

Abersold Farm

9347 Clinton-Tecumseh Highway

Tecumseh, Michigan

For Sale

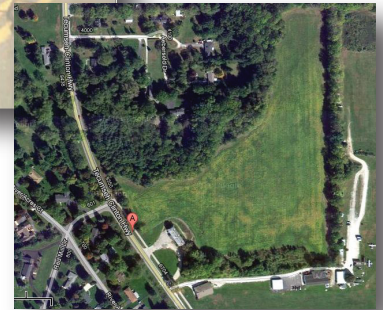
Property Type:
Vacant Land and Barn

Lot Size:
Approximately 26 Acres

Building Dimensions:
100' x 36'

Date Available:
Immediately

Zoning:
Commercial



**An excellent opportunity to own
a large piece of property to the
Tecumseh city limits!**

Demographics

Category	1 Mile:	3 Mile:	5 Mile:
Population	1,565	10,027	18,482
Average Income	\$82,016	\$65,361	\$66,631
Households	667	4,224	7,438

Contact:

Max Goldman
734.646.5959

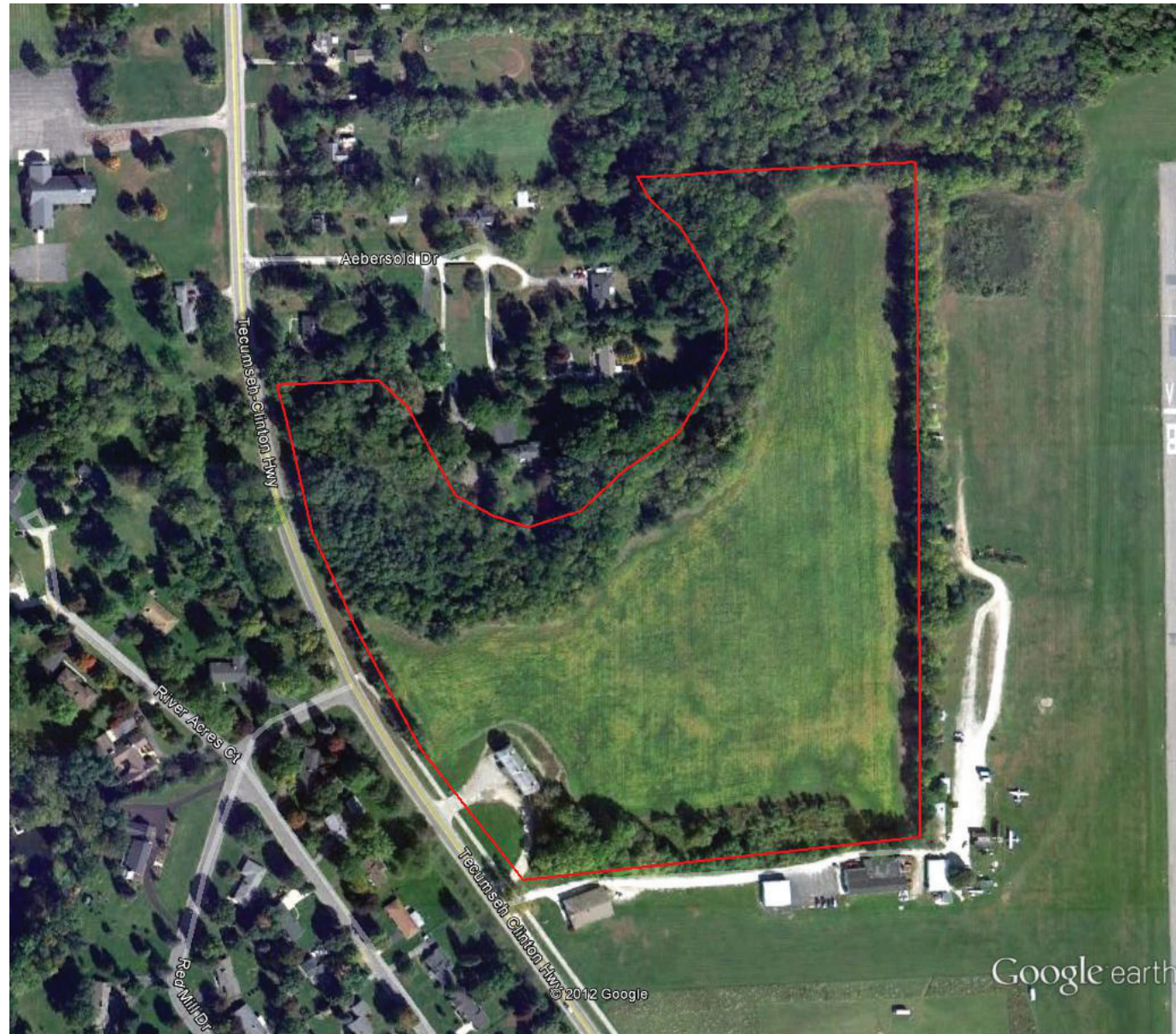
mgoldman@ludwigseeley.com

Ludwig & Seeley
REAL ESTATE

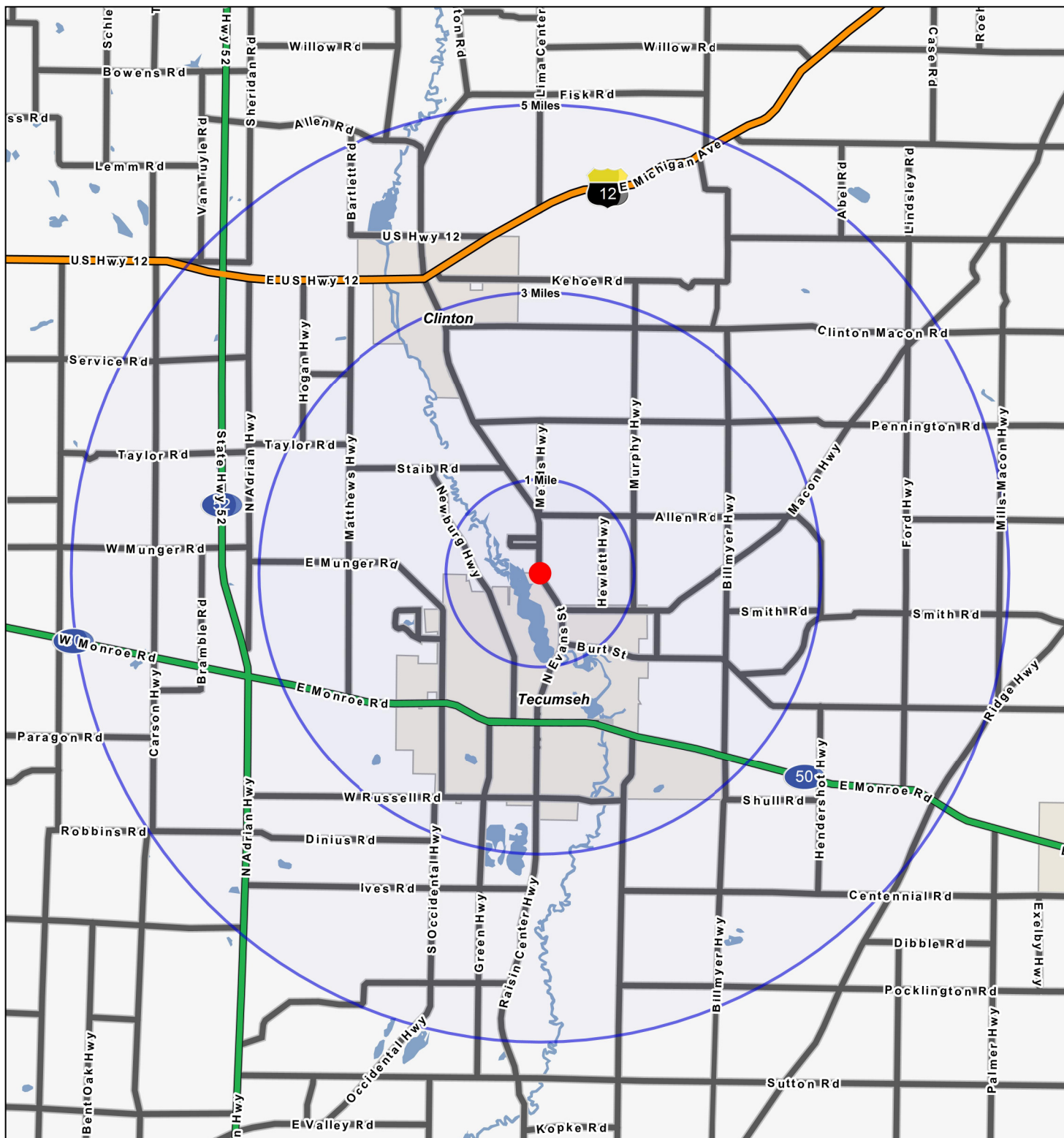
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Abersold Farm
9347 Clinton-Tecumseh Highway
Tecumseh, MI



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9347 Tecumseh-Clinton Highway Tecumseh, MI

June 2012

Ludwig & Seeley
REAL ESTATE



EXPANDED PROFILE

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

Lat/Lon: 42.01147/-83.91698

9347 Clinton-Tecumseh Highway							
Tecumseh, MI		1 Mile		3 Miles		5 Miles	
Population (2010)							
Estimated Population	1,565		10,027		18,482		
Census Population (1990)	1,072		9,123		15,907		
Census Population (2000)	1,391		10,276		17,814		
Projected Population (2015)	1,575		9,773		17,971		
Forecasted Population (2020)	1,676		9,490		18,053		
Historical Annual Growth (1990 to 2000)	319	2.98%	1,152	1.26%	1,907	1.20%	
Historical Annual Growth (2000 to 2010)	174	1.25%	-249	-0.24%	668	0.38%	
Projected Annual Growth (2010 to 2015)	9	0.12%	-254	-0.51%	-511	-0.55%	
Estimated Population Density	499 <i>psm</i>		355 <i>psm</i>		235 <i>psm</i>		
Trade Area Size	3.14 <i>sq mil</i>		28.26 <i>sq mil</i>		78.49 <i>sq mil</i>		
Households (2010)							
Estimated Households	666		4,224		7,438		
Census Households (1990)	404		3,429		5,704		
Census Households (2000)	557		4,112		6,805		
Projected Households (2015)	703		4,310		7,569		
Forecasted Households (2020)	783		4,416		7,989		
Households with Children	213	31.93%	1,426	33.76%	2,671	35.91%	
Average Household Size	2.34		2.36		2.47		
Average Household Income (2010)							
Est. Average Household Income	\$82,016		\$65,361		\$66,631		
Proj. Average Household Income (2015)	\$86,162		\$68,770		\$69,901		
Average Family Income	\$97,323		\$78,093		\$76,650		
Median Household Income (2010)							
Est. Median Household Income	\$65,093		\$59,085		\$61,528		
Proj. Median Household Income (2015)	\$67,668		\$61,980		\$64,201		
Median Family Income	\$77,844		\$71,750		\$71,273		
Per Capita Income (2010)							
Est. Per Capita Income	\$35,253		\$28,129		\$27,200		
Proj. Per Capita Income (2015)	\$38,810		\$30,995		\$29,872		
Per Capita Income Est. 5 year change	\$3,558	10.09%	\$2,866	10.19%	\$2,672	9.82%	
Other Income (2010)							
Est. Median Disposable Income	\$53,853		\$49,327		\$51,072		
Proj. Median Disposable Income (2015)	\$55,778		\$51,499		\$53,046		
Disposable Income Est. 5 year change	\$1,925	3.57%	\$2,172	4.40%	\$1,974	3.87%	
Est. Average Household Net Worth	\$327,821		\$236,016		\$241,721		
Daytime Demos (2010)							
Total Number of Businesses	47		436		669		
Total Number of Employees	471		4,219		6,512		
Company Headqtrs: Businesses	-	-	-	-	-	0.06%	
Company Headqtrs: Employees	-	-	-	-	46	0.71%	
Unemployment Rate	4.18%		7.99%		7.73%		
Employee Population per Business	10.0 to 1		9.7 to 1		9.7 to 1		
Residential Population per Business	33.1 to 1		23.0 to 1		27.6 to 1		

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9347 Clinton-Tecumseh Highway							
		1 Mile		3 Miles		5 Miles	
Tecumseh, MI							
Race & Ethnicity (2010)							
White	1,512	96.61%	9,662	96.36%	17,873	96.70%	
Black or African American	7	0.47%	54	0.54%	99	0.54%	
American Indian & Alaska Native	7	0.47%	66	0.66%	106	0.58%	
Asian	22	1.42%	87	0.87%	136	0.73%	
Hawaiian & Pacific Islander	1	0.04%	1	0.01%	1	0.01%	
Other Race	9	0.57%	84	0.84%	143	0.78%	
Two or More Races	7	0.42%	72	0.72%	123	0.67%	
Not Hispanic or Latino Population	1,525	97.41%	9,583	95.57%	17,742	96.00%	
Hispanic or Latino Population	41	2.59%	444	4.43%	740	4.00%	
Not of Hispanic Origin Population (1990)	1,034	96.41%	8,761	96.03%	15,377	96.67%	
Hispanic Origin Population (1990)	38	3.59%	363	3.97%	530	3.33%	
Not Hispanic or Latino Population (2000)	1,357	97.57%	9,861	95.97%	17,171	96.39%	
Hispanic or Latino Population (2000)	34	2.43%	414	4.03%	643	3.61%	
Not Hispanic or Latino Population (2015)	1,531	97.25%	9,316	95.33%	17,209	95.76%	
Hispanic or Latino Population (2015)	43	2.75%	456	4.67%	763	4.24%	
Hist. Hispanic Ann Growth (1990 to 2010)	2	0.27%	81	1.12%	210	1.98%	
Proj. Hispanic Ann Growth (2015 to 2010)	3	1.41%	13	0.56%	23	0.61%	
Age Distribution (2010)							
0 to 4 yrs	94	5.98%	623	6.21%	1,106	5.98%	
5 to 9 yrs	91	5.84%	584	5.83%	1,140	6.17%	
10 to 14 yrs	107	6.83%	679	6.77%	1,311	7.09%	
15 to 19 yrs	86	5.51%	620	6.18%	1,232	6.67%	
20 to 24 yrs	77	4.94%	572	5.71%	976	5.28%	
25 to 29 yrs	91	5.83%	628	6.26%	1,042	5.64%	
30 to 34 yrs	88	5.60%	573	5.71%	1,070	5.79%	
35 to 39 yrs	99	6.32%	622	6.21%	1,200	6.49%	
40 to 44 yrs	100	6.37%	656	6.54%	1,293	7.00%	
45 to 49 yrs	118	7.52%	747	7.45%	1,399	7.57%	
50 to 54 yrs	136	8.72%	798	7.95%	1,511	8.17%	
55 to 59 yrs	118	7.54%	707	7.05%	1,371	7.42%	
60 to 64 yrs	88	5.60%	543	5.41%	1,055	5.71%	
65 to 74 yrs	142	9.06%	894	8.91%	1,563	8.46%	
75 to 84 yrs	99	6.36%	586	5.84%	888	4.80%	
85 yrs plus	31	1.99%	196	1.96%	326	1.76%	
Median Age	41.49 yrs		39.84 yrs		39.63 yrs		
Gender Age Distribution (2010)							
Female Population	821	52.46%	5,170	51.56%	9,456	51.17%	
0 to 19 yrs	188	22.88%	1,212	23.44%	2,368	25.05%	
20 to 64 yrs	466	56.80%	2,972	57.48%	5,517	58.34%	
65 yrs plus	167	20.31%	986	19.08%	1,571	16.62%	
Female Median Age	44 yrs		42 yrs		41 yrs		
Male Population	744	47.54%	4,857	48.44%	9,026	48.83%	
0 to 19 yrs	190	25.59%	1,294	26.64%	2,420	26.81%	
20 to 64 yrs	448	60.23%	2,874	59.17%	5,400	59.83%	
65 yrs plus	105	14.18%	689	14.20%	1,206	13.36%	
Male Median Age	39.24 yrs		38.04 yrs		38.48 yrs		

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EXPANDED PROFILE

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9347 Clinton-Tecumseh Highway							
Tecumseh, MI		1 Mile		3 Miles		5 Miles	
Household Income Distribution (2010)							
\$200,000 or More	38	5.65%	82	1.93%	115	1.54%	
\$150,000 to \$199,999	47	7.12%	140	3.32%	251	3.38%	
\$100,000 to \$149,999	68	10.24%	476	11.28%	928	12.47%	
\$75,000 to \$99,999	118	17.66%	820	19.42%	1,495	20.10%	
\$50,000 to \$74,999	141	21.22%	914	21.65%	1,802	24.22%	
\$35,000 to \$49,999	107	16.12%	585	13.85%	983	13.21%	
\$25,000 to \$34,999	51	7.72%	397	9.41%	636	8.55%	
\$15,000 to \$24,999	65	9.73%	401	9.50%	593	7.98%	
\$0 to \$14,999	30	4.57%	407	9.64%	636	8.55%	
\$35,000+	520	77.99%	3,018	71.45%	5,573	74.92%	
\$75,000+	271	40.65%	1,519	35.95%	2,788	37.48%	
Housing (2010)							
Total Housing Units	708		4,499		7,893		
Housing Units, Occupied	666	94.12%	4,224	93.88%	7,438	94.24%	
<i>Housing Units, Owner-Occupied</i>	563	84.46%	3,371	79.80%	6,267	84.25%	
<i>Housing Units, Renter-Occupied</i>	104	15.54%	853	20.20%	1,172	15.75%	
Housing Units, Vacant	42	5.88%	276	6.12%	455	5.76%	
Median Years in Residence	5 yrs		4 yrs		5 yrs		
Marital Status (2010)							
Never Married	249	19.52%	1,788	21.97%	3,220	21.59%	
Now Married	793	62.23%	4,832	59.37%	9,168	61.46%	
Separated	35	2.77%	194	2.39%	357	2.39%	
Widowed	81	6.34%	531	6.53%	887	5.94%	
Divorced	117	9.14%	792	9.74%	1,285	8.61%	
Household Type (2010)							
Population Family	1,357	86.70%	8,633	86.09%	16,354	88.49%	
Population Non-Family	204	13.03%	1,330	13.26%	2,015	10.90%	
Population Group Qtrs	4	0.27%	64	0.64%	113	0.61%	
Family Households	465	69.71%	2,941	69.63%	5,480	73.67%	
<i>Married Couple With Children</i>	170	21.45%	1,067	22.09%	2,065	22.53%	
<i>Average Family Household Size</i>	2.9		2.9		3.0		
Non-Family Households	202	30.29%	1,283	30.37%	1,959	26.33%	
Household Size (2010)							
1 Person Household	181	27.12%	1,152	27.27%	1,745	23.47%	
2 Person Households	251	37.67%	1,542	36.51%	2,772	37.27%	
3 Person Households	113	16.98%	739	17.50%	1,374	18.47%	
4 Person Households	77	11.55%	494	11.69%	955	12.83%	
5 Person Households	32	4.80%	215	5.10%	427	5.74%	
6+ Person Households	12	1.87%	81	1.93%	166	2.23%	
Household Vehicles (2010)							
Total Vehicles Available	1,291		8,169		15,201		
Household: 0 Vehicles Available	26	3.89%	183	4.34%	243	3.27%	
Household: 1 Vehicles Available	203	30.51%	1,237	29.29%	1,939	26.07%	
Household: 2+ Vehicles Available	437	65.60%	2,803	66.37%	5,256	70.66%	
Average Vehicles Per Household	1.9		1.9		2.0		

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9347 Clinton-Tecumseh Highway		1 Mile		3 Miles		5 Miles	
Tecumseh, MI							
Labor Force (2010)							
Est. Labor: Population Age 16+		1,255		8,002		14,637	
Est. Civilian Employed		758	60.46%	4,764	59.54%	8,839	60.39%
Est. Civilian Unemployed		52	4.18%	640	7.99%	1,131	7.73%
Est. in Armed Forces		-	0.01%	1	0.02%	2	0.01%
Est. not in Labor Force		443	35.35%	2,597	32.45%	4,666	31.88%
Occupation (2000)							
Occupation: Population Age 16+		701		5,148		8,950	
Mgmt, Business, & Financial Operations		83	11.77%	544	10.56%	983	10.98%
Professional and Related		171	24.36%	1,001	19.44%	1,672	18.69%
Service		112	15.95%	696	13.51%	1,202	13.43%
Sales and Office		163	23.25%	1,255	24.38%	2,142	23.94%
Farming, Fishing, and Forestry		-	0.07%	9	0.17%	17	0.19%
Construct, Extraction, & Maintenance		53	7.51%	434	8.44%	822	9.18%
Production, Transp. & Material Moving		120	17.10%	1,210	23.50%	2,112	23.60%
Percent White Collar Workers			59.37%		54.37%		53.61%
Percent Blue Collar Workers			40.63%		45.63%		46.39%
Consumer Expenditure (2010)							
Total Household Expenditure		\$41.1 M		\$222 M		\$396 M	
Total Non-Retail Expenditures		\$23.7 M	57.70%	\$128 M	57.59%	\$228 M	57.66%
Total Retail Expenditures		\$17.4 M	42.30%	\$94.0 M	42.41%	\$168 M	42.34%
Apparel		\$1.97 M	4.79%	\$10.5 M	4.75%	\$18.8 M	4.75%
Contributions		\$1.65 M	4.00%	\$8.08 M	3.65%	\$14.3 M	3.62%
Education		\$1.00 M	2.44%	\$5.07 M	2.29%	\$9.00 M	2.27%
Entertainment		\$2.32 M	5.63%	\$12.4 M	5.60%	\$22.2 M	5.60%
Food And Beverages		\$6.18 M	15.03%	\$33.9 M	15.31%	\$60.6 M	15.30%
Furnishings And Equipment		\$1.86 M	4.51%	\$9.85 M	4.45%	\$17.7 M	4.46%
Gifts		\$1.13 M	2.74%	\$5.76 M	2.60%	\$10.3 M	2.59%
Health Care		\$2.47 M	6.02%	\$13.7 M	6.19%	\$24.4 M	6.16%
Household Operations		\$1.52 M	3.71%	\$7.82 M	3.53%	\$14.0 M	3.54%
Miscellaneous Expenses		\$671 K	1.63%	\$3.71 M	1.67%	\$6.62 M	1.67%
Personal Care		\$594 K	1.44%	\$3.22 M	1.45%	\$5.75 M	1.45%
Personal Insurance		\$442 K	1.07%	\$2.24 M	1.01%	\$3.99 M	1.01%
Reading		\$136 K	0.33%	\$728 K	0.33%	\$1.30 M	0.33%
Shelter		\$7.96 M	19.34%	\$42.6 M	19.22%	\$76.0 M	19.21%
Tobacco		\$255 K	0.62%	\$1.47 M	0.66%	\$2.60 M	0.66%
Transportation		\$8.19 M	19.90%	\$45.0 M	20.30%	\$80.8 M	20.41%
Utilities		\$2.79 M	6.78%	\$15.5 M	7.00%	\$27.6 M	6.97%
Educational Attainment (2010)							
Adult Population (25 Years or Older)		1,110		6,949		12,717	
Elementary (0 to 8)		29	2.59%	166	2.40%	323	2.54%
Some High School (9 to 11)		41	3.66%	414	5.96%	720	5.66%
High School Graduate (12)		292	26.36%	2,095	30.15%	3,963	31.16%
Some College (13 to 16)		280	25.27%	1,956	28.15%	3,686	28.98%
Associate Degree Only		106	9.56%	625	9.00%	1,089	8.56%
Bachelor Degree Only		257	23.20%	1,203	17.32%	2,068	16.26%
Graduate Degree		104	9.36%	489	7.03%	870	6.84%

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		1 Mile		3 Miles		5 Miles	
Tecumseh, MI							
Units In Structure (2000)							
1 Detached Unit	440	76.15%		3,044	71.13%	5,406	76.61%
1 Attached Unit	34	5.81%		163	3.81%	191	2.71%
2 to 4 Units	38	6.50%		445	10.40%	556	7.89%
5 to 9 Units	13	2.24%		135	3.14%	159	2.26%
10 to 19 Units	19	3.35%		155	3.62%	207	2.94%
20 to 49 Units	28	4.87%		173	4.03%	178	2.52%
50 or more Units	-	-		40	0.93%	40	0.57%
Mobile Home or Trailer	6	1.08%		125	2.93%	318	4.51%
Other Structure	-	-		-	-	-	-
Homes Built By Year							
1999 to 2000	13	2.23%		133	3.10%	221	3.13%
1995 to 1998	93	16.00%		474	11.08%	734	10.41%
1990 to 1994	54	9.41%		259	6.06%	440	6.23%
1980 to 1989	78	13.43%		332	7.76%	578	8.19%
1970 to 1979	78	13.49%		599	13.99%	1,332	18.88%
1960 to 1969	27	4.63%		396	9.25%	694	9.84%
1950 to 1959	112	19.33%		769	17.96%	1,047	14.83%
Built Before 1949	124	21.49%		1,318	30.80%	2,010	28.49%
Home Values (2000)							
\$1,000,000 or More	-	-		-	-	4	0.08%
\$500,000 to \$999,999	1	0.13%		4	0.15%	6	0.14%
\$400,000 to \$499,999	-	0.01%		1	0.04%	3	0.07%
\$300,000 to \$399,999	2	0.48%		11	0.42%	29	0.65%
\$200,000 to \$299,999	73	18.44%		223	8.48%	360	8.08%
\$150,000 to \$199,999	103	26.10%		438	16.66%	851	19.07%
\$100,000 to \$149,999	115	29.05%		1,230	46.76%	2,082	46.67%
\$70,000 to \$99,999	89	22.57%		562	21.38%	864	19.37%
\$50,000 to \$69,999	11	2.72%		125	4.74%	178	3.98%
\$25,000 to \$49,999	2	0.49%		35	1.32%	80	1.80%
\$0 to \$24,999	-	0.01%		1	0.05%	4	0.09%
Owner Occupied Median Home Value	\$141,064			\$124,966		\$128,148	
Renter Occupied Median Rent	\$274			\$418		\$436	
Transportation To Work (2000)							
Drive to Work Alone	630	89.89%		4,453	86.50%	7,806	87.22%
Drive to Work in Carpool	32	4.52%		366	7.12%	678	7.58%
Travel to Work - Public Transportation	5	0.66%		12	0.24%	17	0.19%
Drive to Work on Motorcycle	-	-		-	-	4	0.05%
Walk or Bicycle to Work	11	1.55%		150	2.90%	192	2.14%
Other Means	1	0.10%		15	0.30%	24	0.27%
Work at Home	23	3.28%		151	2.94%	229	2.55%
Travel Time (2000)							
Travel to Work in 14 Minutes or Less	237	35.00%		1,724	34.51%	2,729	31.29%
Travel to Work in 14 to 29 Minutes	153	22.61%		1,010	20.22%	2,135	24.49%
Travel to Work in 30 to 59 Minutes	257	37.82%		1,948	38.98%	3,314	38.00%
Travel to Work in 60 Minutes or More	31	4.57%		314	6.29%	542	6.22%
Average Travel Time to Work	25.5 mins			25.9 mins		25.9 mins	

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