

Adell Towers PIP

Novi, Michigan
Adell/Novi Road

I-96 Property Information Package



Construction of a high quality, single or multi-tenant headquarters, office research & development use taking advantage of the highly visible exposure and increased height allowance afforded by the location adjacent to the freeway and intersection.

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

43700 Expo Center Drive
West side of Novi Road, South of I-96

Area:

22.686 Acres

Current Zoning:

Expo

Master Plan:

Office
Research and Development
Technology

Owners:

Orville Properties LLC
50-22-15-476-045

County:

Oakland

Novi Demographics

Population:

59,211

Area:

30.26 square miles

Median Household Income:

\$86,551

Owner Occupied:

70.94%

Median Home Value:

\$341,900

Median per Capital Income:

\$44,805

Unemployment:

2.00%

High School graduate or higher:

95%

Bachelor's Degree or higher:

57.20%

Labor Force

MSA:

2,021,138

Novi:

32,792

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:

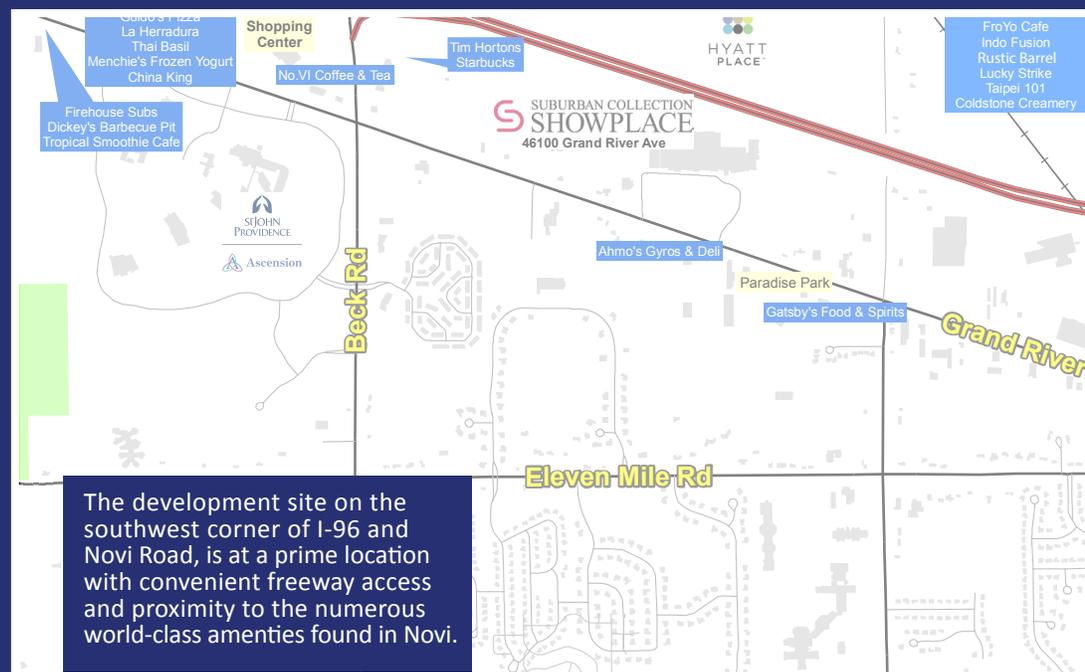
- Convenient access to multiple expressways
- Easy access to utilities
- High-tech and industrial land development opportunities
- Impressive array of public and private schools, recreation centers water-ways, parks and a world-class retails district
- Highly-respected public safety Police and Fire services

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

The former building on the site has been removed with the exception of the floor lab, foundation and underground utilities. The existing parking lot and drive surfaces remain, but will require replacement along with storm-water management. The parcel overlooks Ingersol Creek along the southwest.



The Site

Redevelopment of the former Expo Center site should take advantage of its prime location and visibility and become an icon from I-96. Future development of this site should include:

- Additional building height permitted within the OST District.
- Benchmark architecture and quality building materials.
- Enhancement of the river corridor as a site amenity.
- Pedestrian connections to the Town Center area.

Redevelopment should consider OST zoning for the property at the northwest corner of Grand River Avenue and the future ring road. It should also consider development of Office Service and Technology uses, while allowing building form and placement consistently with the adjacent TC-1 Town Center District.

Surrounding Amenities

Shopping

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

Dining

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

Healthcare

St. John Providence Hospital
Botsford Wellness

Lodging

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

Businesses

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

Infrastructure

The City of Novi has fully developed plans for completion of the adjacent northwest quadrant of a ring road providing access around the vibrant Novi Road and Grand River intersection when needed and facilitated by development of this and other sites for grant leverage.

The site is currently served by paved City street access, City Sanitary Sewer and on-site well and water tower, electricity, gas with City water and high speed internet/fiber available.

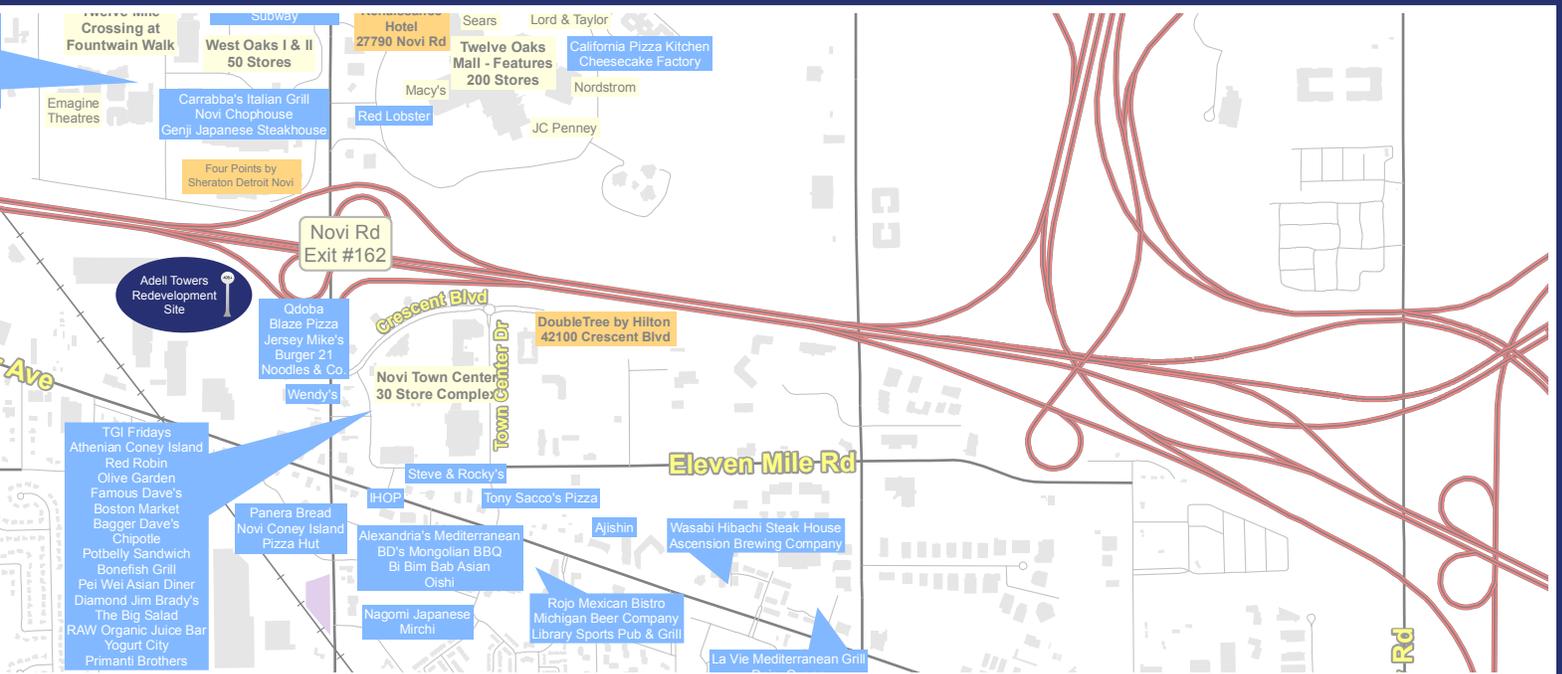
Traffic Counts

(Daily Average Volume):

I-96: 132,743

Novi Road: 36,109

Grand River Avenue: 23,403





Financial Incentives

In addition to the low City of Novi tax rate:

Homestead: 37.4384

Non-homestead: 52.4977

the City of Novi has adopted a policy regarding the use of PA210 of 2005* specifically for this site (see details at www.investnovi.org/incentives). In addition, the City of Novi will partner with Oakland County and the State of Michigan to secure appropriate available incentives. Additional incentive information is available at www.investnovi.org/incentives.

Approval extended until 12/31/20.

Property Information

Parcel ID: 50-22-15-476-045

Legal Description: T1N, R8E, SEC 15 PART OF NE 1/4 OF SE 1/4 BEG AT PT DIST S 00-00-42 E 1179.04 FT FROM E 1/4 COR, TH N 87-44-26 W 220.04 FT, TH N 00-04-09 W 131.04 FT, TH S 89-55-51 W 224.83 FT, TH N 31-30-20 W 499.91 FT, TH N 48-20-51 W 166.65 FT, TH N 81-21-39 W 524.04 FT, TH S 00-16-56 E 895.81 FT, TH N 89-59-36 E 937.39 FT, TH N 00-16-10 W 100 FT, TH N 89-35-39 E 407.41 FT, TH N 00-00-42 W 37.67 FT TO BEG EXC THAT PART LYING NLY OF A LINE DESC AS BEG AT PT DIST N 02-07-02 W 1321.42 FT & S 87-15-42 W 60.00 FT FROM SE SEC COR, TH N 51-28-13 W 200.14 FT, TH S 88-10-42 W 76.45 FT, TH N 47-20-28 W 688.09 FT, TH N 59-47-08 W 326.71 FT, TH N 72-46-18 W 313.38 FT TO PT OF ENDING, ALSO PART OF LOT 11 OF 'SUPERVISOR'S PLAT NO 4' BEG AT NW LOT COR, TH N 89-48-00 E 837.48 FT, TH S 00-02-00 W 448.20 FT, TH S 00-13-40 W 25.00 FT, TH S 89-48-00 W 404.19 FT, TH N 00-14-00 W 30.00 FT, TH S 89-48-00 W 131.00 FT, TH N 00-14-00 W 52.00 FT, TH S 89-48-00 W 300.00 FT, TH N 00-14-00 W 391.20 FT TO BEG EXC THAT PART TAKEN FOR EXPO CENTER DR DESC AS BEG AT PT DIST N 89-48-00 E 837.48 FT & S 00-02-00 W 298.85 FT FROM NW LOT COR OF SD 'SUB', TH S 00-02-00 W 149.35 FT, TH S 00-13-40 W 25 FT, TH S 89-48-00 W 25 FT, TH N 00-13-40 E 25.14 FT, TH N 00-02-00 E 149.31 FT, TH S 89-58-00 E 25 FT TO BEG 6-24-93 CORR

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.

