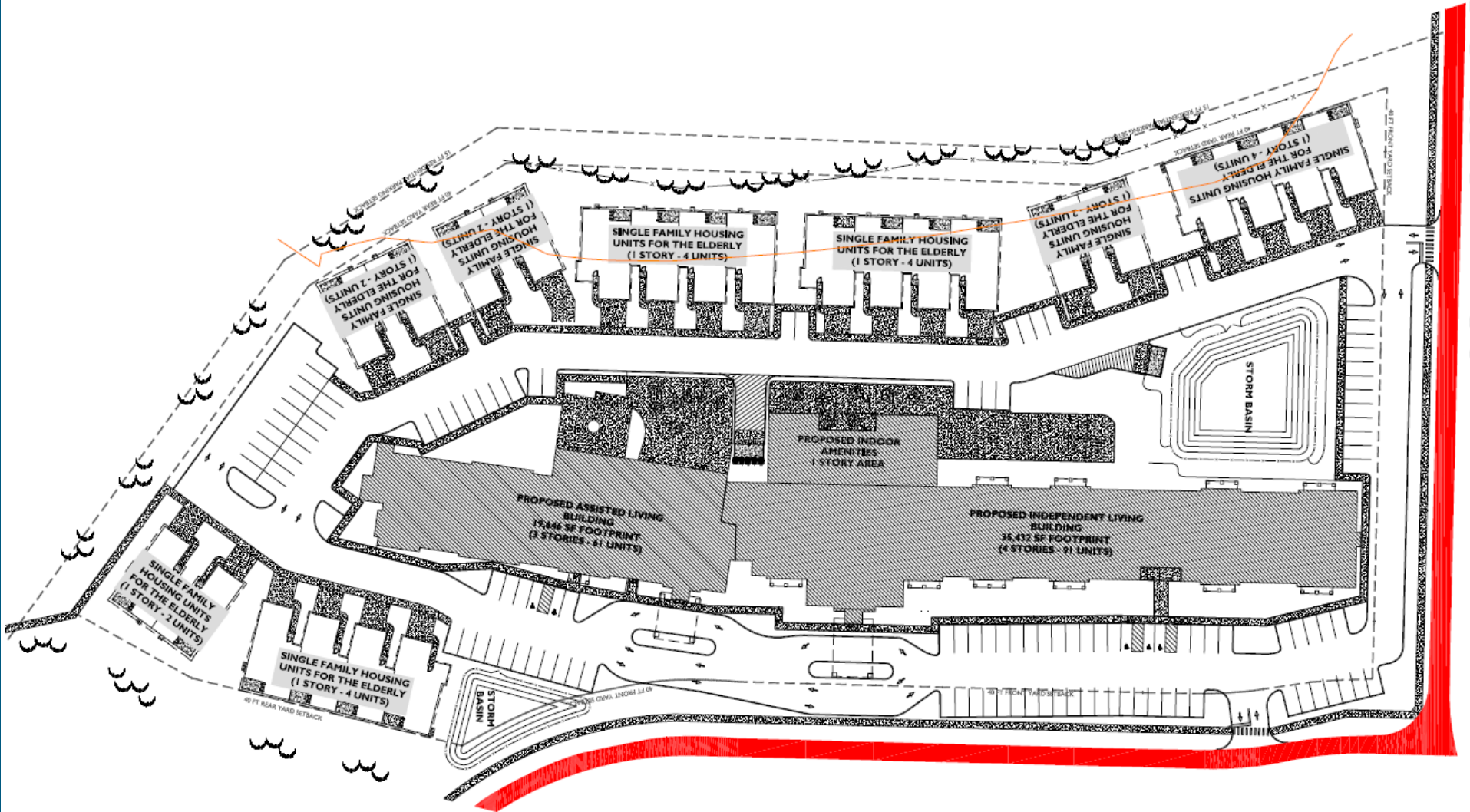
# MACRO AERIAL



# SITE PLAN AERIAL



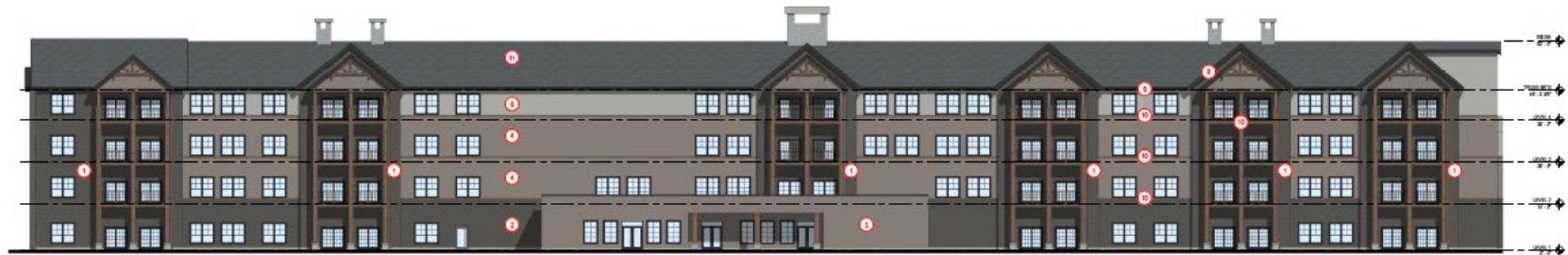
# SITE PLAN



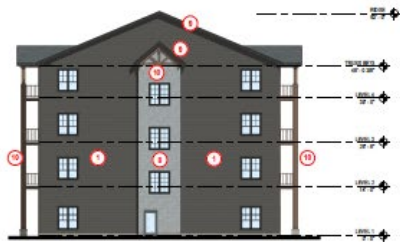
# ELEVATIONS



D1 IL ELEVATION - EAST



C1 IL ELEVATION - WEST



A1 IL ELEVATION - NORTH



EXTERIOR MATERIAL LEGEND

# FLOOR PLANS



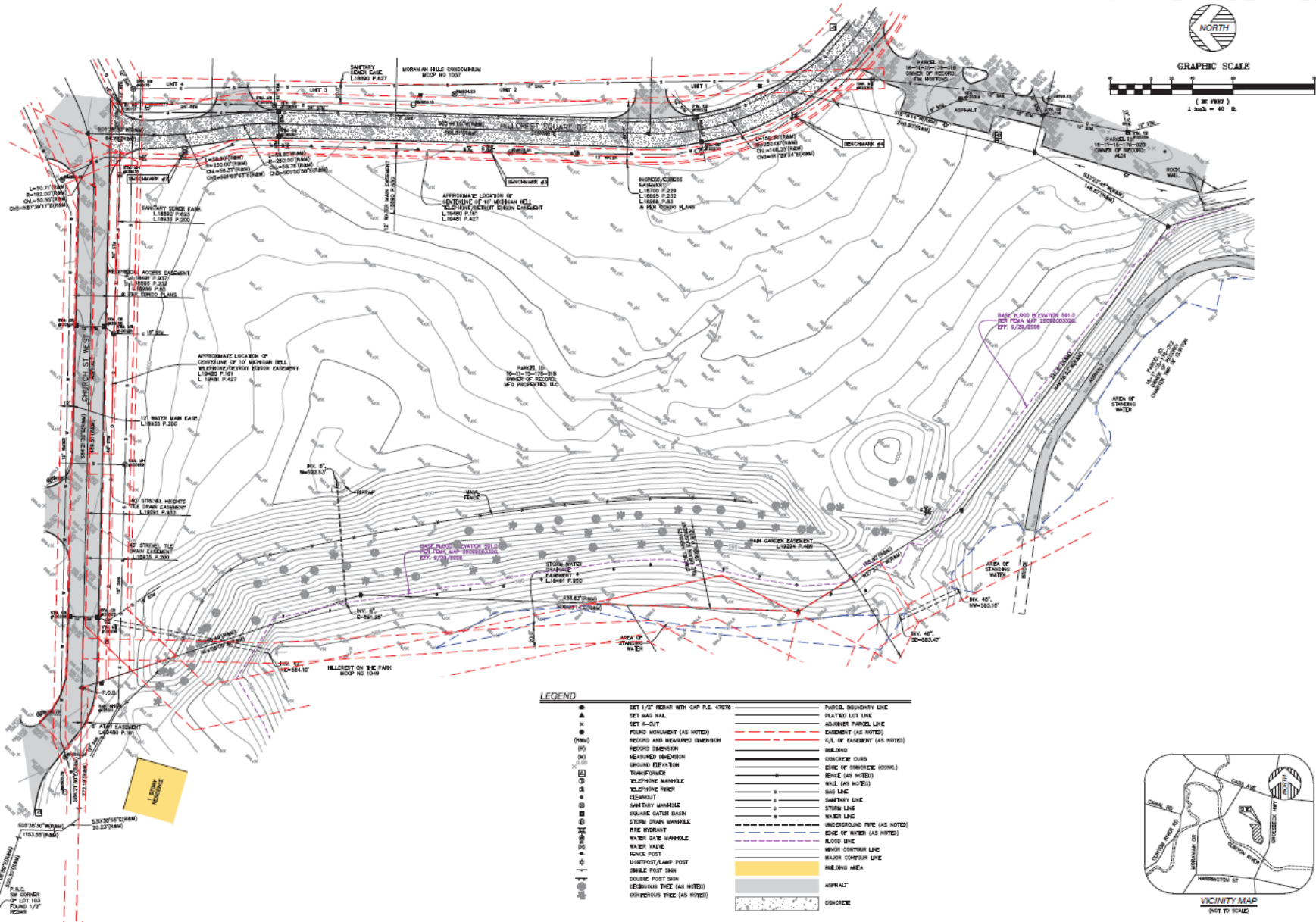
C1 LEVEL 1 FLOOR PLAN - L1



A2 LEVEL 1 FLOOR PLAN - A1



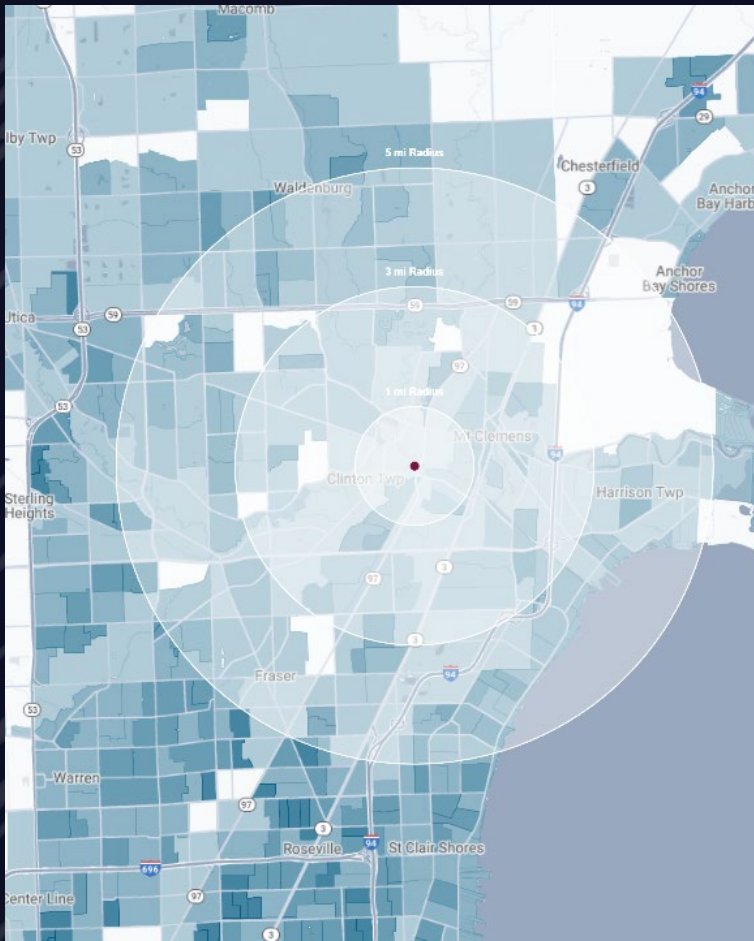
# SURVEY



**LEGEND**

●	SET 1/2" REBAR WITH CAP P.S. 47576	---	PARCEL BOUNDARY LINE
▲	SET W/2 W/AL	---	PLATTED LOT LINE
▲	SET 3/4" CUT	---	ADJACENT PARCEL LINE
○	FOUND MONUMENT (AS NOTED)	---	EASEMENT (AS NOTED)
○	RECORD AND MEASURED DIMENSION	---	C/L OF EASEMENT (AS NOTED)
○	MEASURED DIMENSION	---	WALKING
○	GROUND ELEVATION	---	CONCRETE CURB
○	TRANSFORMED	---	EDGE OF CONCRETE (CONCL)
○	TELEPHONE MANHOLE	---	FENCE (AS NOTED)
○	TELEPHONE POLE	---	WALL (AS NOTED)
○	EASEMENT	---	GAS LINE
○	SANITARY MANHOLE	---	SANITARY LINE
○	SQUARE CATCH BASIN	---	STORM LINE
○	STORM DRAIN MANHOLE	---	WATER LINE
○	PIPE HOODWAY	---	UNDERGROUND PIPE (AS NOTED)
○	WATER GATE MANHOLE	---	EDGE OF W/2 (AS NOTED)
○	WATER VALVE	---	FLOOD LINE
○	POLE FOOT	---	MAJOR CONTOUR LINE
○	UTILITY/LAMP POST	---	MAJOR CONTOUR LINE
○	SINGLE POST SIGN	---	HILLSHED AREA
○	DOUBLE POST SIGN	---	ASPHALT
○	REBAR/IRON TREE (AS NOTED)	---	CONCRETE
○	CONDENSER TREE (AS NOTED)	---	

# DEMOGRAPHICS



## FULLY APPROVED SENIOR LIVING FACILITY

S. Groesbeck Hwy, Clinton Twp, MI

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Estimated Population	8,701	93,969	242,544
2028 Projected Population	8,618	93,668	242,729
2020 Census Population	8,762	94,565	244,138
2010 Census Population	8,518	93,121	237,866
Projected Annual Growth 2023 to 2028	-0.2%	-	-
Historical Annual Growth 2010 to 2023	0.2%	-	0.2%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	3,871	42,194	104,451
2028 Projected Households	3,889	42,667	106,075
2020 Census Households	3,857	41,949	103,849
2010 Census Households	3,640	39,581	98,414
Projected Annual Growth 2023 to 2028	-	0.2%	0.3%
Historical Annual Growth 2010 to 2023	0.5%	0.5%	0.5%
<b>RACE</b>			
2023 Est. White	82.3%	73.4%	78.0%
2023 Est. Black	11.6%	19.4%	14.3%
2023 Est. Asian or Pacific Islander	1.3%	2.1%	2.9%
2023 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2023 Est. Other Races	4.7%	4.9%	4.7%
<b>INCOME</b>			
2023 Est. Average Household Income	\$94,075	\$91,943	\$101,424
2023 Est. Median Household Income	\$75,240	\$68,723	\$76,767
2023 Est. Per Capita Income	\$41,946	\$41,485	\$43,790
<b>BUSINESS</b>			
2023 Est. Total Businesses	311	3,474	7,910
2023 Est. Total Employees	4,802	39,084	86,483

## CONTACT US



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