

## MEMO

**To:** Northfield Township Board  
**From:** Howard Fink  
**Date:** 7/23/2015  
**Re:** Van Curler Property

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Dear Township Board,

At a previous Planning Commission meeting, the future of the Van Curler property was discussed. A request was made to the Board of Trustees to debate the merits of the property and potential acquisition. This was on the July 14<sup>th</sup> agenda for discussion, but due to time constraints it was pushed back. I have confirmed with Mr. Timmins that the price on the property is \$3.3 million. If the Township is interested in the property, there would likely be some flexibility, but at this time it is not clear as to how much.

Respectfully Submitted,



Howard Fink, Township Manager

# Whitmore Lake Vacant

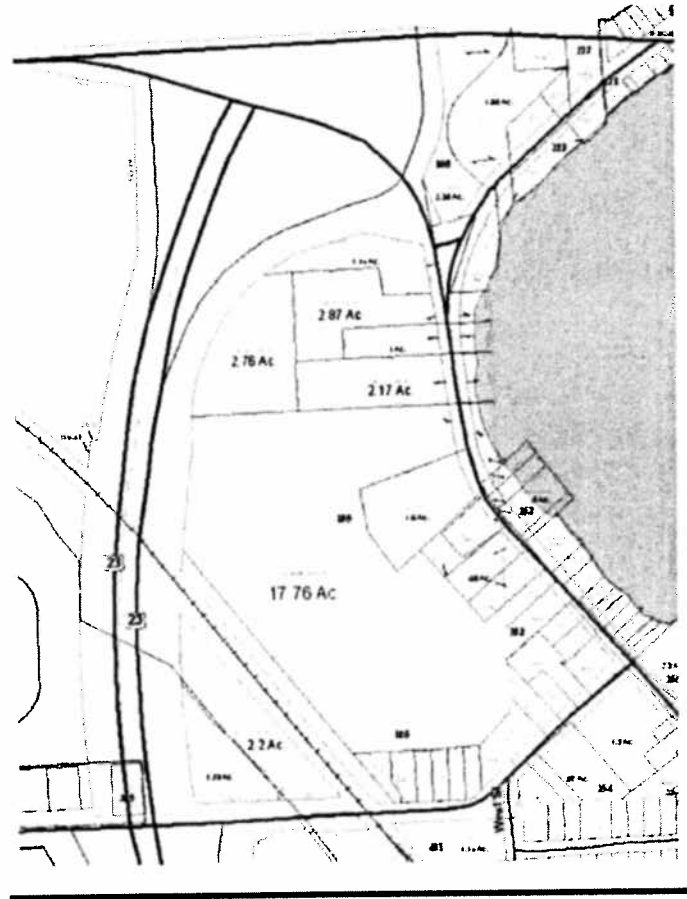
9665 Main St, Whitmore Lake, MI 48189



Listing ID: 10618902  
Status: Active  
Property Type: Vacant Land For Sale  
Possible Uses: Retail  
Gross Land Area: 27.71 Acres  
Sale Price: \$3,300,000  
Unit Price: \$119,090 Per Acre  
Sale Terms: Cash to Seller

## Property Overview

Great highway visibility, some of the property runs to the lake. Great for retail or retirement community. Combination of several parcels of land with some frontage on US-23 between Barker, Main St & Eight Mile Road Exit. Sewer available. Newly rezoned to the Whitmore Lake District to encourage a dynamic mix of uses.



### More Information Online

<http://www.cpix.net/listing/10618902>

### QR Code

Scan this image with your mobile device:



## Listing Details

### General Information

Listing Name: Whitmore Lake Vacant  
Tax ID Number/APN: B-02-06-105-009  
Possible Uses: Retail

Zoning: SR2, GC, PSC, HC  
Land Splits Available: Yes  
Sale Terms: Cash to Seller

### Area & Location

Market Type: Medium  
Property Visibility: Excellent  
Largest Nearby Street: Barker & Main Street

Transportation: Highway  
Highway Access: US-23

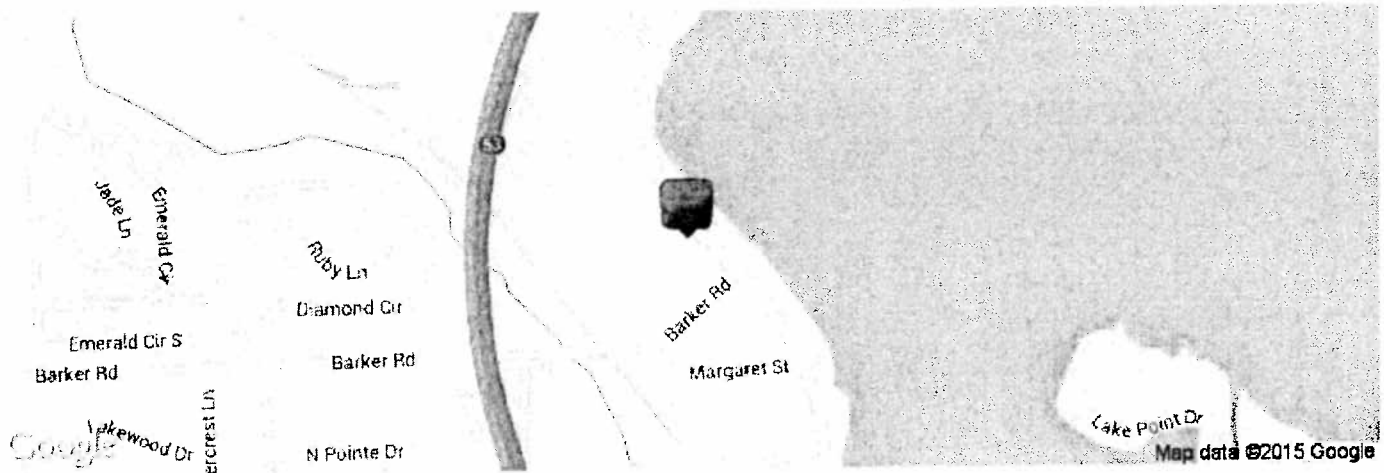
Legal Description Combination of several parcels: B-02-05-252-003, B-02-05-252-004, B-02-05-253-001, B-02-05-253-002, B-02-05-253-003, B-02-06-105-004, B-02-06-105-005, B-02-06-105-009, B-02-06-105-013, B-02-06-105-017, B-02-06-105-018, B-02-06-105-019, B-02-06-105-022

## Land Related

Zoning Description: Several parcels with zoning of SR2, GC, PSC & HC

## Location

Address: 9665 Main St, Whitmore Lake, MI 48189 MSA: Ann Arbor  
County: Washtenaw Submarket: Washtenaw E of 23



## Property Contacts



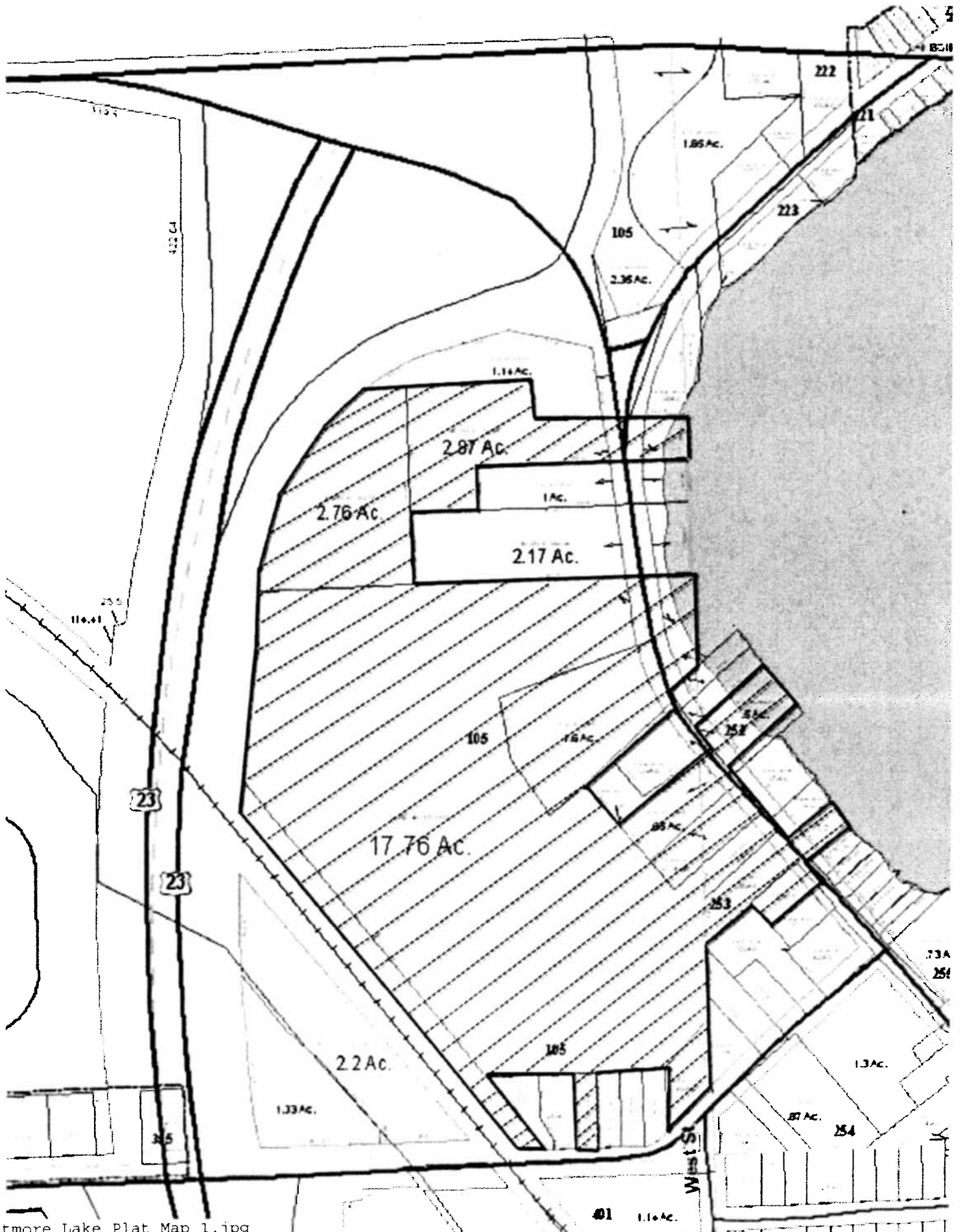
### James H. Chaconas

Colliers International  
734-769-5004 [0]  
jchaconas@ccim.net

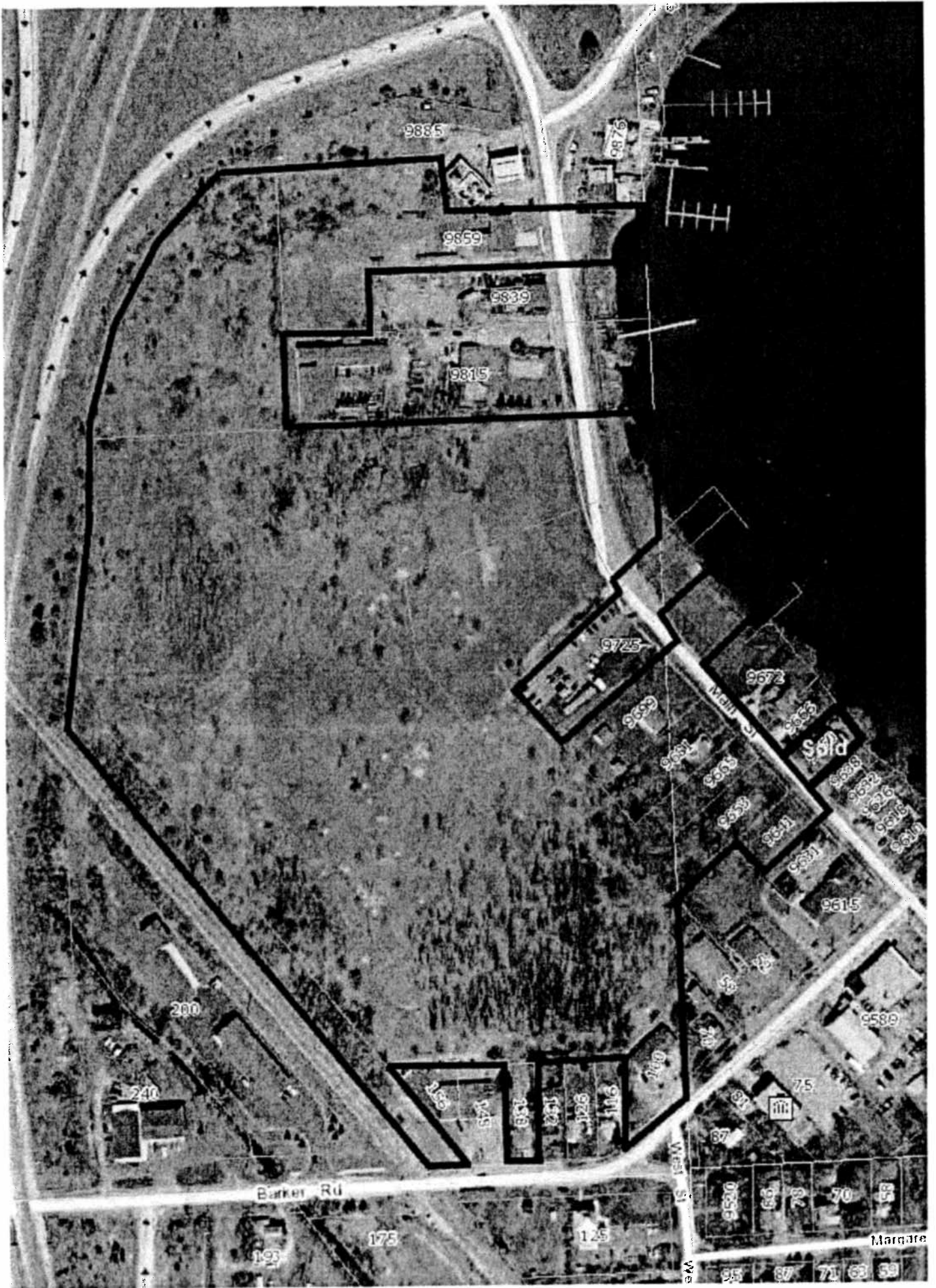


### Richard Timmons

Colliers International  
734-769-5006 [0]  
richard.timmons@colliers.com



Whitmore Lake Plat Map 1.jpg



Van Curler Parcels - Northfield Township

Parcel	Address	Acreage	SEV	Tax Value	Winter Tax	Summer Tax	Status	Zoning
B-02-05-252-003	Main St	0.50	\$12,900.00	\$12,900.00	\$595.72	\$137.44	Vacant	SR2
B-02-05-252-004	Main St Lakefront	0.12	\$5,600.00	\$5,600.00				SR2
B-02-05-253-001	9665 Main St	0.26	\$38,300.00	\$19,958.00	\$884.89	\$212.63	Vacant	GC
B-02-05-253-002	9653 Main St.	0.36	\$38,000.00	\$28,244.00	\$1,231.36	\$295.89	Vacant	GC
B-02-05-253-003	9641 Main St	0.20	\$40,300.00	\$40,300.00	\$1,786.88	\$429.38	Vacant	GC
B-02-06-105-004	Main St	2.76	\$75,100.00	\$17,054.00	\$756.12	\$181.69	Vacant	HC
B-02-06-105-005	9859 Main St	2.87	\$250,300.00	\$117,575.00	\$5,256.22	\$1,252.73	3,921 SF clubhouse	HC
B-02-06-105-009	Main St	16.90	\$933,600.00	\$197,360.00	\$8,806.95	\$2,102.82	Vacant	PSC
B-02-06-105-013	138 Barker Rd	0.20	\$92,700.00	\$92,700.00	\$4,110.40	\$987.69	Vacant	PSC
B-02-06-105-017	100 Barker Rd	0.42	\$98,500.00	\$84,456.00	\$3,744.84	\$899.84	2,250 SF office building	PSC
B-02-06-105-018	9681 Main St.	0.40	\$134,400.00	\$70,182.00	\$2,961.90	\$711.71	1,808 SF residence	PSC
B-02-06-105-019	9699 Main St	0.65	\$118,400.00	\$118,400.00	\$5,250.00	\$1,261.52	1,620 SF residence	PSC
B-02-06-105-022	Main St	1.60	\$87,100.00	\$39,896.00	\$1,768.98	\$425.06	Vacant	PSC
<b>TOTAL</b>		<b>27.24</b>	<b>\$1,925,200.00</b>	<b>\$844,625.00</b>	<b>\$37,154.26</b>	<b>\$8,898.40</b>		