



# Twelve Mile/Beck PIP

Novi, Michigan  
Twelve Mile/Beck Road

## Property Information Package



**Potential Uses:**  
Outdoor recreation  
Industrial, Research and Development  
Medical Offices

## Property Information

Parcel ID: 50-22-09-300-032

Legal Description: T1N, R8E, SEC 9 PART OF SW 1/4 BEG AT PT DIST S 89-20-00 W 584.15 FT FROM S 1/4 COR, TH S 89-20-00 W 495 FT, TH N 00-02-05 E 1762.97 FT, TH N 89-04-55 E 495 FT, TH S 00-02-05 W 1765.13 FT TO BEG 20 A9-18-89 FR 030

## 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**  
46844 12 Mile  
North Side of street, East of Beck

**Area:**  
20 Acres

**Current Zoning:**  
I-1 Light Industrial (5 acres)  
I-2 General Industrial (15 acres)

**Master Plan:**  
Industrial Research Development and Technology  
Heavy Industrial

**Owners:**  
MMS Partners  
50-22-09-300-032

**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
- Frontage and access from Twelve Mile Road

## The Site

- Frontage and access from Twelve 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

### Dining

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

### Healthcare

Ascension Providence Hospital,  
Novi Campus  
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

