

Eleven Mile/Lee Begole PIP

Novi, Michigan
Eleven Mile/Lee Begole Drive

Property Information Package



Property Information

Parcel ID: 50-22-14-451-012, 50-22-14-451-013, 50-22-14-451-015, 50-22-14-451-017

Legal Description: T1N, R8E, SEC 14 PART OF SW 1/4 & SE 1/4 BEG AT S 1/4 COR, TH N 200 FT, TH N 89-34-37 W 100.00 FT, TH N 222.03 FT, TH E 415.00 FT, TH S 418.73 FT, TH S 89-15-53 W 315.03 FT TO BEG 3.55 A

T1N, R8E, SEC 14 PART OF SW 1/4 & SE 1/4 BEG AT PT DIST N 950.00 FT FROM S 1/4 COR, TH W 100 FT, TH N 675.28 FT, TH S 81-14-00 E 453.30 FT, TH S 606.19 FT, TH W 348.00 FT TO BEG, EXC BEG AT PT DIST N 02-47-35 W 951.81 FT & N 87-12-25 E 315 FT FROM S 1/4 COR, TH N 02-47-35 W 613.05 FT, TH S 84-04-35 E 33.39 FT, TH S 02-47-35 E 607.99 FT, TH S 87-12-25 W 33 FT TO BEG 6.13 A

T1N, R8E, SEC 14 PART OF SW 1/4 & SE 1/4 BEG AT PT DIST N 737.27 FT FROM S 1/4 COR, TH W 100 FT, TH N 212.53 FT, TH E 448.00 FT, TH S 212.53 FT, TH W 348.00 FT TO BEG, EXC BEG AT PT DIST N 02-47-35 E 738.91 FT & N 87-12-25 E 315 FT FROM S 1/4 COR, TH N 02-47-35 W 212.90 FT, TH S 87-12-25 E 33 FT, TH S 02-47-35 E 212.90 FT, TH S 87-12-25 W 33 FT TO BEG 2.03 A

T1N, R8E, SEC 14 PART OF SW 1/4 & SE 1/4 BEG AT PT DIST N 89-15-55 E 315.03 FT FROM S 1/4 COR, TH N 418.73 FT, TH W 415.00 FT, TH N 314.70 FT, TH E 448.00 FT, TH S 733.00 FT, TH S 89-15-55 W 33.00 FT TO BEG, EXC BEG AT PT DIST N 86-19-20 E 315.04 FT FROM S 1/4 COR, TH N 02-47-35 W 734.79 FT, TH N 87-12-25 E 33 FT, TH S 02-47-35 E 734.28 FT, TH S 86-19-20 W 33 FT TO BEG 2.99 A

Why Novi?

Novi is a global community, inspiring strong international relations in persons and business enterprises. Novi's 31 square miles are packed with potential, providing a gateway to 21st Century opportunity. Here you'll find that industry and a vibrant suburban environment happily coexist in an area where expansion will be thoughtful and balanced. Novi takes great pride in having superior parks, wetland and woodland protections and recreation opportunities.

The community's track record for blazing trails in business and government is enhanced by its strategic location, job opportunities, strong housing mix and commercial, industrial and retail diversity. Hundreds of international businesses – from Japan to Germany and the United Kingdom to Mexico – call Novi "home" in the United States.

With unparalleled access and proximity to healthcare, technology and automotive industry headquarters, Novi has been recognized as a top place to live and work nationally by both Family Circle and Money Magazine.

Quick Facts

Address
42250 11 Mile
North Side of street
East of Town Center Drive

Area:
2.03-14.70 Acres

Current Zoning:
I-1 Light Industrial

Master Plan:
Office Commercial

Owners:
Various
50-22-14-451-012, 50-22-14-451-013,
50-22-14-451-015, 50-22-14-451-017

County:
Oakland



For more information about this development site, contact the City of Novi at 248.347.0415. Prepared in accordance with and under the authority of the Redevelopment Ready Communities® program of the Michigan Economic Development Corporation.

Novi Demographics

Population:
59,909

Area:
30.26 square miles

Median Household Income:
\$94,264

Owner Occupied:
70.94%

Median Home Value:
\$341,900

Median per capita Income:
\$44,805

Unemployment:
2.1%

High School graduate or higher:
96%

Bachelor's Degree or higher:
59.21%

Labor Force

MSA:
2,021,138

Novi:
32,837

MSA population:
4,296,259

Foreign born persons:
20.80%

Workmans Compensation:
1.57 Index Rate
Top 18 States

City Tax Rate:
10.5376 mills

Top State Corporate Income Tax:
6%

Top State Personal Cap. Gains Tax:
4.30%

Top State Capital Gains Tax:
6%

State Sales Tax:
6%

Top State Personal Income Tax:
4.25%

More information at:
[census.gov/quickfacts](https://www.census.gov/quickfacts)
[michiganbusiness.org/site-selection](https://www.michiganbusiness.org/site-selection)

Location, Location, Location

The City of Novi is an ideal location for your business and employees. Novi offers many advantages and amenities including:

- Convenient access to multiple expressways
- Easy access to utilities
- High-tech and industrial land development opportunities
- Impressive array of public and private schools, recreation centers water-ways, parks and a world-class retails district
- Highly-respected public safety Police and Fire services

These elements are the City of Novi – a dynamic community that has been identified by major companies as the ideal location. Highlights include:

- Strategically located in southeastern Michigan.
- Consists of 31-square miles in prestigious Oakland County.
- 25 minutes from downtown Detroit and Wayne State University
- 25 minutes from Ann Arbor and the University of Michigan
- 45 minutes from East Lansing and Michigan State University.
- Offers many solid advantages combining an outstanding blend of highly visible and development opportunities in both high-tech and industrial areas.
- Well-connected to highway, rail and air transportation routes offering accessibility second to none.

Existing Conditions

- Much of site is cleared for redevelopment
- I-96 frontage on the north

The Site

- Frontage and access from 11 Mile Road
- Convenient access to Novi Road/I-96 interchange
- Hotels, shopping and restaurants nearby
- Wide range of development opportunities
- Access to utilities.

Infrastructure

The site is currently served by paved county street access.

**Traffic Counts
(Daily Average Volume):**
35,965

**Easy access to Interstate 96,
275 and 696.**

Surrounding Amenities

Shopping

Twelve Oaks Mall
Twelve Mile Crossing at Fountain Walk
Novi Town Center

Healthcare

Ascension Providence Hospital,
Novi Campus
Botsford Wellness

Businesses

Autodesk
Eberspaecher
Broad Ocean Technologies
Harmon Becker
Comau North America
Mando
Asco Numatics
Toyota Boshoku America

Dining

Bonefish Grille
Cheesecake Factory
Buddy's Pizza
Steve and Rocky's
Black Rock Bar & Grille
Toasted Oak

Lodging

Baronette Renaissance
Hyatt Place
Hilton DoubleTree
Novi Sheraton
Four Points by Sheraton

