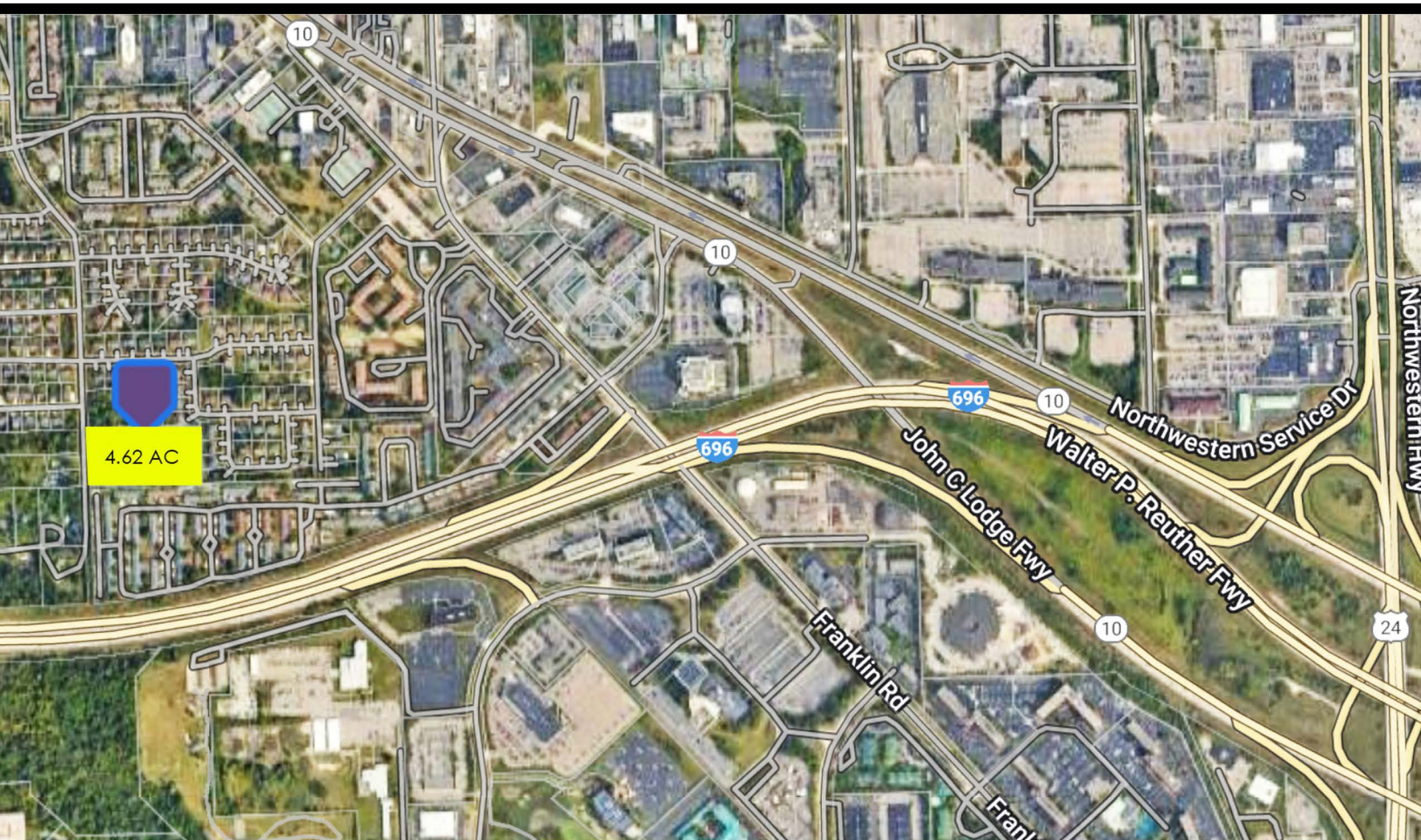


# CLG REALTY

ADVISORS.

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28084 TYLER STREET  
SOUTHFIELD, MI 48034

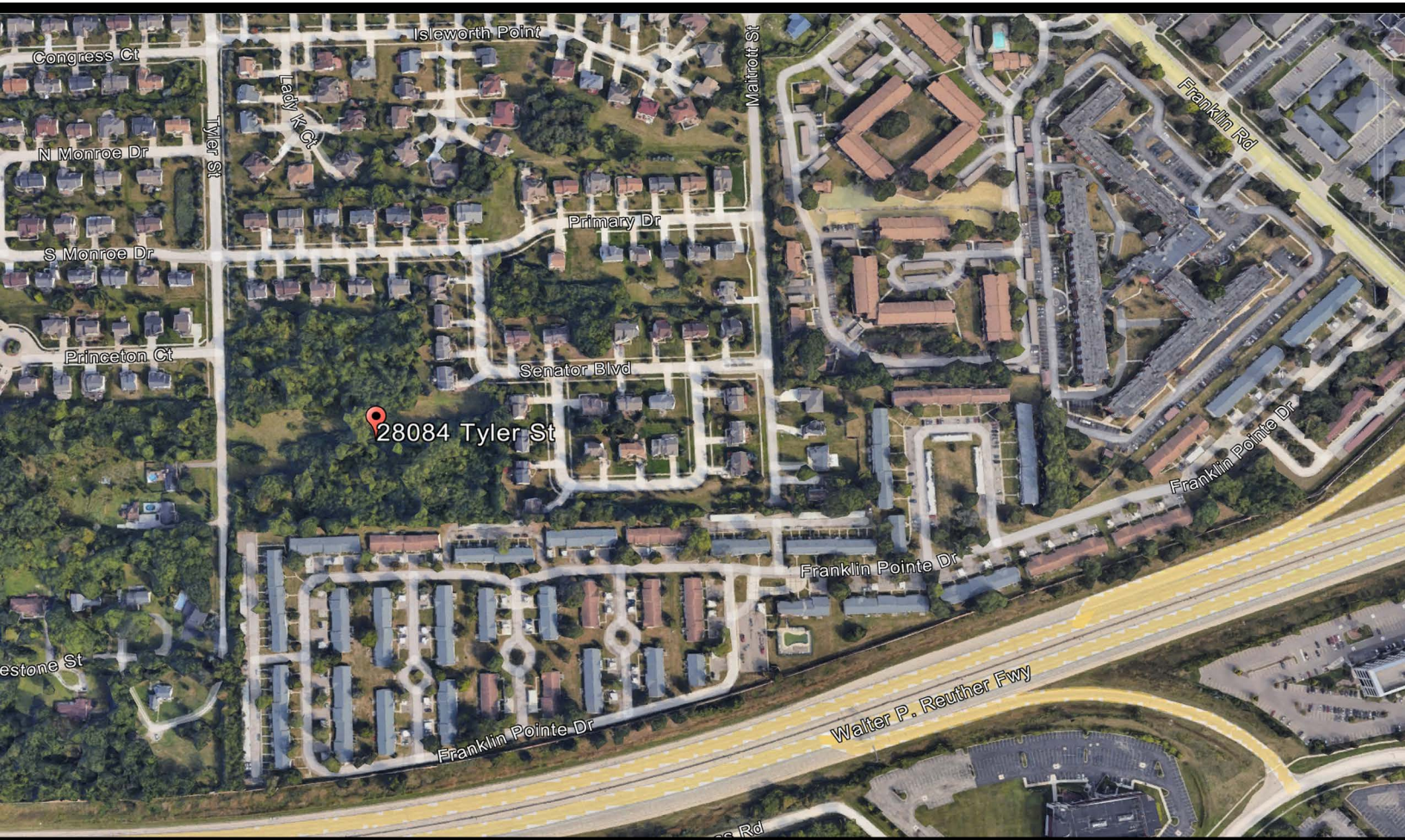
DEVELOPMENT READY  
**4.62 AC VACANT LAND**

CURRENT R-1 ZONING - POSSIBLE MULTI-FAMILY REZONE  
STREET AVAILABLE UTILITIES | EASY HIGHWAY ACCESS  
PRIOR PLANS CITED 15 POSSIBLE HOME SITES

CLG REALTY ADVISORS

801 W. Big Beaver - Ste. 600 - Troy, MI 48084 | 248-581-9083 | [www.clgrealty.com](http://www.clgrealty.com)

# 28084 TYLER STREET SOUTHFIELD, MI 48034



## ACREAGE

4.62 (201,247 SF)

## COUNTY

Oakland

## APN (3 PARCELS)

76-24-18-177-017

76-24-18-177-018

76-24-18-177-019

## LIST PRICE

\$425,000

## ZONING

R-1 with RM Multi-Family Rezone Possible

## UTILITIES

All Utilities Available at Street



## Population

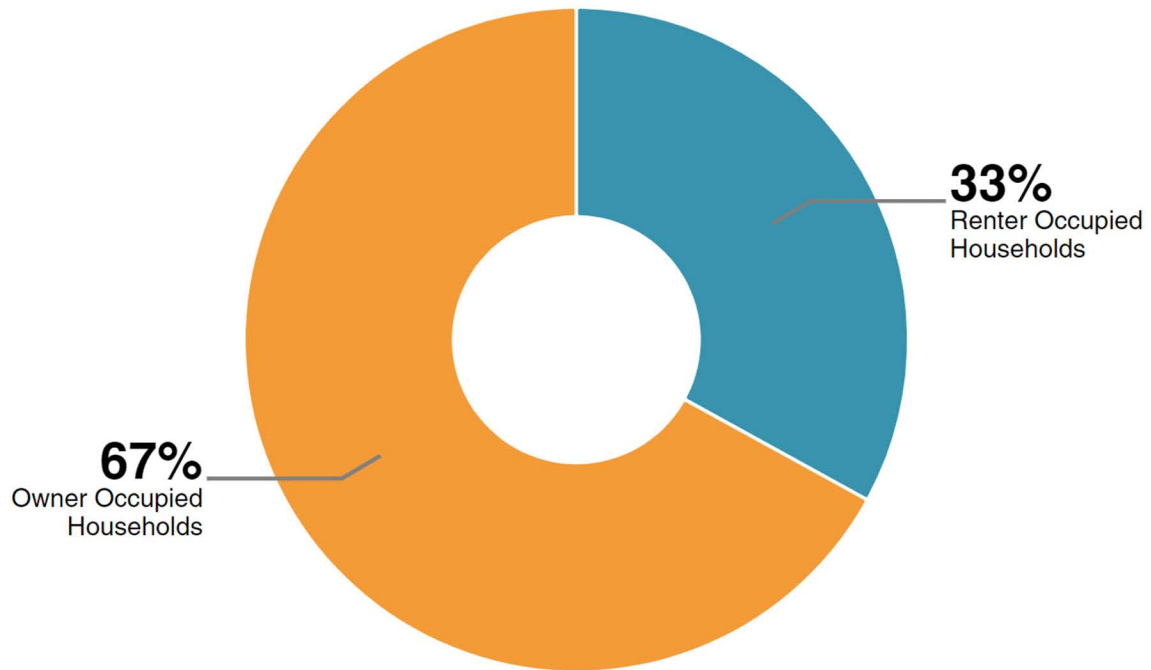
	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2010 Population	26,519	197,164	939,136
2022 Population	27,566	198,105	936,199
2027 Population Projection	27,484	196,640	929,688
Annual Growth 2010-2022	0.3%	0%	0%
Annual Growth 2022-2027	-0.1%	-0.1%	-0.1%
Median Age	42	43.4	41.8
Bachelor's Degree or Higher	46%	45%	41%
U.S. Armed Forces	0	20	130

## Households

	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2010 Households	12,276	82,213	387,208
2022 Households	12,814	82,521	386,145
2027 Household Projection	12,788	81,901	383,428
Annual Growth 2010-2022	0.2%	0.1%	0.1%
Annual Growth 2022-2027	0%	-0.2%	-0.1%
Owner Occupied Households	5,346	55,032	265,226
Renter Occupied Households	7,441	26,869	118,202
Avg Household Size	2.1	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$346.6M	\$2.7B	\$12.3B

## Housing Occupancy

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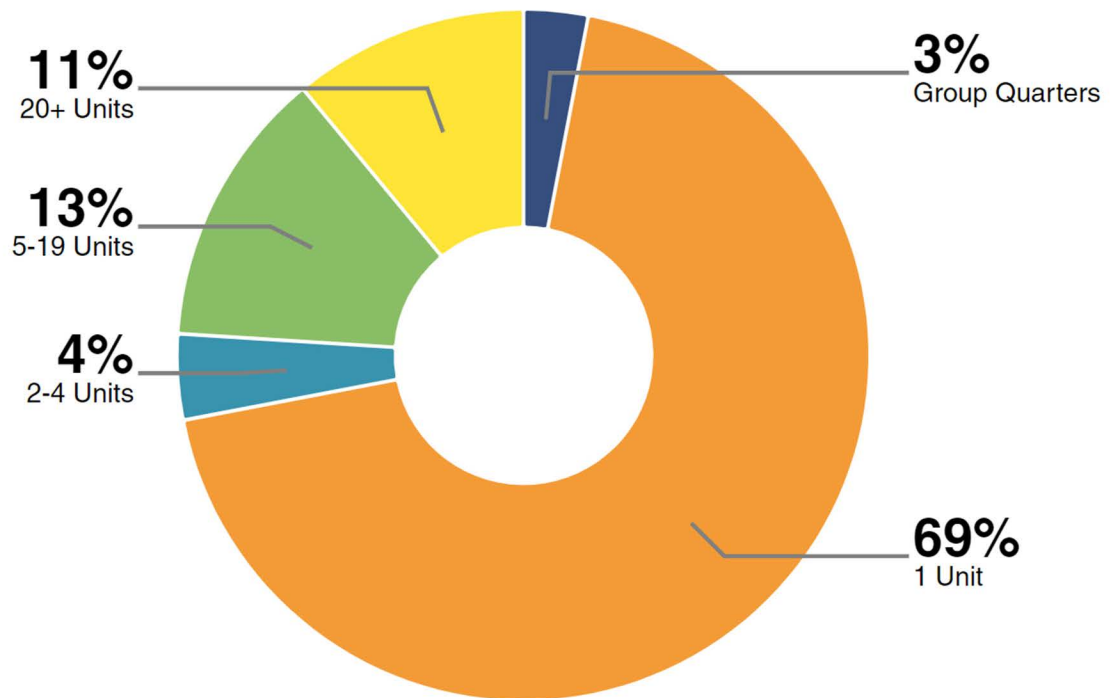


5 mile 2022 Housing Units

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## Housing Type

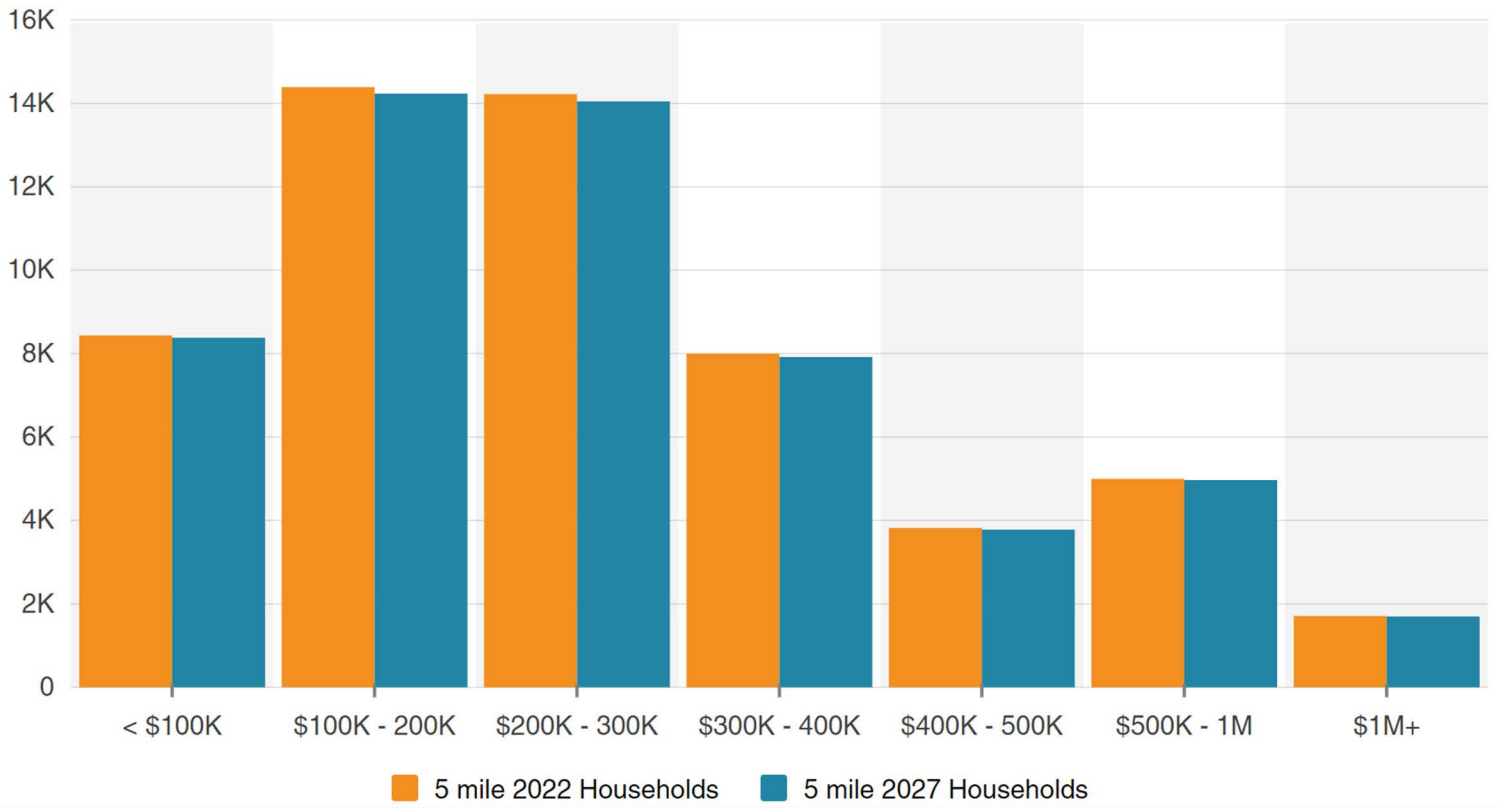
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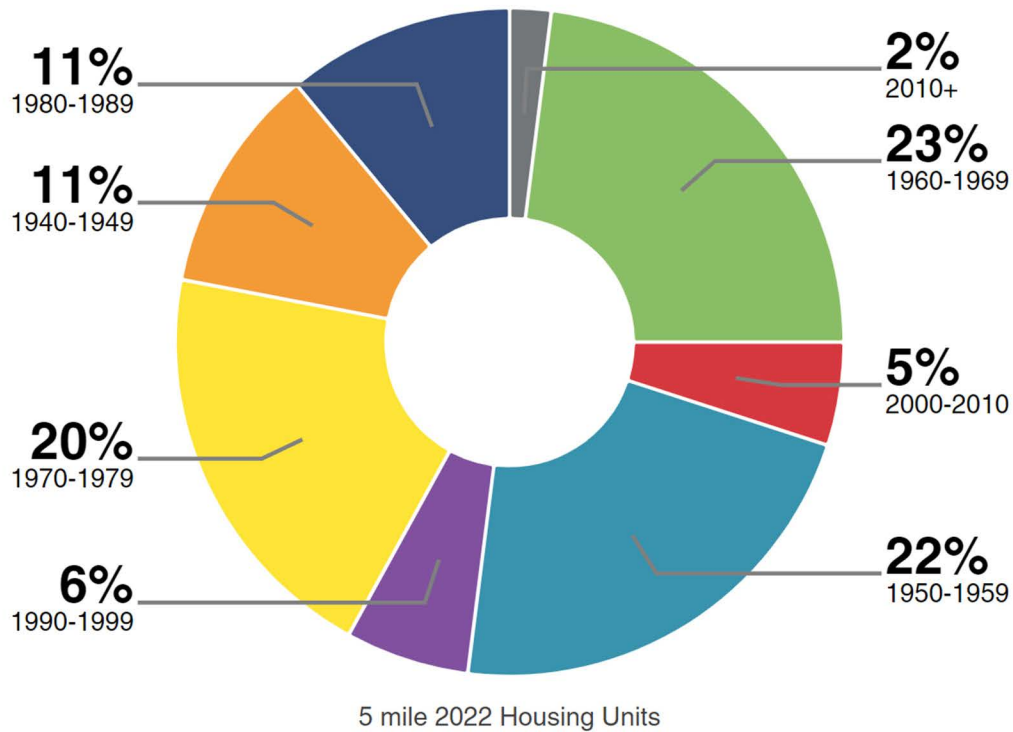
5 mile 2022 Housing Units

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## Home Values



## Homes By Year Built



## Household Income

	5 mile 2022 Households	5 mile 2027 Households
< \$25K	12,484	12,278
\$25K - 50K	15,243	14,941
\$50K - 75K	14,264	14,036
\$75K - 100K	9,964	9,736
\$100K - 125K	8,734	8,758
\$125K - 150K	5,531	5,563
\$150K - 200K	7,144	7,243
\$200K+	9,157	9,347

## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$84,277	\$100,939	\$97,732
Median Household Income	\$62,424	\$73,722	\$71,724
< \$25,000	2,539	12,484	63,706
\$25,000 - 50,000	2,727	15,243	72,958
\$50,000 - 75,000	2,419	14,264	64,860
\$75,000 - 100,000	1,538	9,964	49,167
\$100,000 - 125,000	1,316	8,734	38,518
\$125,000 - 150,000	608	5,531	25,269
\$150,000 - 200,000	670	7,144	31,083
\$200,000+	996	9,157	40,585

## Household Income By Age

	5 mile 2022 Avg Household Income	5 mile 2022 Median Household Income
15 - 24	\$57,608	\$41,130
25 - 34	\$85,182	\$67,230
35 - 44	\$107,395	\$91,310
45 - 54	\$124,741	\$105,149
55 - 64	\$109,721	\$80,227
65 - 74	\$101,576	\$73,019
75+	\$80,449	\$47,112

# CLG REALTY

## ADVISORS®

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### CHRIS BRENEMAN

801 W. Big Beaver, Suite 600  
Troy, MI 48084

Office | 248-581-9081

Direct | 248-581-9083

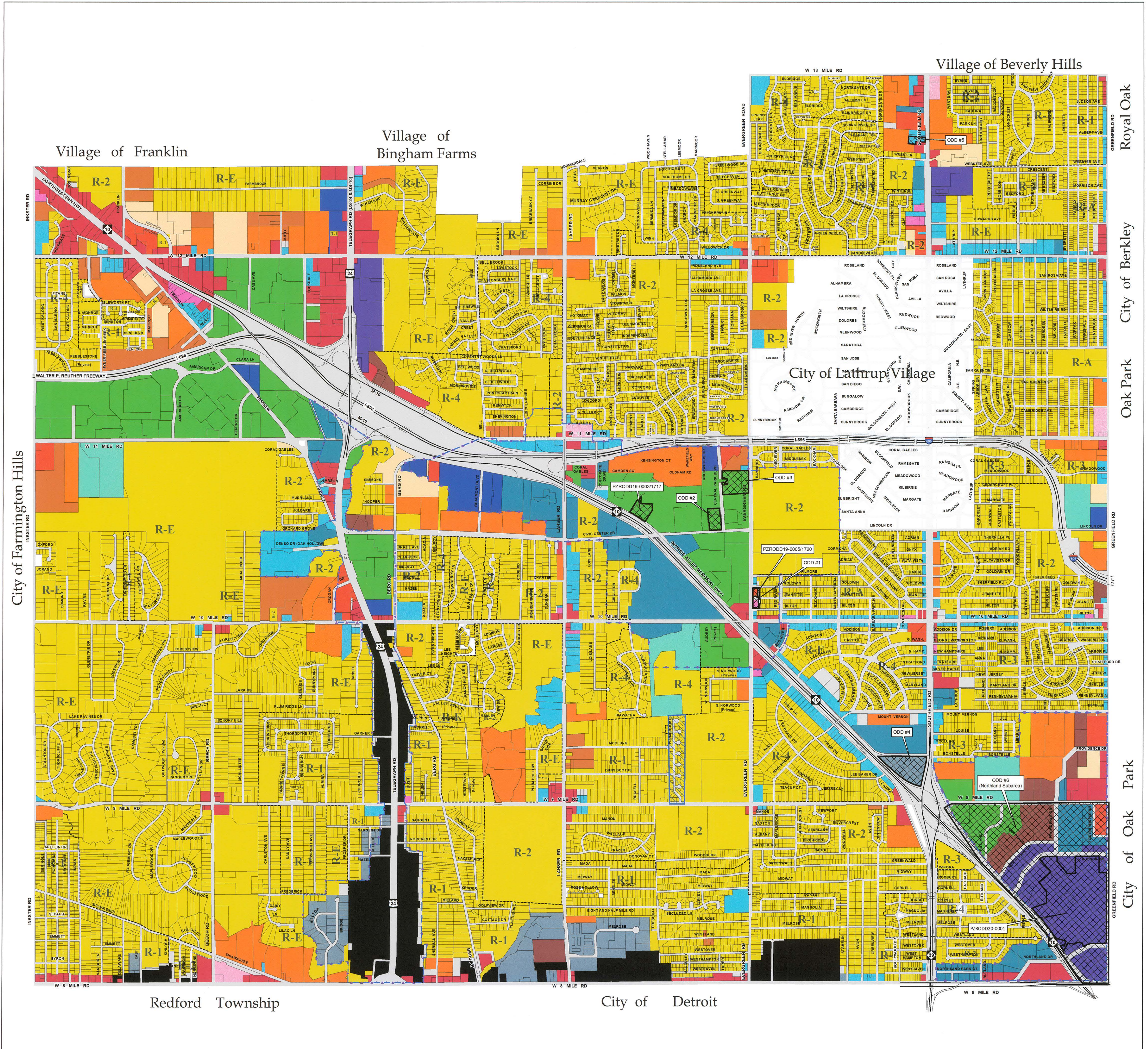
Cell | 517-750-7650

Email | [cbreneman@clg-realty.com](mailto:cbreneman@clg-realty.com)

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# City of Southfield Zoning Districts



- Plumbrooke Estates Historic Sub
- Overlay Development Districts
- Zoning Revisions
- ODD Boundaries
- Southfield Downtown Development Authority
- Southfield City Centre
- Southfield Technology Corridor

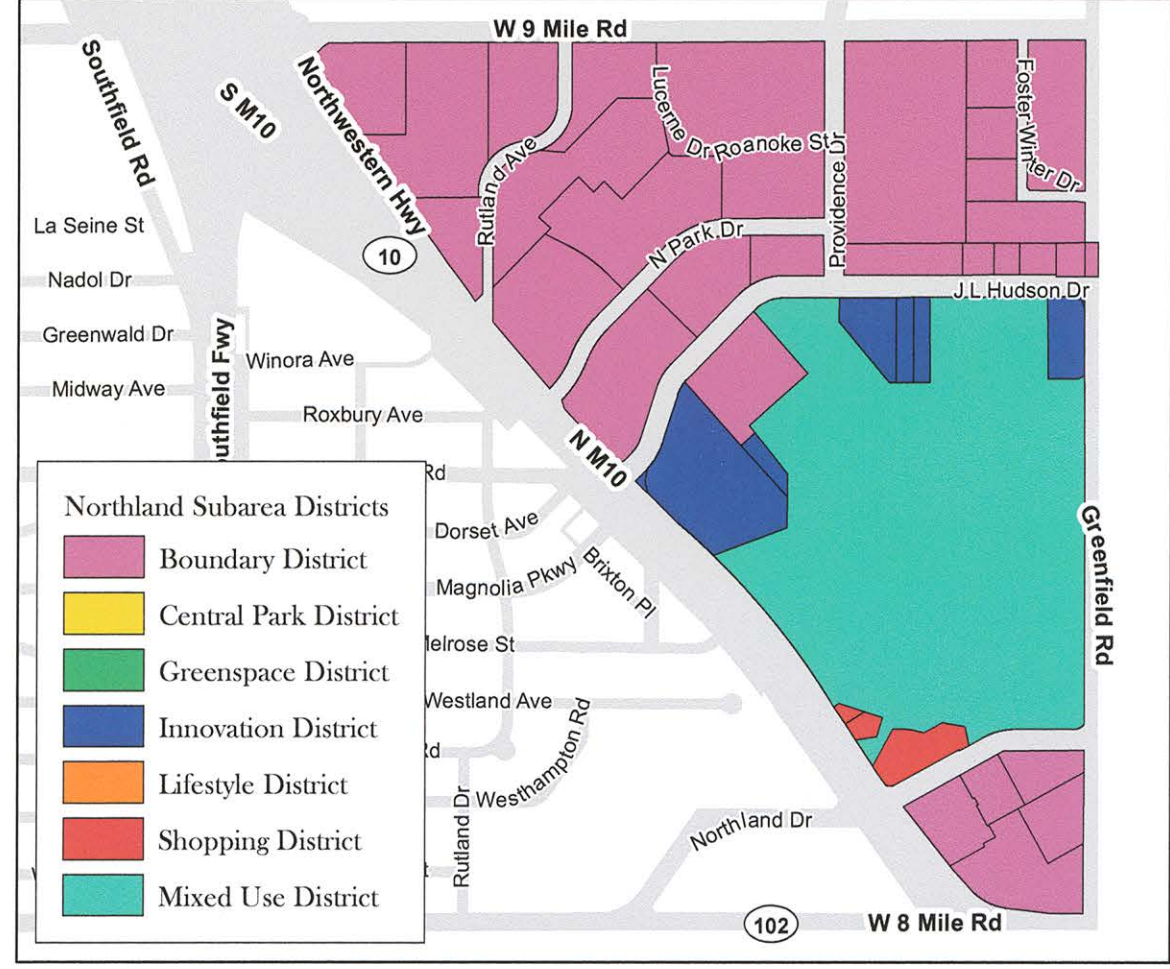
Zoning Districts	
R-A Single Family	OS Office Service
R-1 Single Family	ERO-M Education Research - Office (Limited)
R-2 Single Family	ERO Education Research - Office
R-3 Single Family	TV-R Television-Radio Office-Studio
R-4 Single Family	NS Neighborhood Shopping
R-E Single Family	RS Regional Shopping
RT Attached Single Family	B-1 Neighborhood Business
RM Multiple Family (Low Rise)	B-2 Planned Business
RMM Multiple Family (Medium Rise)	B-3 General Business
RMU Multiple Family (High Rise)	I-L Light Industrial
RC Regional Center	I-1 Industrial
	P Vehicular Parking

**CERTIFICATION**

This is to certify that this is a copy of the official Zoning Map referred to in the Zoning Ordinance of the City of Southfield, Michigan

CITY CLERK *Shelia L. Hawkins* March 13, 2021  
SHERIKIA L. HAWKINS DATE

MAYOR *Kenson J. Siver* March 24, 2021  
KENSON J. SIVER DATE



Overlay Development Districts			
ZR No. / Ordinance No.	Name	Enacted Date	Publish Date
ZR:1317 / 1608 (ODD #1)	Sam Dorchen / City Centre II	4/7/2013	7/29/2013
ZR:1318 / 1616 (ODD #2)	Gaal Karp	11/25/2013	12/15/2013
ZR:1321 / 1624 (ODD #3)	Rogvooy Arch.	4/28/2014	5/18/2014
ZR:1325 / 1643 (ODD #4)	Eling/Klinger	7/20/2015	8/2/2015
ZR:1327 / 1646 (ODD #5)	Great Northern	10/19/2015	11/1/2015
PZRODD19-0001 / 1715	AF Jonna Development Unit 2	5/22/2017	6/29/2017
PZRODD19-0002 / 1716	AF Jonna Development Unit 3	1/13/2019	1/23/2019
PZRODD19-0003 / 1717	Oakland Commons Midwest	2/10/2020	2/20/2020
PZRODD19-0005 / 1720	City Centre II	6/22/2020	7/2/2020
PZRODD20-0001	Northland	1/19/2021	1/28/2021

Amendments Since Last Certification			
ZR No. / Ordinance No.	Name	Enacted Date	Publish Date

The parcel lines of this map are representational of the actual parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies. Consult official City of Southfield records for precise distances and areas of parcels and zoning district boundaries.