

529 E WALTON BLVD

Pontiac, Michigan 48340

DEVELOPER OFFERING MEMORANDUM



Approximately 2.00 Acres | Walton Blvd & Joslyn Ave | C-3 Corridor Commercial Positioning

ASKING PRICE: \$1,699,999

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CONFIDENTIAL MARKETING MATERIAL - DEVELOPMENT CONCEPTS SUBJECT TO INDEPENDENT VERIFICATION AND MUNICIPAL APPROVAL

EXECUTIVE OVERVIEW

529 E Walton Blvd is being positioned as a flexible commercial redevelopment opportunity at the northwest corner of Walton Boulevard and Joslyn Avenue in Pontiac. The existing marketing package identifies approximately 2.00 acres and an asking price of \$1,699,999. The property has substantial prior engineering, survey, architectural and environmental documentation available for buyer review.

The strongest sales strategy is to market the site to multiple buyer pools at the same time: commercial developers, retail and restaurant users, medical/service users, cannabis operators and investors, while separately preserving the former gas-station redevelopment story as an approval-dependent upside opportunity.

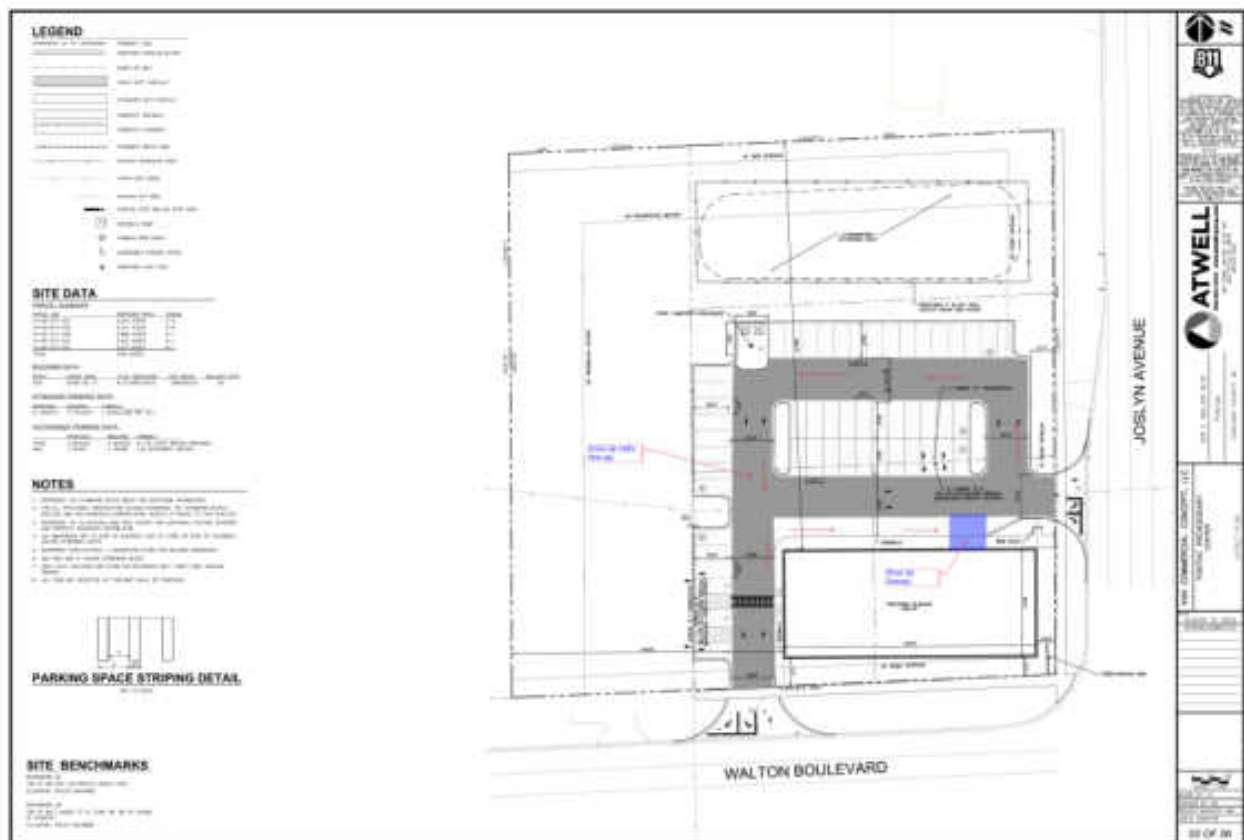
Offering Price	\$1,699,999
Site Size	Approximately 2.00 acres (per current marketing materials)
Location	Walton Boulevard & Joslyn Avenue, Pontiac, Michigan
Zoning Positioning	C-3 Corridor Commercial - buyer to verify permitted/special uses
Parcel IDs shown on 2022 plans	09-377-015, -016, -017, -028, -029, -030, -031
Prior Use	Former Quality Sunoco / convenience-store fuel site on a portion of the assemblage
Gas Station Status	Potential redevelopment use under legal/municipal review; not represented as currently approved

FORMER GAS STATION REDEVELOPMENT POTENTIAL - UNDER REVIEW

The property has documented prior fuel-station history. Seller is pursuing legal/municipal confirmation regarding redevelopment for gas-station use based in part on the site's prior use. No representation is made in this memorandum that a new gas station is presently permitted or approved. Prospective buyers must independently verify zoning, nonconforming-use rights, spacing requirements, licensing, environmental requirements and all governmental approvals.

ENGINEERED SITE & DEVELOPMENT MATERIALS

The 2022 civil plan set was prepared for an 11:11 Provisioning Center and identifies Atwell as civil engineer and WT Group as architect. The cover sheet places the project within the Walton Boulevard medical marijuana dispensary overlay district and identifies seven parcel IDs. It also states the site is in FEMA Zone X, outside the 0.2% annual-chance floodplain, and states there are no existing wetlands on-site.



Conceptual site-plan image from the uploaded 2022 drive-up layout. Plans are historical/proposed plans and are not represented here as current approvals for any new user.

ARCHITECTURAL CONCEPT

The uploaded architectural package includes a developed dispensary concept with exterior elevations, day/night renderings, photometrics and a detailed interior plan. The floor plan includes a lobby, showroom, offices, fulfillment, vault areas, employee/support areas, garage and a separate processing suite. This prior design work can help demonstrate that meaningful site planning and architectural analysis has already been performed.



WT Group rendering sheet dated 2022. Rendering is conceptual and shown to illustrate prior design work.

TARGET DEVELOPMENT TRACKS

Buyer / Use Track	How the Site Should Be Positioned
Retail / Multi-Tenant	Signalized corner exposure, prior site planning, flexible commercial assemblage and potential for phased or multi-tenanted development.
Restaurant / QSR	Prior drive-up/drive-through style circulation concepts can be shown as evidence of site-planning work, but any restaurant concept should be subject to City review.
Medical / Service	Market to urgent care, dental, medical office, professional service and neighborhood-serving commercial users.
Cannabis	Use the detailed provisioning-center plans/renderings as a dedicated alternate development concept. Any license/permitting should be subject to City review.
Former Gas Station	Market as 'former gas station redevelopment potential under review' until counsel and the City resolve approval status.
Other C-3 Concepts	Storage, hospitality, mixed-use and other commercial concepts should be marketed only as potential uses subject to City review.

OUTBOUND SALES POSITIONING

Headline: PRIME PONTIAC DEVELOPMENT SITE | +/- 2 ACRES | WALTON & JOSLYN | MULTIPLE COMMERCIAL DEVELOPMENT PATHS

Core message: A hard-corner commercial redevelopment opportunity supported by existing survey, civil engineering, architectural and environmental documentation. Multiple development concepts can be evaluated, with former gas-station redevelopment being actively pursued as an additional approval-dependent opportunity.

Call to action: Qualified buyers and developers may request the survey, historical civil plans, architectural package, environmental documentation and other available due-diligence materials.

ENVIRONMENTAL HISTORY - DISCLOSURE-ORIENTED SUMMARY

PM Environmental's January 31, 2022 report concerns a request to cancel a suspected new release at the former Quality Sunoco at 529 East Walton Boulevard. The report documents removal in January 2022 of two 10,000-gallon gasoline USTs, one 10,000-gallon diesel UST, one 2,000-gallon kerosene UST and one 3,000-gallon gasoline UST that had previously been closed in place.

The report also discusses a historical 1998 gasoline/kerosene release and prior remediation/investigation. January 2022 soil samples contained petroleum-related constituents above certain EGLE screening levels; however, PM compared the 2022 results with historical data and concluded that a new release had not occurred. This is not a representation that the site is free of environmental conditions. Buyers should review the complete environmental record with their own environmental professionals and counsel.

Marketing recommendation: do not use phrases such as 'environmentally clean,' 'no contamination,' or 'fully remediated' unless supported by current professional documentation. Instead, state that environmental reports and historical UST documentation are available for due diligence.

TOPOGRAPHICAL SURVEY

The uploaded topographical survey depicts the Walton Boulevard / Joslyn Avenue corner, Shattuck Farms subdivision lots, existing site features, utilities and benchmark information. It should be included in the buyer due-diligence room and used by prospective developers as a starting point for independent engineering review.



Uploaded R.A. Duthler topographical survey. Buyers should rely on the original survey and their own consultants for dimensions, boundaries and development feasibility.

30-DAY DISPOSITION PLAN

Days 1-5	Finalize OM and due-diligence folder; correct public listing language; label gas-station use as under review; verify current status
Days 6-10	Build segmented buyer database: retail developers, QSR/restaurant site selectors, medical/service developers, cannabis concepts
Days 11-20	Direct email + phone outreach; send this OM and controlled due-diligence package; schedule site tours; track objections
Days 21-30	Second-touch campaign; target additional regional/national groups; request LOIs from serious prospects; evaluate when to pull out
Upon Gas Decision	If approved/confirmed, immediately issue a revised gas-station-focused flyer and contact fuel/convenience-store developers

DEVELOPER OUTREACH EMAIL

Subject: +/- 2-Acre Commercial Development Site - Walton & Joslyn - Pontiac, MI

I represent the ownership of approximately +/- 2 acres at 529 E Walton Blvd in Pontiac, Michigan. The property is positioned for commercial redevelopment and is supported by existing survey, civil engineering, architectural and environmental documentation. We are evaluating multiple development paths, including retail, restaurant/QSR, medical/service and cannabis concepts, subject to applicable approvals. The property also has documented former gas-station history, and gas-station redevelopment potential is currently under legal/municipal review. Asking price is \$1,699,999. I can provide the full due-diligence package to qualified buyers and acquisition teams.

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AVAILABLE / IDENTIFIED DUE-DILIGENCE MATERIALS

The uploaded package currently includes the following materials:

Document	Marketing Use
2022 Atwell site-plan set	Historical civil/site-planning work, parcel IDs, agency contacts, floodplain/wetlands notes.
Drive-up site plan	Illustrates prior circulation and drive-up configuration.
WT Group renderings/elevations	Visualizes prior provisioning-center concept.
Detailed floor plan	Shows prior interior programming and operational layout.
Photometrics	Historical lighting design information.
Topographical survey	Existing conditions, lots, utilities and survey information.
PM Environmental report	Historical UST/release documentation and 2022 suspect-release cancellation analysis.
Existing marketing flyers	Useful source material, but claims should be updated and verified before reuse.

IMPORTANT DISCLAIMER

This Offering Memorandum is for marketing and discussion purposes only. Information has been assembled from owner/broker materials and historical third-party documents and has not been independently verified by the listing broker. No representation or warranty is made regarding acreage, boundaries, zoning, permitted uses, nonconforming rights, environmental condition, utilities, access, approvals, license status or transferability, development capacity, or financial performance. Prospective purchasers must conduct independent due diligence with the City of Pontiac, governmental agencies, attorneys, engineers, environmental consultants, surveyors and other professionals. All conceptual uses are subject to governmental approval. Gas-station redevelopment is specifically under review and is not represented as presently approved.

EXCLUSIVE LISTING CONTACT

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