

100 Acre Clio MI Commercial Development

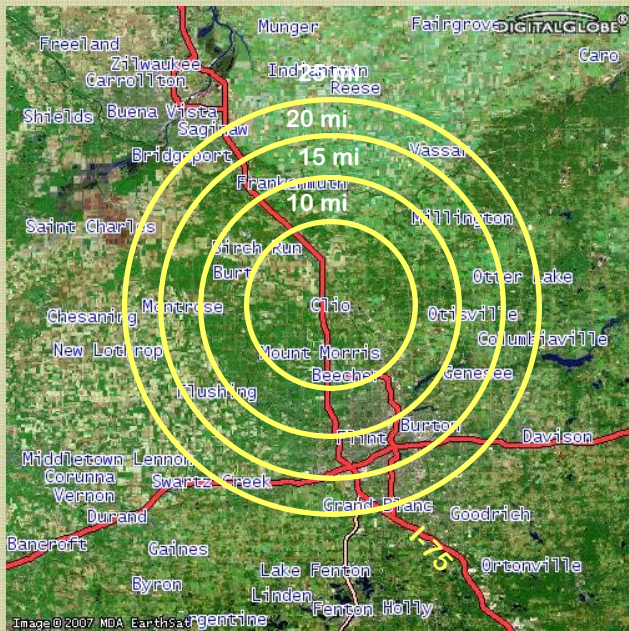
The Clio MI I-75 Commercial Development is located at the gateway to beautiful Northern Michigan, and one exit south of the I-75 exit for Frankenmuth, which is Michigan's largest tourist attraction. This 100 acre Commercial Development lays directly adjacent to I-75. A new Super Wal-Mart has just been completed and a new Menard's and large retail development will soon be under construction right across the street from this development. The entire 100 acres or out lots are available for sale, as land leases, or as build to suits. Call for pricing and additional information.

Demographics:

	10 mile	15 mile	20 mile	25 mile
2006 Total Daytime Population	157,920	343,817	530,794	724,159
2006 Total Households	59,101	134,738	207,336	283,571
2006 Average Household Income	\$57,729	\$58,045	\$57,288	\$58,232



Outline of property indicated by yellow dotted line



Demographic image with 10, 15, 20 and 25 mile markers.

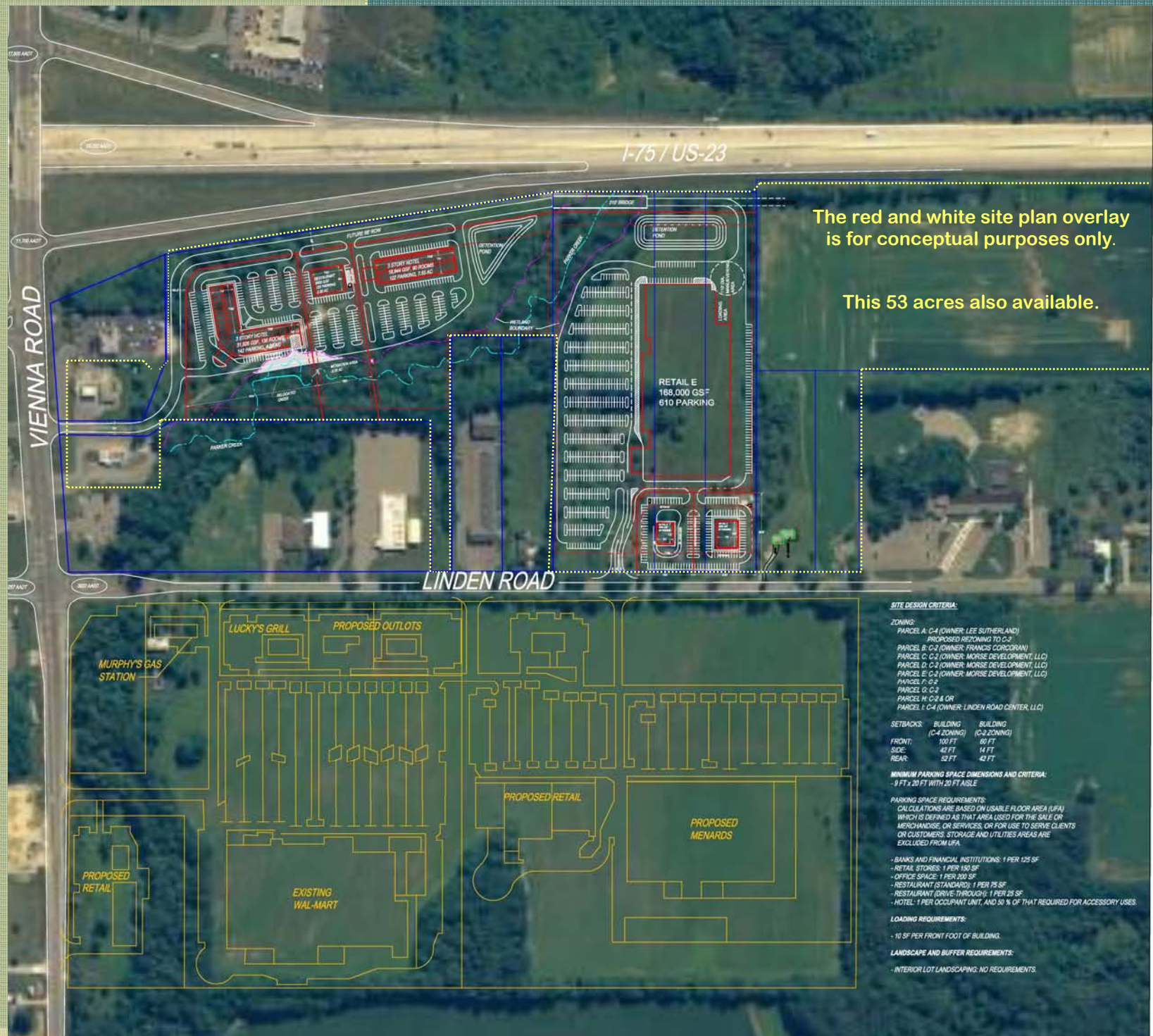
100 Acre Clio MI I-75 Commercial Development



Contact Information

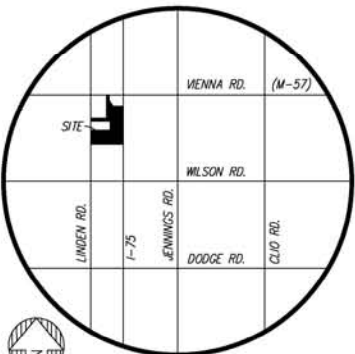
BW VOORHEIS, INC.

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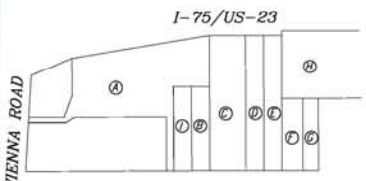


The red and white site plan overlay is for conceptual purposes only.

This 53 acres also available.



VICINITY MAP



VIENNA ROAD

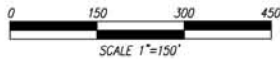
PARCEL DESIGNATION DETAIL

TRAFFIC COUNT CRITERIA

ROAD	JURISDICTION	AADT	DATA ACQUISITION
I-75	MDOT	59,000	2005
VIENNA ROAD (M-57) EAST	MDOT	17,800	2005
VIENNA ROAD (M-57) WEST	MDOT	11,700	2005
LINDEN ROAD NORTH	GENESSEE COUNTY	4,257	2004*
LINDEN ROAD SOUTH	GENESSEE COUNTY	3,922	2008

* - CURRENT DATA NOT AVAILABLE DUE TO ROAD WIDENING

AADT = AVERAGE ANNUAL DAILY TRAVEL



SITE DESIGN CRITERIA:

ZONING:
 PARCEL A: C-4 (OWNER: LEE SUTHERLAND)
 PROPOSED REZONING TO C-3
 PARCEL B: C-2 (OWNER: FRANCIS CORCORAN)
 PARCEL C: C-3 (OWNER: MORSE DEVELOPMENT, LLC)
 PARCEL D: C-2 (OWNER: MORSE DEVELOPMENT, LLC)
 PARCEL E: C-2 (OWNER: MORSE DEVELOPMENT, LLC)
 PARCEL F: C-2
 PARCEL G: C-2
 PARCEL H: C-2 & OR
 PARCEL I: C-4 (OWNER: LINDEN ROAD CENTER, LLC)

SETBACKS: BUILDING (C-4 ZONING) BUILDING (C-2 ZONING)
 FRONT: 100 FT 60 FT
 SIDE: 42 FT 14 FT
 REAR: 52 FT 42 FT

MINIMUM PARKING SPACE DIMENSIONS AND CRITERIA:
 - 9 FT x 20 FT WITH 20 FT AISLE

PARKING SPACE REQUIREMENTS:
 CALCULATIONS ARE BASED ON USABLE FLOOR AREA (UFA) WHICH IS DEFINED AS THAT AREA USED FOR THE SALE OR MERCHANDISE, OR SERVICES, OR FOR USE TO SERVE CLIENTS OR CUSTOMERS. STORAGE AND UTILITIES AREAS ARE EXCLUDED FROM UFA.

- BANKS AND FINANCIAL INSTITUTIONS: 1 PER 125 SF
- RETAIL STORES: 1 PER 150 SF
- OFFICE SPACE: 1 PER 200 SF
- RESTAURANT (STANDARD): 1 PER 75 SF
- RESTAURANT (DRIVE THROUGH): 1 PER 25 SF
- HOTEL: 1 PER OCCUPANT UNIT, AND 50 % OF THAT REQUIRED FOR ACCESSORY USES.

LOADING REQUIREMENTS:

- 10 SF PER FRONT FOOT OF BUILDING.

LANDSCAPE AND BUFFER REQUIREMENTS:

- INTERIOR LOT LANDSCAPING: NO REQUIREMENTS.