

Development Opportunity E. M-21 & N. State Rd Owosso, Michigan

For Sale

Lot Size:
3.9 Acres

Lot Dimensions:
Parcel 1: 0.98 ± Acres
163' of frontage on M-21

Parcel 2: 0.91 ± Acres
150' of frontage on M-21

Parcel 3: 1.36 ± Acres
138.38' of frontage on M-21
& 165.50' of frontage on
N. State Road.

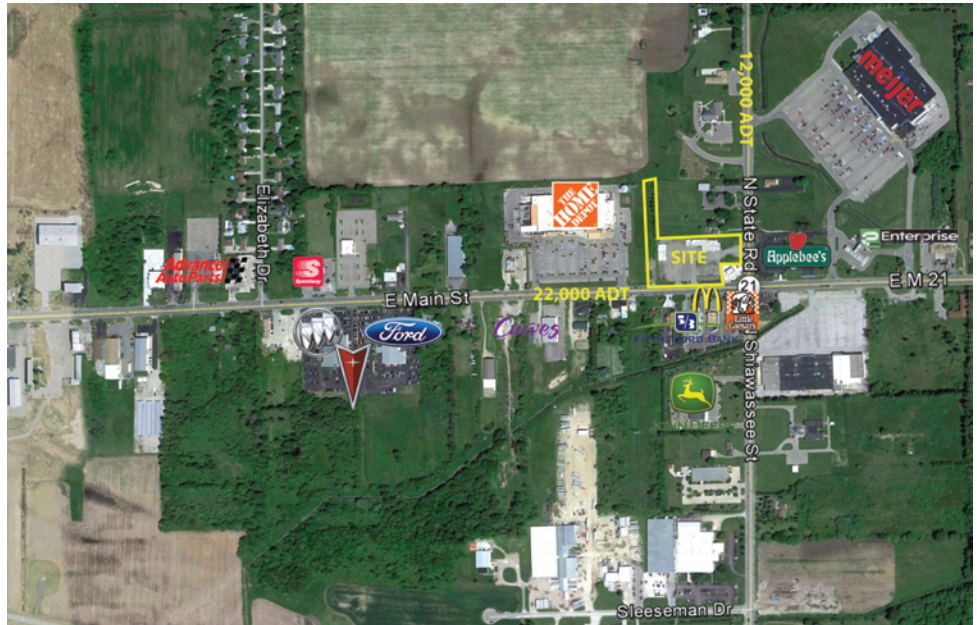
Info:
Vacant Land

Available:
Immediately

Zoning:
Commercial B-2

Traffic Counts:
E. M-21 - 22,000 ADT
N. State Road - 12,000 ADT

Contact:
Jenica Gunsberg
jgunsberg@ludwigseeley.com
&
Matthew Seeley
mseeley@ludwigseeley.com



**Three possible pad sites located at
busy intersection between
Home Depot & Meijers**

Anchors :



Demographics	Category	1 Mile:	3 Mile:	5 Mile:
	Population	116	1,020	5,374
	Average Income	\$61,760	\$52,000	\$51,429
	Households	44	393	2,188

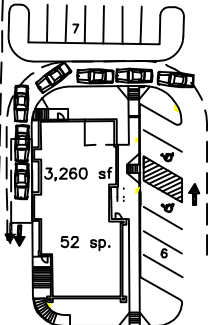
Ludwig & Seeley
REAL ESTATE

29580 Northwestern Hwy. Suite 110 Southfield MI 48034
Phone: 248.750.1700 Fax: 248.750.1771
www.ludwigseeley.com

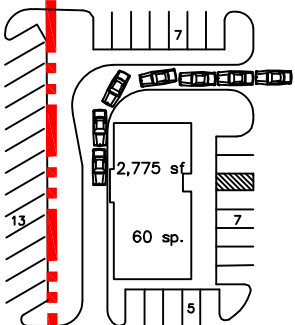


Proposed Cross Access

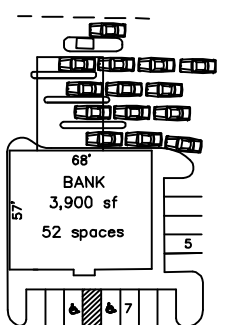
264.94'



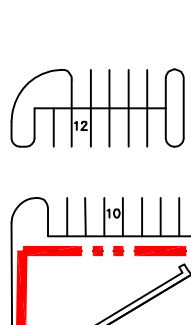
0.97± AC



0.90± AC



1.39± AC



165.52'

162.94'

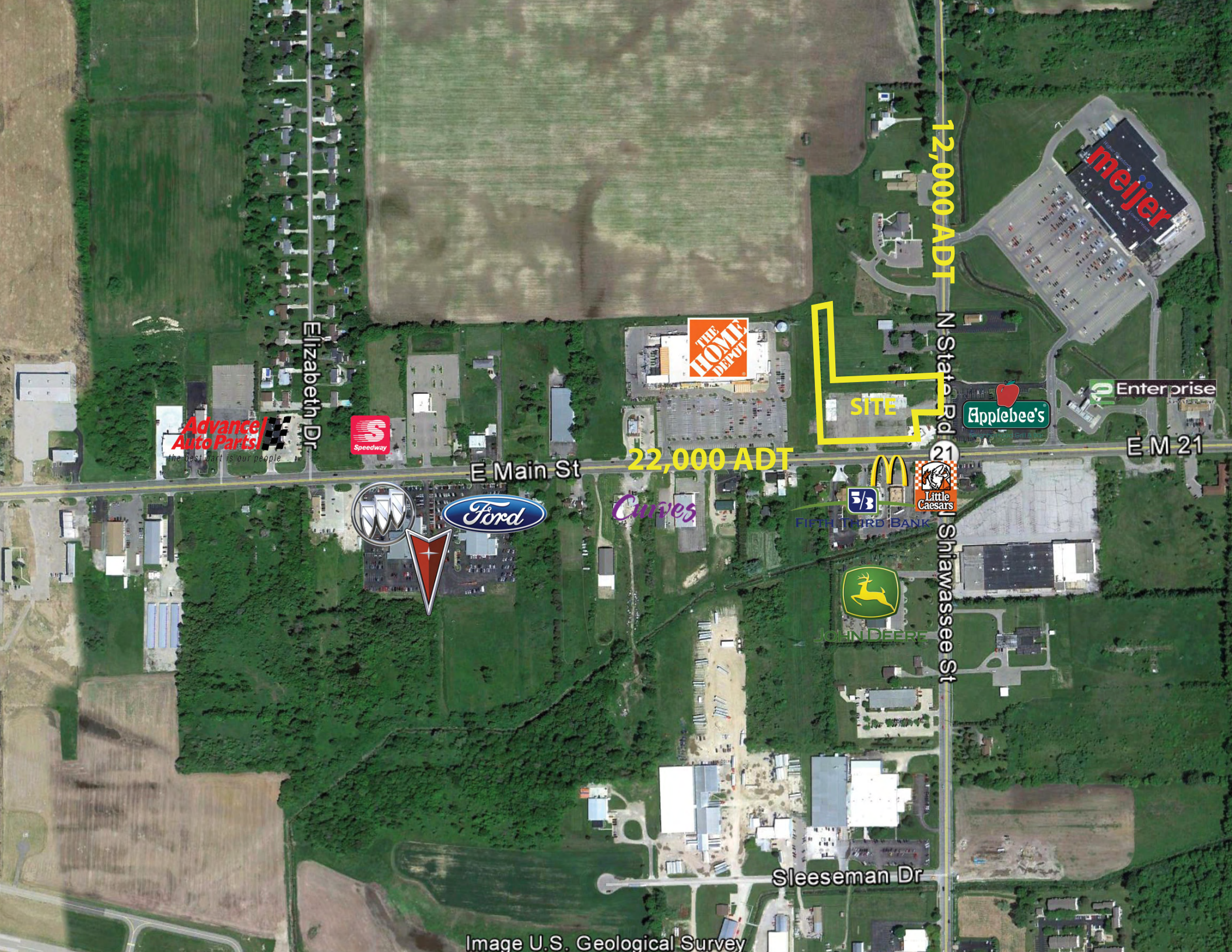
156.39'

134.24'

STATE RD

M-21





Advance Auto Parts
the best part is our people

Speedway



Ford

THE HOME DEPOT

Curves

SITE



FIFTH THIRD BANK



JOHN DEERE

Applebee's

Enterprise

meijer

12,000 ADT

22,000 ADT

Elizabeth Dr

E Main St

N State Rd

21

Shiawassee St

E M 21

Sleseman Dr



66'

66'

346.85'

616.42'

516.80'

166,082± SF 3.81± Acres

131.99'

99.90'

451.04'

66'

M-21

STATE RD

SHIAWASEE ST

JELLY BEANS

FIFTH
THIRD
BANK

MCDONALDS

LITTLE CEASERS

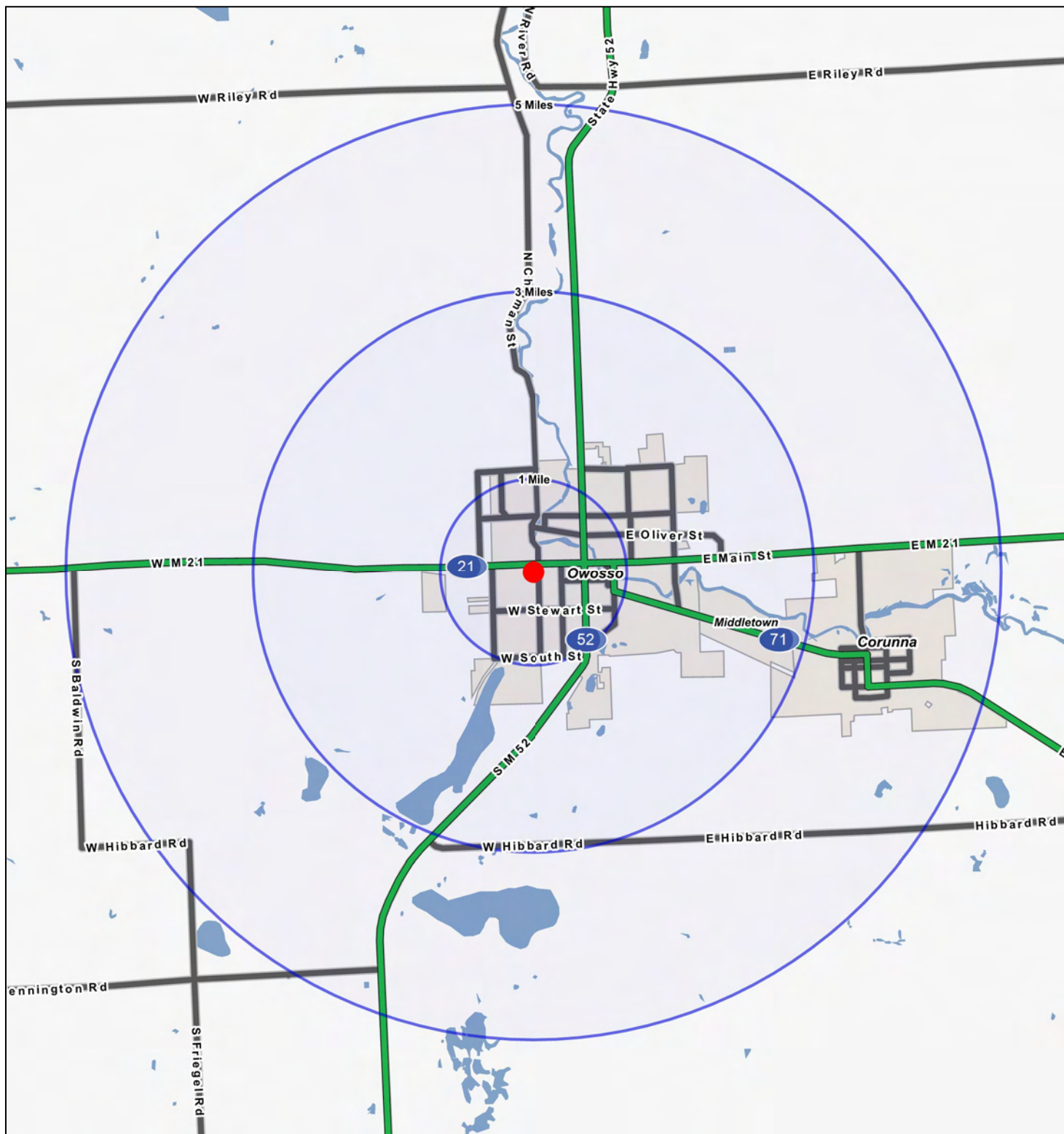
PAYLESS SHOES

SLINGERLAND

KMART

APPLEBEES

CHURCH OF CHRIS



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2275 E. Main
Owosso, MI

March 2012

Ludwig & Seeley
REAL ESTATE



EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
Calculated using Proportional Block Groups



Ludwig & Seeley
Lat/Lon: 43.08617/-84.19643

2275 Main	1 Mile	3 Miles	5 Miles
Owosso, MI			
Population (2010)			
Estimated Population	116	1,020	5,374
Census Population (1990)	125	1,098	5,268
Census Population (2000)	125	1,102	5,621
Projected Population (2015)	105	923	5,095
Forecasted Population (2020)	94	824	4,801
Historical Annual Growth (1990 to 2000)	- 0.03%	4 0.04%	353 0.67%
Historical Annual Growth (2000 to 2010)	-9 -0.73%	-82 -0.74%	-247 -0.44%
Projected Annual Growth (2010 to 2015)	-11 -1.90%	-97 -1.90%	-278 -1.04%
Estimated Population Density	37 psm	36 psm	68 psm
Trade Area Size	3.14 sq mil	28.26 sq mil	78.49 sq mil
Households (2010)			
Estimated Households	44	393	2,188
Census Households (1990)	44	383	1,905
Census Households (2000)	45	396	2,147
Projected Households (2015)	42	377	2,188
Forecasted Households (2020)	41	366	2,209
Households with Children	14 31.92%	124 31.63%	652 29.78%
Average Household Size	2.62	2.59	2.46
Average Household Income (2010)			
Est. Average Household Income	\$61,760	\$61,667	\$61,429
Proj. Average Household Income (2015)	\$63,925	\$63,924	\$63,723
Average Family Income	\$68,895	\$69,083	\$71,111
Median Household Income (2010)			
Est. Median Household Income	\$51,896	\$52,000	\$51,429
Proj. Median Household Income (2015)	\$53,461	\$53,834	\$53,539
Median Family Income	\$59,999	\$60,610	\$62,954
Per Capita Income (2010)			
Est. Per Capita Income	\$23,614	\$23,784	\$25,013
Proj. Per Capita Income (2015)	\$25,861	\$26,077	\$27,358
Per Capita Income Est. 5 year change	\$2,247 9.52%	\$2,293 9.64%	\$2,345 9.38%
Other Income (2010)			
Est. Median Disposable Income	\$43,717	\$43,878	\$43,458
Proj. Median Disposable Income (2015)	\$44,999	\$45,306	\$45,074
Disposable Income Est. 5 year change	\$1,282 2.93%	\$1,429 3.26%	\$1,615 3.72%
Est. Average Household Net Worth	\$255,127	\$250,492	\$257,074
Daytime Demos (2010)			
Total Number of Businesses	3	23	209
Total Number of Employees	11	87	1,820
Company Headqtrs: Businesses	-	-	- 0.21%
Company Headqtrs: Employees	-	-	88 4.83%
Unemployment Rate	3.95%	3.67%	6.15%
Employee Population per Business	4.1 to 1	3.8 to 1	8.7 to 1
Residential Population per Business	43.9 to 1	44.5 to 1	25.8 to 1

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EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
Calculated using Proportional Block Groups



Ludwig & Seeley
Lat/Lon: 43.08617/-84.19643

2275 Main	1 Mile		3 Miles		5 Miles	
Owosso, MI						
Race & Ethnicity (2010)						
White	113	97.13%	990	97.03%	5,183	96.45%
Black or African American	1	0.44%	4	0.38%	34	0.64%
American Indian & Alaska Native	1	0.44%	4	0.39%	18	0.33%
Asian	-	0.07%	1	0.06%	25	0.46%
Hawaiian & Pacific Islander	-	-	-	-	2	0.04%
Other Race	1	0.51%	6	0.59%	33	0.61%
Two or More Races	2	1.40%	16	1.55%	79	1.46%
Not Hispanic or Latino Population	114	98.68%	1,006	98.63%	5,272	98.11%
Hispanic or Latino Population	2	1.32%	14	1.37%	102	1.89%
Not of Hispanic Origin Population (1990)	124	99.52%	1,091	99.41%	5,214	98.98%
Hispanic Origin Population (1990)	1	0.48%	6	0.59%	54	1.02%
Not Hispanic or Latino Population (2000)	123	98.84%	1,089	98.80%	5,531	98.41%
Hispanic or Latino Population (2000)	1	1.16%	13	1.20%	89	1.59%
Not Hispanic or Latino Population (2015)	104	98.78%	912	98.73%	4,999	98.10%
Hispanic or Latino Population (2015)	1	1.22%	12	1.27%	97	1.90%
Hist. Hispanic Ann Growth (1990 to 2010)	1	7.86%	8	5.85%	48	4.44%
Proj. Hispanic Ann Growth (2015 to 2010)	-	-3.33%	-2	-3.25%	-5	-0.96%
Age Distribution (2010)						
0 to 4 yrs	6	4.85%	48	4.72%	265	4.93%
5 to 9 yrs	7	6.18%	62	6.10%	297	5.53%
10 to 14 yrs	9	7.57%	76	7.46%	364	6.78%
15 to 19 yrs	8	6.69%	68	6.69%	364	6.77%
20 to 24 yrs	5	4.41%	46	4.52%	259	4.83%
25 to 29 yrs	5	4.41%	46	4.53%	244	4.53%
30 to 34 yrs	6	4.93%	49	4.77%	248	4.61%
35 to 39 yrs	7	5.96%	62	6.06%	300	5.59%
40 to 44 yrs	8	6.76%	71	6.99%	351	6.53%
45 to 49 yrs	10	8.82%	89	8.70%	414	7.70%
50 to 54 yrs	10	8.31%	87	8.57%	435	8.09%
55 to 59 yrs	7	6.47%	69	6.72%	404	7.52%
60 to 64 yrs	8	7.28%	72	7.06%	381	7.09%
65 to 74 yrs	12	10.07%	101	9.92%	577	10.75%
75 to 84 yrs	6	5.37%	54	5.28%	350	6.52%
85 yrs plus	2	1.91%	20	1.92%	120	2.23%
Median Age	42.70 yrs		42.69 yrs		43.65 yrs	
Gender Age Distribution (2010)						
Female Population	58	49.85%	507	49.73%	2,708	50.39%
0 to 19 yrs	13	23.01%	118	23.25%	603	22.26%
20 to 64 yrs	34	58.85%	298	58.78%	1,532	56.56%
65 yrs plus	10	18.14%	91	17.97%	574	21.18%
Female Median Age	44 yrs		43 yrs		45 yrs	
Male Population	58	50.15%	513	50.27%	2,666	49.61%
0 to 19 yrs	16	27.57%	137	26.65%	688	25.80%
20 to 64 yrs	32	55.87%	293	57.07%	1,504	56.43%
65 yrs plus	10	16.57%	83	16.28%	474	17.77%
Male Median Age	41.78 yrs		41.95 yrs		42.18 yrs	

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Ludwig & Seeley
Lat/Lon: 43.08617/-84.19643

2275 Main	1 Mile		3 Miles		5 Miles	
Owosso, MI						
Household Income Distribution (2010)						
\$200,000 or More	1	1.54%	6	1.51%	35	1.60%
\$150,000 to \$199,999	2	4.04%	15	3.80%	69	3.13%
\$100,000 to \$149,999	6	12.88%	51	12.86%	307	14.01%
\$75,000 to \$99,999	5	12.12%	49	12.36%	258	11.80%
\$50,000 to \$74,999	10	21.54%	84	21.41%	391	17.87%
\$35,000 to \$49,999	8	17.12%	70	17.80%	406	18.55%
\$25,000 to \$34,999	5	10.77%	44	11.15%	251	11.48%
\$15,000 to \$24,999	5	11.73%	43	10.93%	239	10.91%
\$0 to \$14,999	4	8.27%	32	8.18%	233	10.65%
\$35,000+	31	69.23%	274	69.75%	1,465	66.96%
\$75,000+	14	30.58%	120	30.54%	668	30.54%
Housing (2010)						
Total Housing Units	48		425		2,347	
Housing Units, Occupied	44	92.20%	393	92.58%	2,188	93.23%
<i>Housing Units, Owner-Occupied</i>	40	90.38%	354	90.06%	1,836	83.91%
<i>Housing Units, Renter-Occupied</i>	4	9.62%	39	9.94%	352	16.09%
Housing Units, Vacant	4	7.80%	32	7.42%	159	6.77%
Median Years in Residence	7 yrs		7 yrs		6 yrs	
Marital Status (2010)						
Never Married	19	20.27%	165	19.84%	876	19.71%
Now Married	60	63.35%	536	64.37%	2,827	63.65%
Separated	2	2.26%	17	2.03%	79	1.78%
Widowed	6	6.33%	51	6.16%	301	6.79%
Divorced	7	7.78%	63	7.60%	358	8.07%
Household Type (2010)						
Population Family	107	92.06%	937	91.80%	4,752	88.43%
Population Non-Family	9	7.94%	84	8.20%	620	11.54%
Population Group Qtrs	-	-	-	-	2	0.03%
Family Households	35	79.23%	310	78.78%	1,594	72.85%
<i>Married Couple With Children</i>	11	17.71%	94	17.59%	479	16.96%
<i>Average Family Household Size</i>	3.0		3.0		3.0	
Non-Family Households	9	20.77%	84	21.22%	594	27.15%
Household Size (2010)						
1 Person Household	8	17.88%	72	18.19%	519	23.74%
2 Person Households	19	41.92%	164	41.73%	855	39.06%
3 Person Households	7	16.54%	67	17.00%	355	16.24%
4 Person Households	6	14.42%	56	14.26%	283	12.95%
5 Person Households	3	6.35%	24	6.02%	124	5.66%
6+ Person Households	1	2.88%	11	2.81%	51	2.35%
Household Vehicles (2010)						
Total Vehicles Available	101		899		4,583	
Household: 0 Vehicles Available	1	1.73%	7	1.73%	80	3.65%
Household: 1 Vehicles Available	9	20.96%	79	20.09%	566	25.88%
Household: 2+ Vehicles Available	34	77.31%	308	78.18%	1,542	70.47%
Average Vehicles Per Household	2.3		2.3		2.1	

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EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
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Ludwig & Seeley
Lat/Lon: 43.08617/-84.19643

2275 Main	1 Mile		3 Miles		5 Miles	
Owosso, MI						
Labor Force (2010)						
Est. Labor: Population Age 16+	93		818		4,363	
Est. Civilian Employed	54	58.46%	478	58.38%	2,339	53.60%
Est. Civilian Unemployed	4	3.95%	30	3.67%	268	6.15%
Est. in Armed Forces	-	-	-	-	-	-
Est. not in Labor Force	35	37.59%	311	37.95%	1,756	40.25%
Occupation (2000)						
Occupation: Population Age 16+	64		561		2,711	
Mgmt, Business, & Financial Operations	7	11.13%	61	10.87%	281	10.38%
Professional and Related	12	19.17%	109	19.34%	517	19.06%
Service	7	11.13%	66	11.80%	341	12.57%
Sales and Office	12	19.03%	110	19.64%	630	23.25%
Farming, Fishing, and Forestry	1	0.80%	4	0.79%	18	0.65%
Construct, Extraction, & Maintenance	8	11.93%	66	11.74%	292	10.75%
Production, Transp. & Material Moving	17	26.81%	145	25.82%	633	23.34%
Percent White Collar Workers		49.33%		49.86%		52.69%
Percent Blue Collar Workers		50.67%		50.14%		47.31%
Consumer Expenditure (2010)						
Total Household Expenditure	\$2.24 M		\$19.9 M		\$110 M	
Total Non-Retail Expenditures	\$1.29 M	57.49%	\$11.4 M	57.49%	\$63.1 M	57.40%
Total Retail Expenditures	\$951 K	42.51%	\$8.44 M	42.51%	\$46.9 M	42.60%
Apparel	\$106 K	4.72%	\$938 K	4.72%	\$5.20 M	4.73%
Contributions	\$81.3 K	3.63%	\$719 K	3.62%	\$3.96 M	3.60%
Education	\$50.2 K	2.24%	\$444 K	2.24%	\$2.49 M	2.26%
Entertainment	\$125 K	5.61%	\$1.11 M	5.61%	\$6.13 M	5.58%
Food And Beverages	\$344 K	15.37%	\$3.05 M	15.38%	\$16.9 M	15.39%
Furnishings And Equipment	\$98.2 K	4.39%	\$872 K	4.39%	\$4.81 M	4.37%
Gifts	\$58.3 K	2.60%	\$516 K	2.60%	\$2.86 M	2.60%
Health Care	\$140 K	6.24%	\$1.24 M	6.24%	\$6.90 M	6.27%
Household Operations	\$78.5 K	3.51%	\$695 K	3.50%	\$3.85 M	3.50%
Miscellaneous Expenses	\$37.7 K	1.69%	\$335 K	1.69%	\$1.85 M	1.68%
Personal Care	\$32.3 K	1.44%	\$286 K	1.44%	\$1.59 M	1.45%
Personal Insurance	\$22.5 K	1.00%	\$199 K	1.00%	\$1.10 M	1.00%
Reading	\$7.30 K	0.33%	\$64.8 K	0.33%	\$361 K	0.33%
Shelter	\$431 K	19.26%	\$3.82 M	19.26%	\$21.2 M	19.30%
Tobacco	\$15.0 K	0.67%	\$134 K	0.67%	\$741 K	0.67%
Transportation	\$454 K	20.28%	\$4.03 M	20.31%	\$22.2 M	20.22%
Utilities	\$157 K	7.00%	\$1.39 M	7.01%	\$7.74 M	7.04%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	81		719		3,824	
Elementary (0 to 8)	2	2.51%	20	2.72%	116	3.03%
Some High School (9 to 11)	6	7.85%	52	7.23%	301	7.87%
High School Graduate (12)	29	35.36%	261	36.26%	1,438	37.60%
Some College (13 to 16)	20	24.79%	179	24.89%	867	22.68%
Associate Degree Only	9	11.19%	78	10.83%	423	11.07%
Bachelor Degree Only	7	9.10%	70	9.68%	392	10.25%
Graduate Degree	7	9.21%	60	8.38%	287	7.50%

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Lat/Lon: 43.08617/-84.19643

2275 Main	1 Mile		3 Miles		5 Miles	
Owosso, MI						
Units In Structure (2000)						
1 Detached Unit	46	96.25%	408	96.47%	1,847	81.99%
1 Attached Unit	-	0.71%	3	0.65%	30	1.32%
2 to 4 Units	1	1.61%	6	1.33%	91	4.02%
5 to 9 Units	-	-	-	0.01%	39	1.73%
10 to 19 Units	-	-	-	0.01%	4	0.17%
20 to 49 Units	-	-	-	-	30	1.34%
50 or more Units	-	-	-	-	8	0.36%
Mobile Home or Trailer	1	1.43%	6	1.54%	204	9.07%
Other Structure	-	-	-	-	-	-
Homes Built By Year						
1999 to 2000	1	2.32%	9	2.06%	43	1.90%
1995 to 1998	1	1.07%	6	1.36%	125	5.57%
1990 to 1994	1	1.79%	10	2.27%	155	6.90%
1980 to 1989	3	5.36%	22	5.12%	213	9.44%
1970 to 1979	7	14.64%	64	15.27%	458	20.32%
1960 to 1969	6	12.86%	53	12.64%	313	13.89%
1950 to 1959	7	15.54%	59	13.97%	284	12.63%
Built Before 1949	22	46.43%	200	47.32%	661	29.35%
Home Values (2000)						
\$1,000,000 or More	-	-	-	-	-	-
\$500,000 to \$999,999	-	-	-	-	-	-
\$400,000 to \$499,999	-	-	-	-	-	-
\$300,000 to \$399,999	-	1.46%	3	1.31%	22	1.67%
\$200,000 to \$299,999	1	4.39%	10	3.96%	76	5.71%
\$150,000 to \$199,999	5	16.67%	40	15.79%	248	18.72%
\$100,000 to \$149,999	9	31.87%	83	32.42%	428	32.35%
\$70,000 to \$99,999	7	25.15%	65	25.55%	335	25.28%
\$50,000 to \$69,999	3	11.99%	33	12.93%	135	10.17%
\$25,000 to \$49,999	2	7.89%	19	7.43%	69	5.22%
\$0 to \$24,999	-	0.58%	2	0.62%	12	0.89%
Owner Occupied Median Home Value	\$106,047		\$104,868		\$112,229	
Renter Occupied Median Rent	\$262		\$248		\$329	
Transportation To Work (2000)						
Drive to Work Alone	54	84.45%	472	84.15%	2,322	85.64%
Drive to Work in Carpool	5	7.10%	44	7.78%	229	8.44%
Travel to Work - Public Transportation	-	-	-	0.03%	5	0.19%
Drive to Work on Motorcycle	-	-	-	-	1	0.03%
Walk or Bicycle to Work	1	0.94%	6	1.05%	33	1.20%
Other Means	-	-	1	0.11%	12	0.46%
Work at Home	5	7.51%	39	6.88%	110	4.04%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	16	26.67%	135	25.82%	929	35.70%
Travel to Work in 14 to 29 Minutes	25	41.88%	212	40.48%	797	30.64%
Travel to Work in 30 to 59 Minutes	14	23.91%	130	24.80%	650	24.98%
Travel to Work in 60 Minutes or More	4	7.54%	46	8.89%	226	8.68%
Average Travel Time to Work	23.6 mins		24.7 mins		24.8 mins	

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