

## Memo

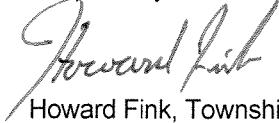
**To:** Northfield Township Board  
**From:** Howard Fink  
**Date:** 7/9/2015  
**Re:** Van Curler Property

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Dear Township Board,

At the 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. Time permitting, I thought this would be a great meeting for the conversation to begin, as the Planning Commission members would be present.

Respectfully Submitted,



Howard Fink, Township Manager

# Whitmore Lake Vacant

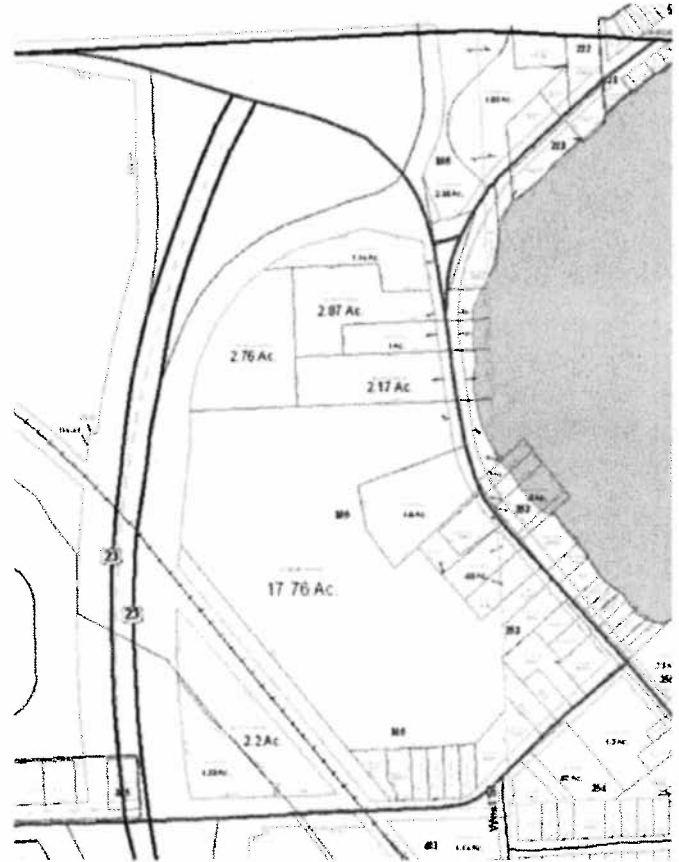
## 9665 Main St, Whitmore Lake, MI 48189



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	Zoning:	SR2, GC, PSC, HC
Tax ID Number/APN:	B-02-06-105-009	Land Splits Available:	Yes
Possible Uses:	Retail	Sale Terms:	Cash to Seller

#### Area & Location

Market Type:	Medium	Transportation:	Highway
Property Visibility:	Excellent	Highway Access:	US-23
Largest Nearby Street:	Barker & Main Street		

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

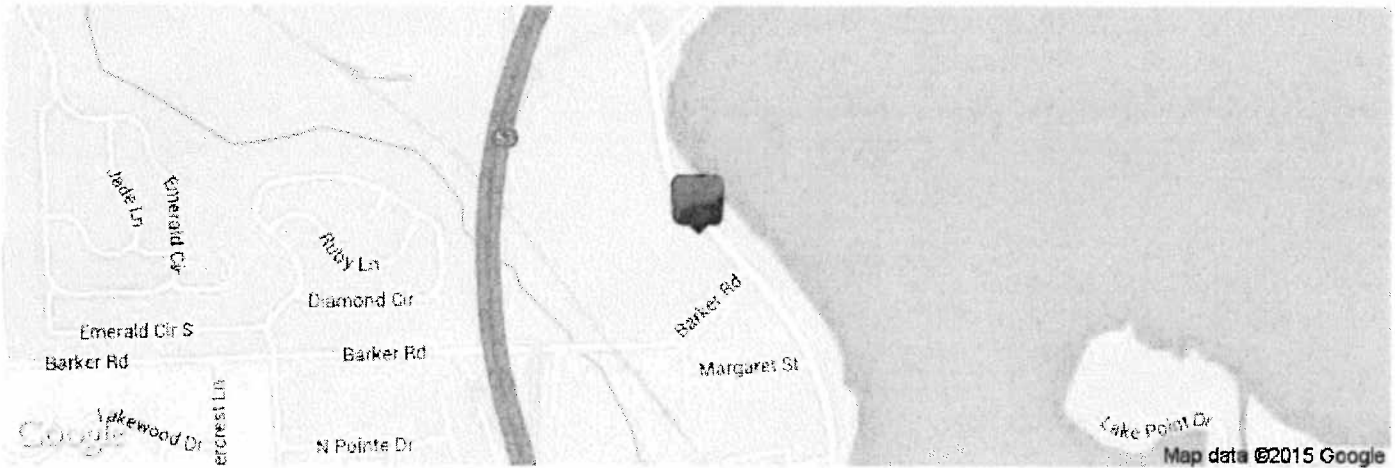
## Land Related

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

## Location

Address: 9665 Main St, Whitmore Lake, MI 48189  
County: Washtenaw

MSA: Ann Arbor  
Submarket: Washtenaw E of 23



## Property Contacts



### James H. Chaconas

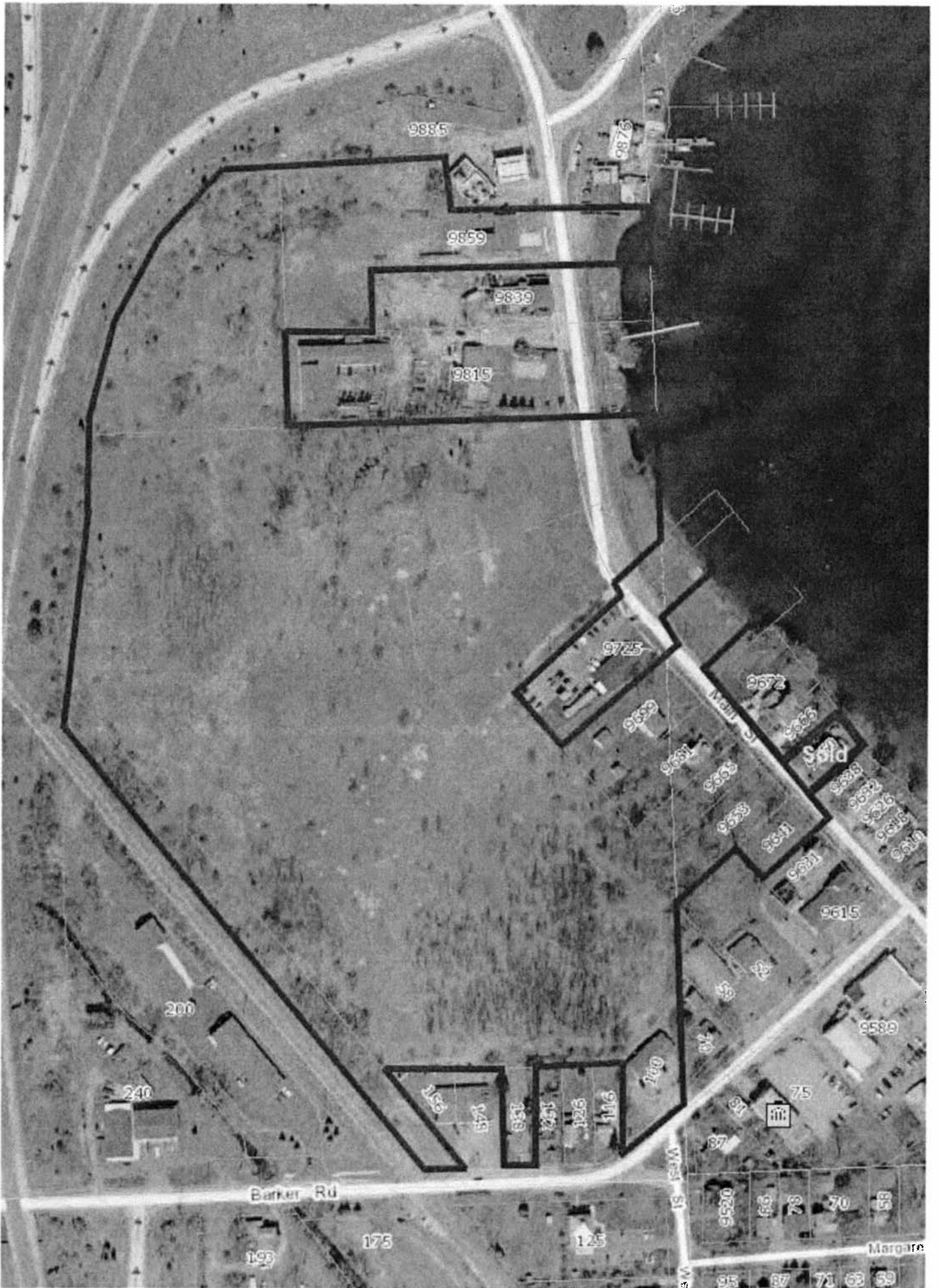
Colliers International  
734-769-5004 [0]  
jchaconas@ccim.net



### Richard Timmons

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





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>		