

Addison Township
 Auburn Hills
 Berkley
 Beverly Hill
 Bingham Farms
 Birmingham
 Bloomfield Township
 Bloomfield Hills
 Brandon Township
 Clarkston
 Clawson
 Commerce Township
 Farmington
 Farmington Hills
 Ferndale
 Franklin Village
 Groveland Township
 Hazel Park
 Highland Township
 Holly Township
 Holly Village
 Huntington Woods
 Independence Township
 Keego Harbor
 Lake Angelus
 Lake Orion
 Lathrup Village
 Leonard
 Lyon Township
 Madison Heights
 Milford Township
 Milford Village
 Novi
 Oak Park
 Oakland Township
 Orchard Lake
 Orion Township
 Ortonville
 Oxford Township
 Oxford Village
 Pleasant Ridge
 Pontiac
 Rochester
 Rochester Hills
 Rose Township
 Royal Oak
 Royal Oak Township
 South Lyon
 Southfield
 Springfield Township
 Sylvan Lake
 Troy
 Walled Lake
 Waterford
 Bloomfield Township
 Walled Lake Township
 Wixom
 Wolverine Lake

1996-97

COMMUNITY

PROFILES



Oakland County

Michigan

R-OCDOC
 HC
 107
 .M52
 O24
 1996-97

Ref
✓ LD
454
c-1

Welcome To Oakland County Communities Through Our *1996-97 Community Profiles*:

The 61 communities which are spread out across Oakland County's 910 square miles serve as prime examples of why this area is one of America's premier locations in which to live, work, recreate and raise a family.

Because we are so proud of what our cities, towns and villages have to offer, the Oakland County Development & Planning Division has compiled the *1996-97 Community Profiles* which provide valuable information concerning the many tremendous opportunities that abound in each of our communities.

Oakland County is a rich blend of city and country living, from the teeming high-tech communities whose office buildings and manufacturing facilities resonate with the sound of commerce, to the quaint country villages which offer quality of life features few regions of the country can match.

The *1996-97 Community Profiles* are essential for the business person who is in search of a prime spot to locate a business or the family looking for just the right place to raise children. Within these pages you will discover a wealth of information, ranging from population trends to labor market demographics, housing costs, educational facts and quality of life tidbits.

As Oakland County Executive it is my pleasure to provide you with this copy of the Oakland County *1996-97 Community Profiles*. I hope it proves to be a useful tool in learning more about all the opportunities which are available in Oakland County.

This administration remains committed to offering our citizens the type of quality service they need and deserve.

Sincerely,

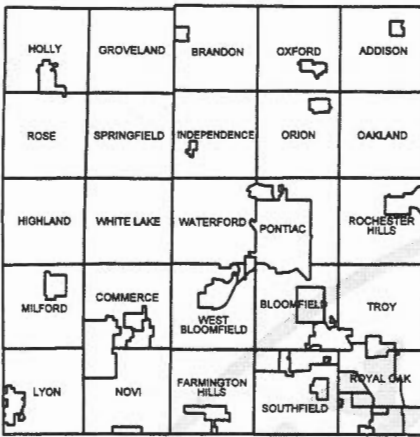


**L. Brooks Patterson
Oakland County Executive**

REFERENCE BOOKS

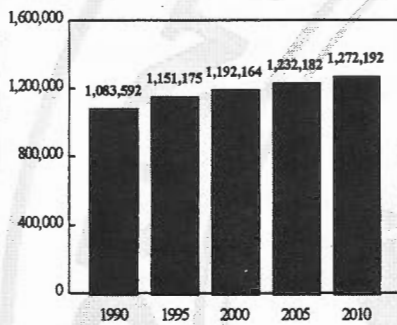
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PONTIAC, MICHIGAN 48341-0453



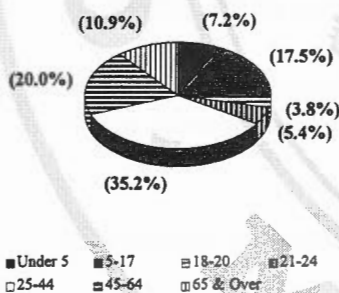
Oakland County ranks as the third wealthiest county in the nation among counties with populations in excess of one million. The environment consists of more than 400 lakes and approximately 80,000 acres of land available for public recreation. Among the outdoor recreation opportunities available there are 5 ski areas, 27 public fishing sites, and 45 public golf courses conveniently located close to home. Significant entertainment and sports venues include Pine Knob and Meadow Brook outdoor theaters, the Pontiac Silverdome - home to the Detroit Lions, the Palace of Auburn Hills - home to the Detroit Pistons, Cranbrook Institutions, and the Detroit Zoological Park.

Population Projections



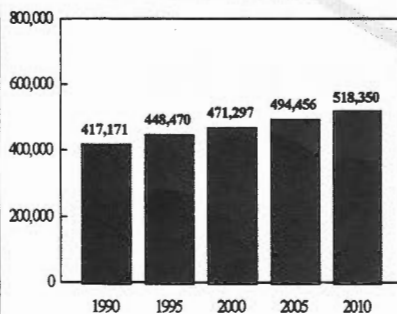
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Ameritech/1,300
- William Beaumont Hospital/9,870
- Blue Cross & Blue Shield/2,550
- Botsford General Hospital/1,970
- Chrysler Corp./3,900
- Comerica/2,650
- Consumers Power/1,675
- Crittenton Hospital/1,490
- Digital Equipment Corp./800
- EDS Corp./8,900
- Entech Services/1,450
- Ford Motor Co./3,970
- GTE Valentine Corp./1,000
- General Motors/26,700
- IBM Corp./650
- K-Mart Corp./6,530
- Kelly Temp. Services/2,400
- Modern Engineering Service Co./3,070
- NOMC-Pontiac Hospital/1,630
- Oakland General Hospital/1,130
- Providence Hospital/3,550
- Rockwell International/2,000
- St. Joseph Mercy Hospital/2,870
- Standard Federal Bank/1,100
- Volkswagen of America/860

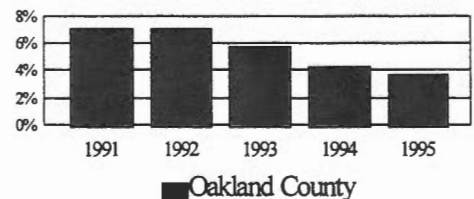
PRODUCT/SERVICES

- Information Movement & Management
- Hospital
- Prepaid Health Care Plan
- Hospital
- R&D Headquarters
- Bank Holding Company
- Utility
- Hospital
- Electronics
- Computers & Communications
- Contract Employment
- Car Manufacturer
- Metal Cutting Tool Manufacturer
- Car Manufacturer
- Information Handling & Equip.
- HQ & Stores
- Contract Employment
- Transport, Design & Engineering
- Hospital
- Hospital
- Hospital
- Automotive Equipment
- Hospital
- Savings Bank, HQ
- HQ

LABOR MARKET

- 3.7% Unemployment Rate
- 22,675 Unemployed
- 598,550 Employed
- 621,225 Total Labor Force

Unemployment Rate



Source: MESCC

INDUSTRIAL PARKS

137 Industrial Parks
Approximately 6,990 Acres and an Additional 9,863,708 Sq. Ft.

UTILITIES

Electric:	Detroit Edison, Consumers Power
Telephone:	Ameritech, GTE, Michigan Bell
Natural Gas:	Consumers Power, Michigan Consolidated Gas
Sewer System:	City of Detroit, Oakland County & Individual Communities
Water System:	City of Detroit, Oakland County & Individual Communities.
Cable TV:	Check Local Communities.

TRANSPORTATION

Interstates: I-275, I-696, I-75, I-96

Airports: Oakland International, Oakland Troy Airport

Public Transit: SMART

GOVERNMENT

- Support Services**

County Executive:	L. Brooks Patterson
Community & Economic Development Director:	Ken Rogers
Development & Planning:	Jeffrey Kaczmarek

- Incentives**

The Local Development Corporation (LDC) provides long-term fixed rate financing for fixed assets acquisition or construction projects ranging from \$150,000 to \$2 million. The Economic Development Corporation (EDC) provides tax-exempt industrial revenue bonds and taxable bonds to financially sound manufacturing firms for acquisition of fixed assets below market rates and at flexible terms, ranging from \$500,000 to \$10 Million.

- 1995 Tax Rate**

Average Total Homestead: \$39.82 per \$1000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$51,405

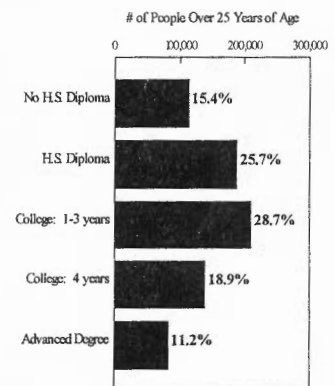
Average Housing Costs

1995: \$151,843

Education

28 School Districts
Over 80 Private Schools
1 University
11 Colleges
3 Satellite Campuses

Educational Achievement

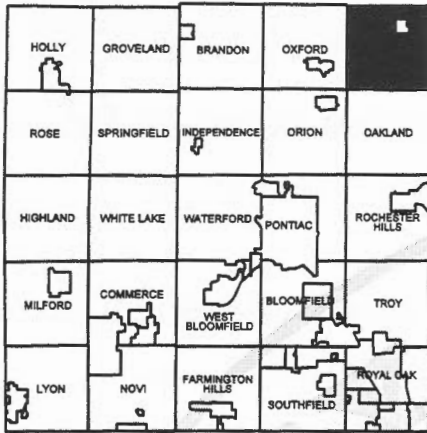


Source: 1990 US Bureau of Census

Medical Facilities

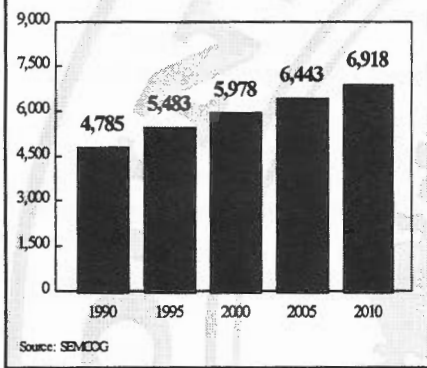
11 Hospitals: 4,085 Beds

For more information contact:
Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)858-1080

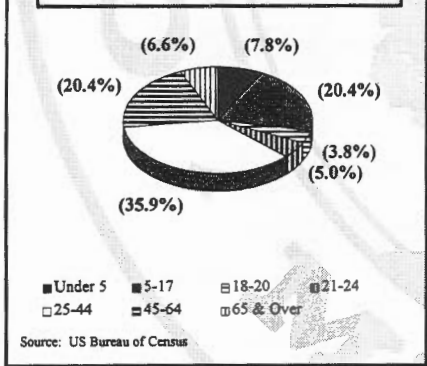


Horse farms, working farms and estates, cornfields, lakefront homes and youth camps comprise the landscape of the Township of Addison. Addison Oaks County Park, Lakeville Lake, Second Lake and a nature preserve provide extensive recreation opportunities for the rural lifestyle here, where it is common to see horseback riders along the road.

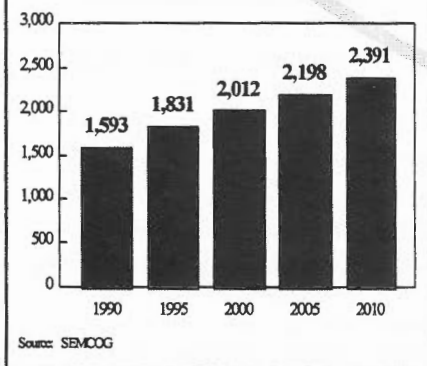
Population Projections



1990 Population by Age



Number of Households



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Addison Oaks Park
- Campbell Personal Care Home/15
- Great Lakes Gravel Corp./10
- Holistic Environmental/5
- Oxford All Seasons/20
- Rochester Hills Stables Inc./10
- Samson Resources/5
- S.L. Homes, Inc./35
- Smithers Heating and Cooling/10
- Upland Hills Farms, Inc./195

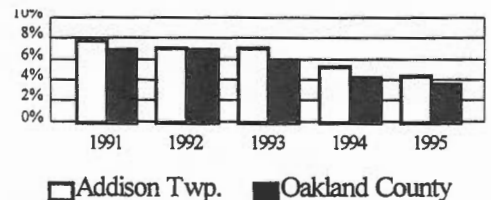
PRODUCT/SERVICES

- Recreational Park
- Residential Care
- Construction Sand and Gravel
- Machine Tools, Metal Cutting
- Lawn and Garden Service
- Animal Specialty Service
- Residential Care
- Furnace/Air Condition Services
- Recreation

LABOR MARKET

- 4.5% Unemployment
- 2,900 Total Labor Force
- 2,775 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Private
Water System:	Private

TRANSPORTATION

Major Highways: Rochester Rd. (M-150)

Public Transit Available: SMART

GOVERNMENT

- **Support Services**

Township Supervisor:

Robert Koski (810) 628-3317

- **Incentives**

Addison Township has participated in tax abatement or tax increment financing programs.

- **1995 Tax Rate**

Homestead: \$22.90 - \$28.56 Per \$1,000 State Equalized Value

Non-Homestead: \$46.52 - \$46.56 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$47,578

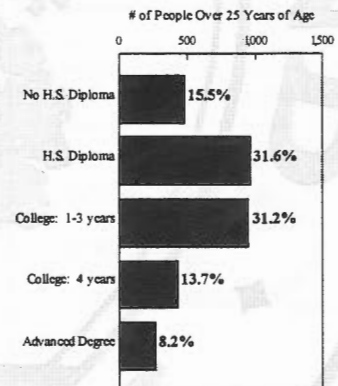
Average Housing Costs

1995: \$158,942

Education

Almont School District
Lake Orion School District
Oxford School District
Romeo School District

Educational Achievement

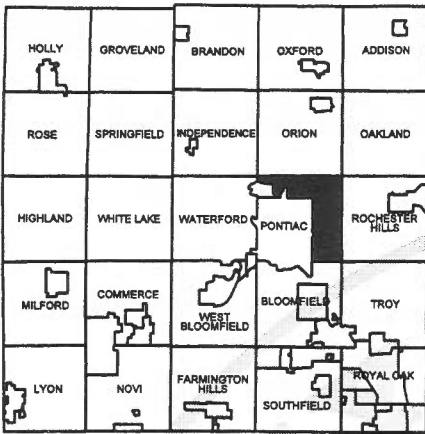


Source: 1990 US Bureau of Census

Medical Facilities

None

For more information contact:
Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



The City of Auburn Hills is one of Michigan's and Oakland County's fastest developing cities. Dramatic increases in development have occurred over the past seven years. In 1981, 11 site plans were received. In 1995, 48 site plans were received comprising over two million square feet in area. Light industrial developments throughout the city and a list of major firms now call Auburn Hills home, assuring this city a place in the economic future of Oakland County.

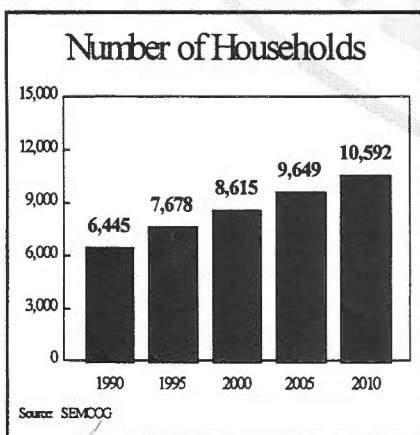
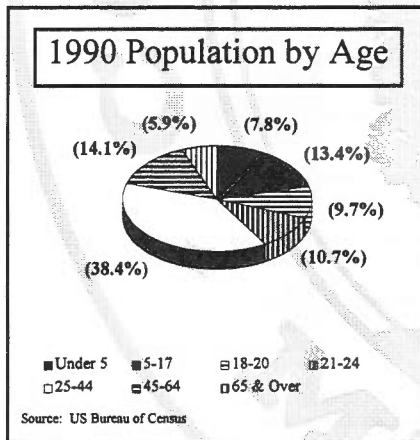
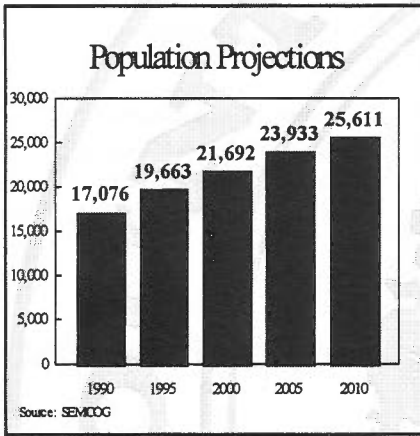
MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- ABB Robotics/500
- Anchor Motor Freight Inc./250
- Arrow N.A. Inc/LDM Holding Co./1,400
- AutoLiv, N.A./200
- Automotive Products USA Inc./245
- Becker Manufacturing Inc./670
- Behr Systems/193
- Chrysler/ Liberty Dev Center/690
- Chrysler Technology Center/10,000
- Comerica Bank Data Process/1,250
- Delta Tooling Company/260
- EDS Corp./615
- Foamade Industries Inc./290
- Gen. Motors/Inland Fisher Guide Div./260
- George P Johnson Co./350
- Guardian Industries/180
- Haden, Inc./140
- Inalfa/Hollandia/300
- ITT Automotive/840
- Jabil Circuit Co./565
- Mascotech Automotive System/325
- Oakland Community College/400
- Oakland University/1,500
- The Palace of Auburn Hills/750
- Siemens/200
- Takata Inc./230
- Thyssen Steel/155
- Volkswagen/860

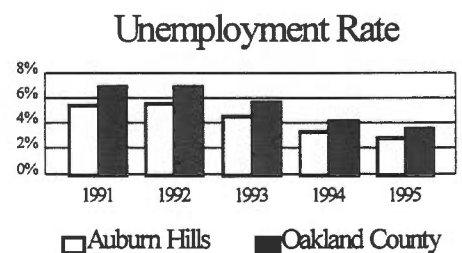
PRODUCTS/SERVICES

- Research, Design & Mfg.
- Automobile Hauling
- Manufacturing
- Automotive Safety Equipment
- Automotive Products
- Plastics Manufacturer
- Paint Application Systems
- Automobile Manufacturer
- R&D/Headquarters
- Computer Banking Service
- Research & Light Mfg.
- Data/Information Processing
- Mfg./Fabrication
- Automobile Manufacturer
- Designs & Fabricates Auto/Trade Show Exhibits
- HQ/Glass Company
- Design Mfg. Paint Finish Systems
- Design/Mfg. Sun Roofs
- Engineering & Design
- Keyboard Circuit Mfg. & Design
- HQ Sales & Marketing
- Education
- Education
- Entertainment/Sports
- Engineering Center
- Auto Supplies
- Research/Design/Mfg.
- Automotive Headquarters



LABOR MARKET

- 2.9% Unemployment
- 32,000 Total Labor Force
- 10,700 Employed



Source: MESC

INDUSTRIAL PARKS

NAME	ZONING	ACRES
Auburn Centre Industrial Park:	Light Industrial	50
Auburn Commerce Center:	Light Industrial	4.1
Auburn Industrial Park:	Light Manufacturing	60
Dean Industrial Park:	Light Industrial	20
Executive Hills North:	Technology Research	152
Meadowbrook Tech Center:	Light Industrial	11.5
Metro North Phase I:	Light Industrial	101
Metro North Phase II:	Light Industrial/T&R	77.5
Oakland Technology Park:	Research & Technolgy	1,800
Opdyke Industrial Park:	Light Industrial	40
University Commerce Park:	Light Industrial	23
Walton Opdyke Industrial Park:	Light Industrial	13
West Tech. Park:	Light Industrial	22

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	City of Detroit
Water System:	City of Detroit

TRANSPORTATION

Major Highways: I-75, M-59, Auburn Rd. (old M-59), Lapeer Rd., (M-24)

Public Transit Available: SMART

GOVERNMENT

• Support Services

Chamber of Commerce:	Penny Manning	(810) 853-7862
Economic Development:	Mary Ann P. Miller	(810) 370-9475
City Manager:	Dennis M. McGee	(810) 370-9440
Auburn Hills Public Library:	Hestor A. Hull	(810) 370-9466

• Incentives

Auburn Hills has participated in ACT 198, PA 1974 tax abatement program for industrial facilities and in ACT 385, PA 1984 tax abatement program for technology park facilities. It also participated in ACT 450, PA 1980 Tax Increment Financing Authority Program.

• 1995 Tax Rate

Homestead:	\$30.60 - \$36.26 Per \$1,000 State Equalized Value
Non-Homestead:	\$48.60 - \$51.60 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$37,773

Average Housing Costs

1995: \$90,842

Education

Avondale School District
Pontiac School District
Rochester School District

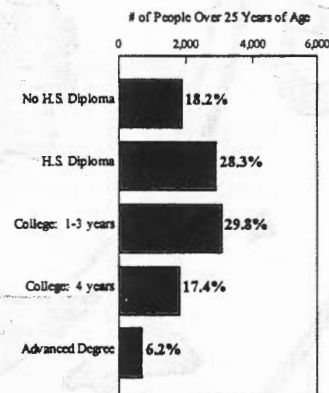
Private/Parochial Schools:

Heritage Christian School
Oakland Christian: K-12

Colleges/Universities:

Baker College
Oakland Community College
Oakland University

Educational Achievement



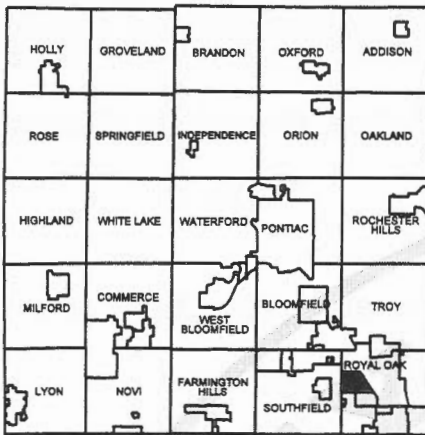
Source: 1990 US Bureau of Census

Medical Facilities

Havenwyck Hospital

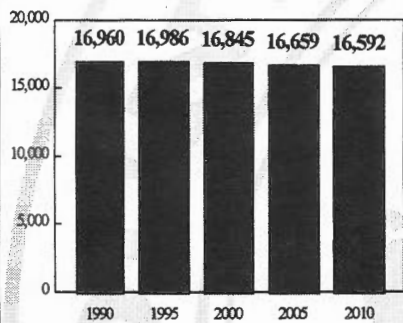
For more information contact:

Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810) 858-0720 Fax: (810) 975-9555



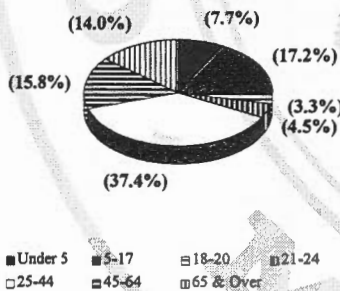
The land use pattern of the City of Berkley has remained essentially the same over the past 20 years. Berkley, like other closed-in Oakland County suburban areas, is primarily a single family residential community with a small commercial and industrial base. Many of the city's businesses are located along Twelve Mile Rd., which serves as Berkley's main street.

Population Projections



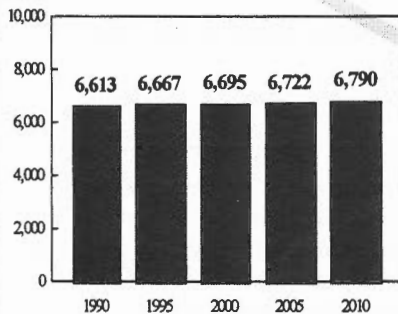
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Archdiocese of Detroit/45
- Berkley City/80
- Berkley Schools/625
- Durst Lumber
- Edward R. White Contractor/65
- Emerald Food Services Inc./45
- Fuller Tool Co./40
- Hartfield Lanes/25
- Innfield's Family Restaurant/40
- North America Interstate Inc./55
- North Point Medical Center/90
- Training and Treatment Inc./95
- Westborn Market Inc./200

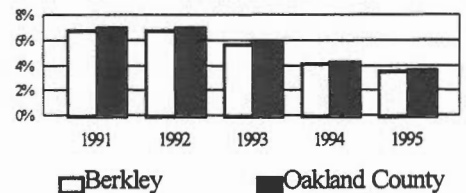
PRODUCT/SERVICE

- Religious
- Local Government
- Public Education
- Lumber/Hardware
- Construction
- Food
- Tool & Die
- Bowling
- Restaurant
- Wholesale
- Medical Care
- Fruit & Vegetable Market

LABOR MARKET

- 3.6% Unemployment
- 9,550 Total Labor Force
- 9,200 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	City of Detroit
Water System:	Southeastern Oakland County Water Authority

TRANSPORTATION

Major Highways: Coolidge Hwy., 11 Mile Rd., 12 Mile Rd., Woodward Ave., Greenfield Rd.

Public Transit Available: SMART

GOVERNMENT

- **Support Services**

Chamber of Commerce:	Betsy Reich	(810) 644-7773
Community Development:	Calvin L. Teague	(810) 546-2470
City Manager:	Calvin L. Teague	(810) 546-2470

- **Incentives**

Berkley had no programs at the time of publication.

- **1995 Tax Rate**

Homestead:	\$34.61 - \$40.41 Per \$1,000 State Equalized Value
Non-Homestead:	\$51.06 - \$52.61 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$40,872

Average Housing Costs

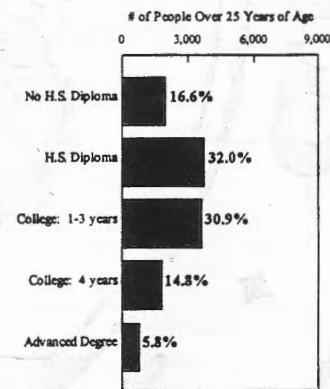
1995: \$93,972

Education

Berkley School District
Royal Oak School District

Private/Parochial Schools:
Our Lady of LaSalette: Pre-8

Educational Achievement

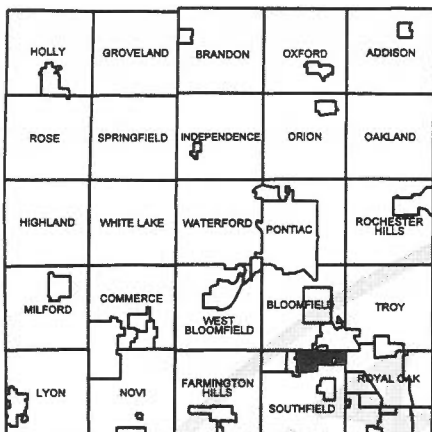


Source: 1990 US Bureau of Census

Medical Facilities

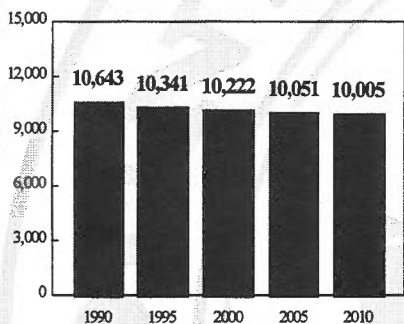
North Point Medical Center

For more information contact:
Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



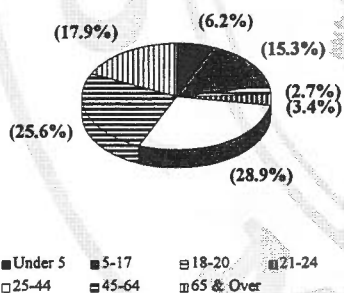
The Village of Beverly Hills is primarily a residential community. There are small commercial areas on Southfield Road and at major intersections with Thirteen Mile and Fourteen Mile Roads. The local residents enjoy the convenience of acclaimed local establishments including the Beverly Hills Racquetball Club, Border's Bookstore, and Vic's Fruit Market.

Population Projections



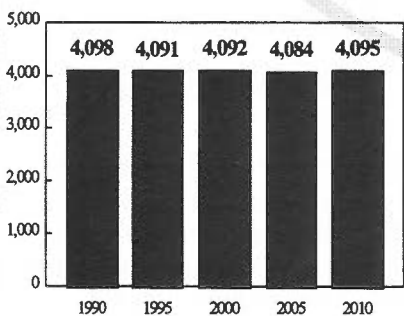
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Archdiocese of Detroit/35
- Beverly Hills Public Schools/375
- Beverly Hills Racquetball Club/30
- Beverly Hills Village/40
- Border's Bookstore
- Cleaver Ketko Gorlitz Papa Inc./200
- Cambridge South Nursing Center/125
- Detroit Country Day School/250
- Road Commission for Oakland County/90
- Vic's Fruit Market/60

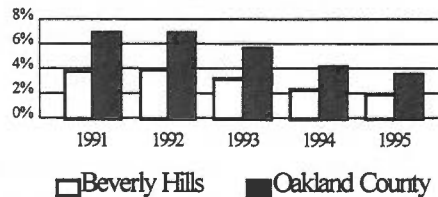
PRODUCT/SERVICE

- Religious
- Public Education
- Health & Racquet Club
- Government
- Retail
- Engineering
- Sr. Citizen Nursing Facility
- Private Education
- Government
- Retail Market

LABOR MARKET

- 2.0% Unemployment
- 7,550 Total Labor Force
- 7,400 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Detroit Metro Sewer, Water & Solid Waste
Water System:	Southeastern Oakland County Water Authority

TRANSPORTATION

Major Highways: Southfield Rd., 13 mile Rd.

Public Transit Available: SMART

GOVERNMENT

- Support Services**

Chamber of Commerce:
Community Development:
Village Manager:

Lori Eick
David Bywra
George L. Majoros

(810) 644-1700
(810) 646-6404
(810) 646-6404

- Incentives**

Beverly Hills had no programs at the time of publication.

- 1995 Tax Rate**

Homestead: \$40.03 Per \$1,000 State Equalized Value
Non-Homestead: \$43.96 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$73,693

Average Housing Costs

1995: \$187,213

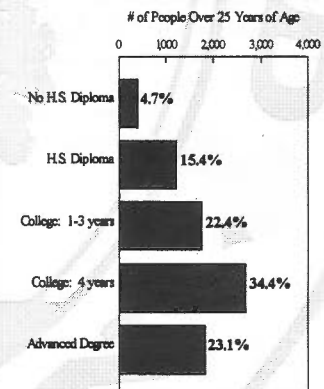
Education

Birmingham School District

Private/Parochial Schools:
Detroit Country Day: Pre-12
Gateway Montessori School
The International School: Pre-8

**Extension Courses
Offered at Groves Highschool:**
Michigan State
Oakland University
Wayne State

Educational Achievement

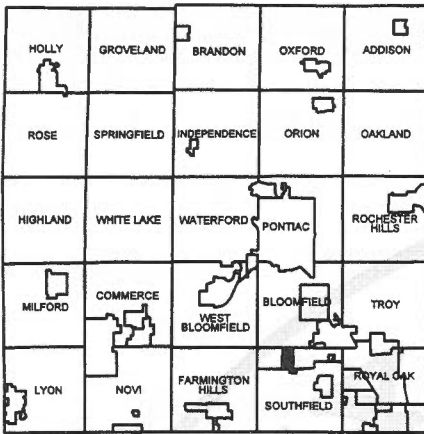


Source: 1990 US Bureau of Census

Medical Facilities

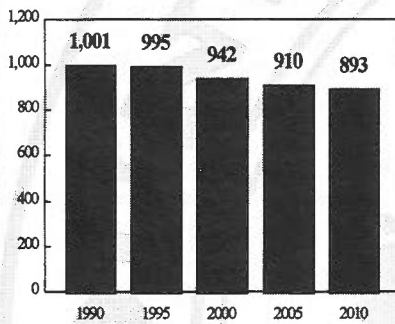
None

For more information contact:
Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810) 858-0720 Fax: (810) 975-9555



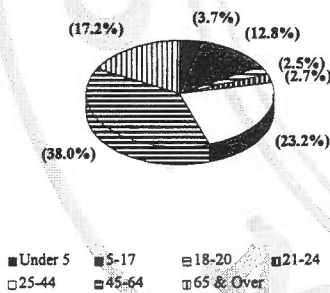
The Village of Bingham Farms is a very small community which was substantially developed with office projects during the 1980s as growth moved north along Telegraph Road from the I-696 interchange. The community has maintained a healthy balance between the commercial sector and the residential community, continuing to retain its quiet residential character with premium homes.

Population Projections



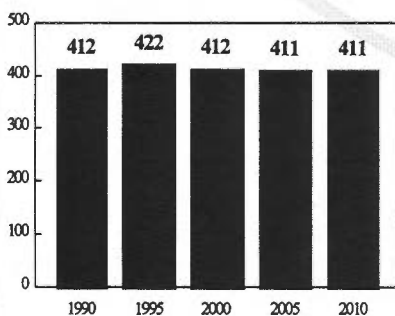
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Allnet Communications Service/545
- Anchor Motor Freight Inc./320
- Continental Security Services
- Eastman Kodak Co./280
- Engineering Analysis Serv Inc./135
- Jacobson Associates Inc./145
- Rock Financial Corporation/190
- Ryder Dedicated Logistics Inc./165
- Sinai Hospital of Detroit/200
- Ticketmaster Michigan Inc./290
- Total Rehabilitation Inc./200
- Unique Restaurant Corp./570

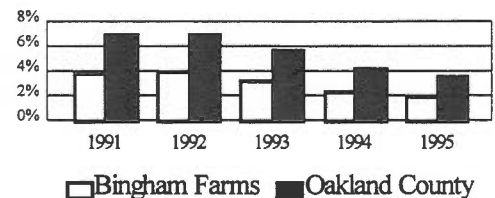
PRODUCT/SERVICE

- Phone Service
- Automobile Hauling
- Security
- Photographic Equipment
- Engineering Services
- Apartment Bldg. Operators
- Investments
- Trucking
- Health Care
- Entertainment Tickets
- Health Services
- Restaurants

LABOR MARKET

- 2.0% Unemployment
- 7,550 Total Labor Force
- 7,400 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Detroit Metro Sewer, Water & Solid Waste
Water System:	Detroit Metro Sewer, Water & Solid Waste

TRANSPORTATION

Major Highways: Telegraph Rd. (US-24)

Public Transit Available: SMART

GOVERNMENT

- **Support Services**

Chamber of Commerce:

Village President:

John P. Ogurek

(810) 644-1700

(810) 644-0044

- **Incentives**

Bingham Farms had no programs at the time of publication.

- **1995 Tax Rate**

Homestead: \$36.30 - \$46.79 Per \$1,000 State Equalized Value

Non-Homestead: \$40.23 - \$46.79 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$103,190

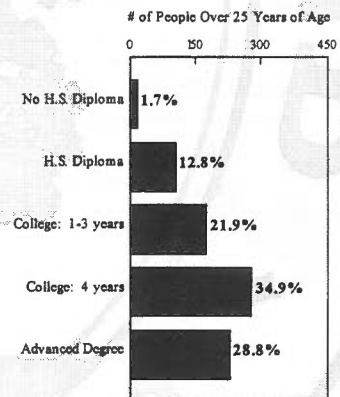
Average Housing Costs

1995: \$292,345

Education

Birmingham School District

Educational Achievement



Source: 1990 US Bureau of Census

Medical Facilities

None

For more information contact:

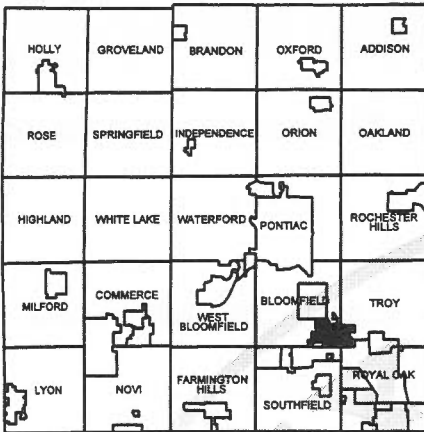
Jeffrey A. Kaczmarek, Manager

Oakland County Development & Planning

1200 N. Telegraph Road, Dept. 412

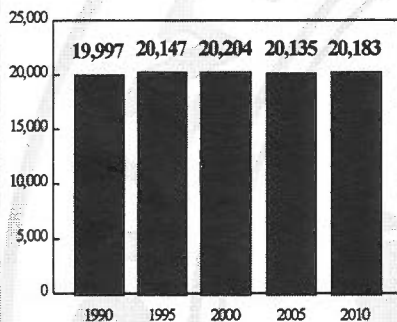
Pontiac, Michigan 48341-0412

(810) 858-0720 Fax: (810) 975-9555



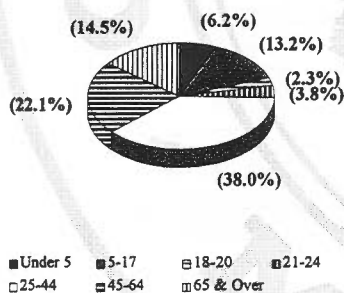
The City of Birmingham: live, shop and play. These three key words describe a beautiful city with a variety of housing styles to fit most all families needs; a "downtown" shopping area with pedestrian ambiance that is host to over 200 shops, elegant restaurants and unique art galleries and boutiques; and an opportunity to enjoy music every week under the stars, outdoor art fairs, and a community band and symphony orchestra.

Population Projections



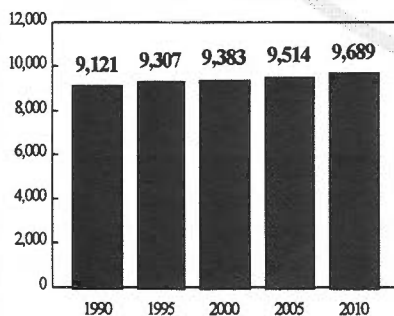
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Allnet Communications/800
- Ameritech/105
- Birmingham Board of Education/1,385
- Birmingham City/204
- Bottle & Basket Birmingham/130
- Community House Assoc./105
- Erb Lumber Inc./1,050
- First of America/255
- Gettel Management Corp./400
- Jacobson Stores Inc./335
- Machus Restaurants/130
- Motion Industries Inc./165
- Peil Temporary Services Inc./375
- Roberts Restaurants/110
- Townsend Hotel Corp./170
- US Postal Service/105
- William Beaumont Hospital/270
- World Wide Financial Service Inc./140

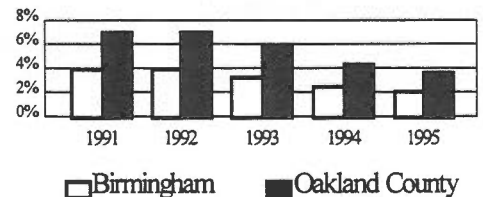
PRODUCT/SERVICE

- Voice Communications
- Telephone Service
- Education
- Local Government
- Specialty Foods-Retail
- Schools & Education Services
- Lumber Supplies
- Financial Services
- Restaurants
- Department Store
- 3 Restaurants
- Industrial Supplies-Wholesale
- Temporary Employment
- Restaurants
- Hotel/Restaurant
- Mail Service
- Health Care
- Investments

LABOR MARKET

- 2.1% Unemployment
- 12,475 Total Labor Force
- 12,225 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
2100 East Maple:	Office & Light Industrial	4.92

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Detroit Metro Sewer, Water & Solid Waste
Water System:	South Oakland County Water Board

TRANSPORTATION

Major Highways: Maple Rd. (15 Mile Rd.)
Southfield Rd., Woodward Ave.

Public Transit Available: SMART

GOVERNMENT

- Support Services**

Chamber of Commerce:	Jon O'Connell	(810) 644-1700
City Manager:	Thomas M. Markus	(810) 644-6454
Community Development:	Patricia McCullough	(810) 644-3865

- Incentives**

Birmingham developed a principal shopping district to promote the commercial environment.

- 1995 Tax Rate**

Homestead:	\$41.39 Per \$1,000 State Equalized Value
Non-Homestead:	\$45.15 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$65,549

Average Housing Costs

1995: \$194,456

Education

Birmingham School District

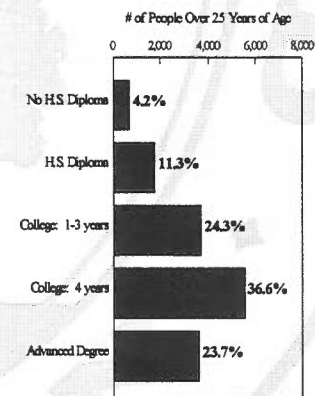
Private/Parochial Schools:

Eton Academy: K-12
Holy Name: Pre-8
Our Lady Queen of Martyrs: Pre-8
Our Shepard Lutheran: Pre-8
St. Regis: K-8

Extension Courses:

Oakland University
Wayne State University

Educational Achievement

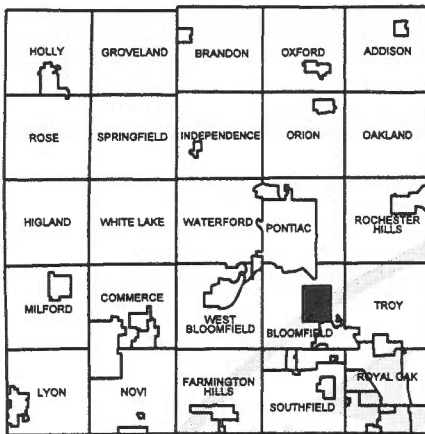


Source: 1990 US Bureau of Census

Medical Facilities

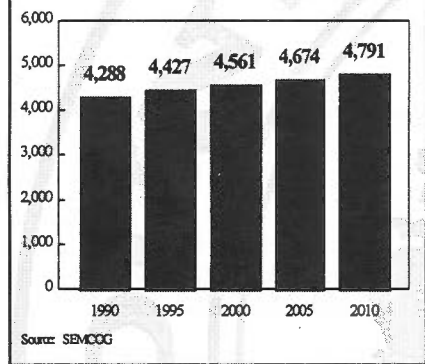
Barnum Health Center (Beaumont)

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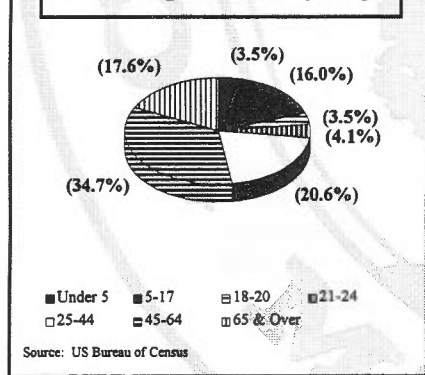


The City of Bloomfield Hills is an exclusive, residential area with no industrial properties in the city and only modest commercial and office establishments located at the intersection of Long Lake Road and Woodward Avenue. The city is home to the exclusive Bloomfield Hills Country Club, the Bloomfield Open Hunt Club and the internationally renowned Cranbrook Institute of Science and Art.

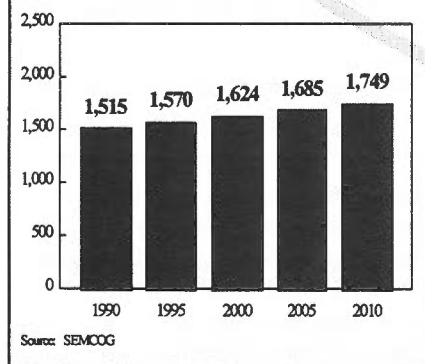
Population Projections



1990 Population by Age



Number of Households



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Bloomfield Hills Country Club/90
- Bloomfield Open Hunt Club/60
- Core Industries/80
- Cranbrook Institute of Science & Art/450
- D'Arcy Masius Benton & Bowles/480
- Dykema Gossett/70
- Federal Broadcasting Co./160
- Fox and Hounds/80
- Howard Attorneys/100
- Kingsley Inn Inc./115
- Oakland Community College Admin./170
- Pulte Homes Mich Corp./185
- Ross Roy Group Inc./650
- The Taubman Company/410

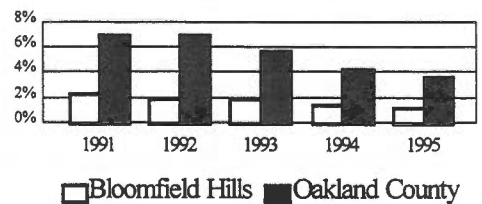
PRODUCT/SERVICE

- Private Golf Club
- Equestrian Club
- Electrical Measuring Devices
- Private Education
- Advertising
- Attorneys
- Restaurant
- Attorneys
- Hotel/Restaurant Howard
- Education
- Construction
- Advertising
- Subdivider Developer

LABOR MARKET

- 1.2% Unemployment
- 2,200 Total Labor Force
- 2,175 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Bloomfield Hills Sewer, City of Detroit
Water System:	Bloomfield Hills Water, City of Detroit
Cable System:	Booth Communications

TRANSPORTATION

Major Highways: Woodward Ave.

Public Transit Available: None

GOVERNMENT

- Support Services**

Chamber of Commerce: Jon O'Connell (810)644-1700
City Manager: Charles H. Harmon Jr. (810)644-1520

- Incentives**

Bloomfield Hills had no programs at the time of publication.

- 1995 Tax Rate**

Homestead: \$32.87 - \$34.98 Per \$1,000 State Equalized Value
Non-Homestead: \$38.91 - \$39.43 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$152,320

Average Housing Costs

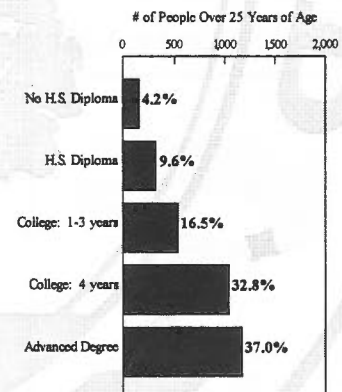
1995: \$402,451

Education

Bloomfield Hills School District
Birmingham School District

Private/Parochial Schools:
Cranbrook Education Community
Oakland Steiner School
Roeper City & Country School
Sacred Heart Academy
St. Hugo of the Hills

Educational Achievement

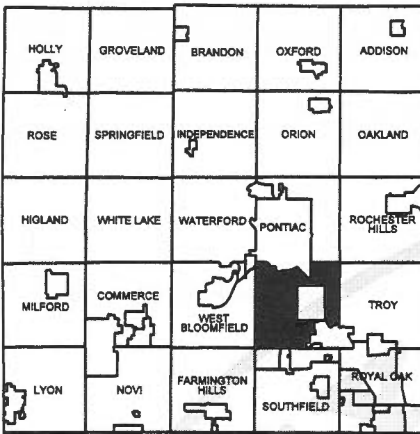


Source: 1990 US Bureau of Census

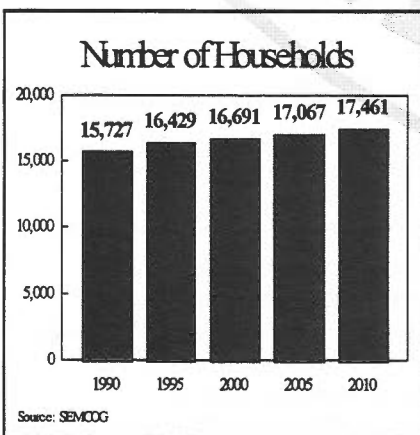
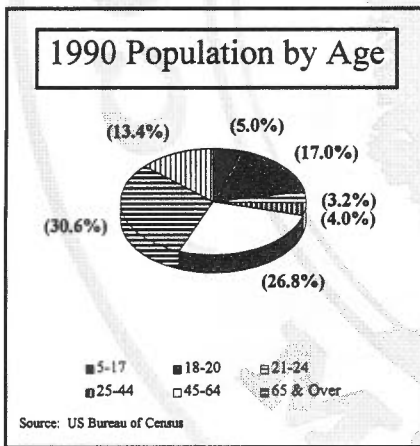
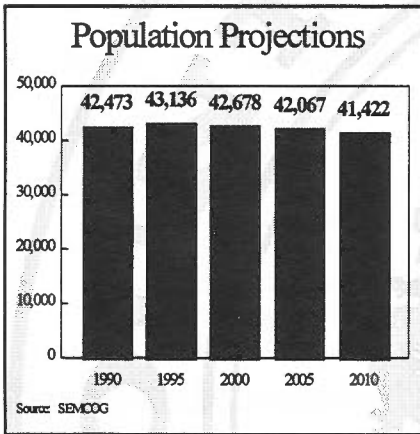
Medical Facilities

None

For more information contact:
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Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



Fine homes, exclusive subdivisions, class and upbeat shopping, and lakes and rolling topography are part of this prestigious residential community. Home to many corporate America managers and owners, success is the way of life in the Township of Bloomfield. Residential development continues at a strong pace, providing luxury housing for the discriminating buyer. Expansion of retail opportunities since the mid 1980s continues.



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Anderson Sales & Service/115
- AT&T Systems Leasing/200
- Bennigan's/85
- Detroit Bagel Baking Co/155
- Endodontic Associates PC/75
- Forest Lake Country Club/100
- Home Quarters/130
- Hubbell Roth & Clark/165
- Kelly Services Inc./370
- Kerbys Koney Island/135
- Kmart Corporation/175
- Kroger Co./110
- Melco Corp./165
- MIS International, Inc./170
- Mountain Jacks/75
- Oakland Hills Country Club/200
- Phillip Seaver Title Co. Inc./105
- TMP Associates/75
- Valuex Pharmacy Program Inc./265
- Wabeek Country Club/80

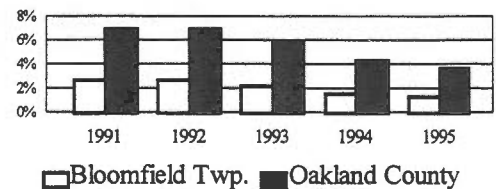
PRODUCT/SERVICE

- Automotive/Cycle
- Leasing Equipment
- Restaurant
- Bakery
- Dentist Clinic
- Private Golf Club
- Building Materials Store
- Civil Engineering
- Temp. Contract Employment
- Restaurant
- Department Store
- Groceries
- Admin. Office
- Computer Programing
- Restaurant
- Private Golf Club
- Title Insurance
- Engineering & Electrical
- Insurance
- Private Golf Club

LABOR MARKET

- 1.4% Unemployment
- 24,250 Total Labor Force
- 23,900 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

NAME	ZONING	ACRES
Bloomfield Hills Research Park:	Industrial Research	25
Bloomfield Ind. Research Park:	Light Industrial	50

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Bloomfield Township Sewer
Water System:	Bloomfield Township Water
Cable System:	Booth Communications

TRANSPORTATION

Major Highways: I-75, Telegraph Rd. (US-24), Woodward Ave.

Public Transit Available: None

GOVERNMENT

- Support Services**

Chamber of Commerce:	Jon O'Connell	(810) 644-1700
Township Supervisor:	Fred Korzon	(810) 433-7710

- Incentives**

Bloomfield Township had no programs at the time of publication.

- 1995 Tax Rate**

Homestead:	\$24.93 - \$37.99 Per \$1,000 State Equalized Value
Non-Homestead:	\$40.13 - \$45.73 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$93,763

Average Housing Costs

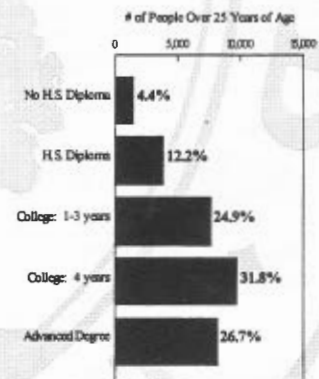
1995: \$230,689

Education

Bloomfield Hills School District
 Avondale School District
 Birmingham School District
 Pontiac School District

Private/Parochial Schools:
 Brother Rice/Marian High School
 Detroit Country Day: Pre-5

Educational Achievement

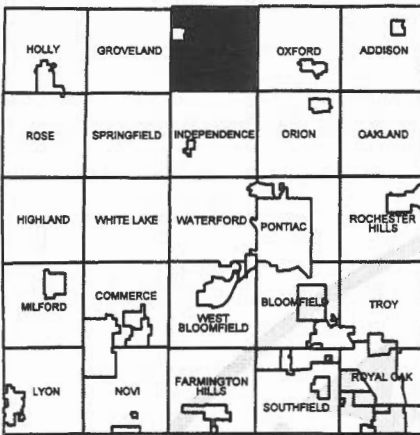


Source: 1990 US Bureau of Census

Medical Facilities

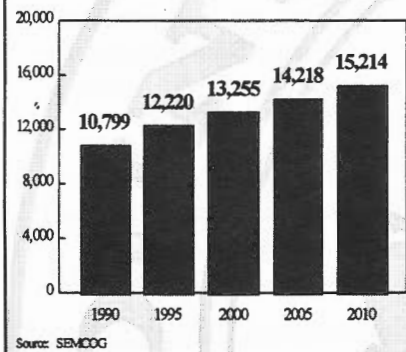
Kingswood Urgent Medical Clinic

For more information contact:
 Jeffrey A. Kaczmarek, Manager
 Oakland County Development & Planning
 1200 N. Telegraph Road, Dept. 412
 Pontiac, Michigan 48341-0412
 (810)858-0720 Fax:(810)975-9555

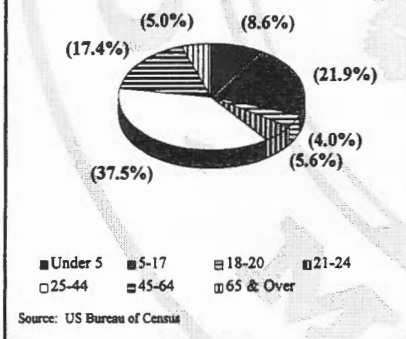


Rural farms, large acre parcels, woods, fields, lakes, dirt roads with horseback riders and tractors is typical of the Township of Brandon. Many people consider this area of rolling terrain a retreat from the congestion of urban areas. Therefore, it is known as a popular area to escape to the country to live.

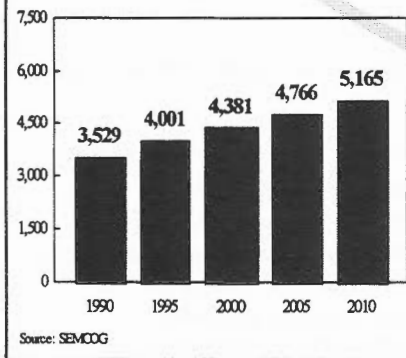
Population Projections



1990 Population by Age



Number of Households



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Brandon Township/25
- Concord Drugs - Ortonville/20
- Cooks Farm Dairy/20
- Engineering Tube Specialists/40
- McDonald's/40
- Ortonville Food Center Inc./45
- Simms Chevrolet Motors Inc./20

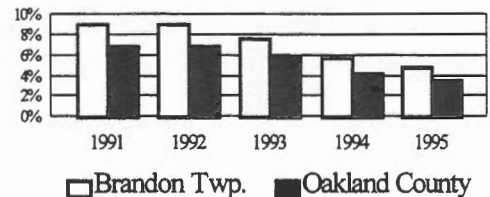
PRODUCT/SERVICE

- Local Government
- Pharmacy
- Dairy Farm/Products
- Engineering
- Fast Food Restaurant
- Grocery Store
- Automobile Retail

LABOR MARKET

- 4.9% Unemployment
- 6,875 Total Labor Force
- 6,550 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric: Detroit Edison Co.
Telephone: Ameritech/GTE
Natural Gas: Consumers Power Co.
Sewer System: Private
Water System: Private

TRANSPORTATION

Major Highways: Ortonville Road (M-15)

Public Transit Available: None

GOVERNMENT

- **Support Services**

Township Supervisor: Janet L. Van Tine (810)627-4918

- **Incentives**

Brandon Township had no programs at the time of publication.

- **1995 Tax Rate**

Homestead: \$31.43 - \$32.10 Per \$1,000 State Equalized Value

Non-Homestead: \$41.09 - \$50.10 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$47,353

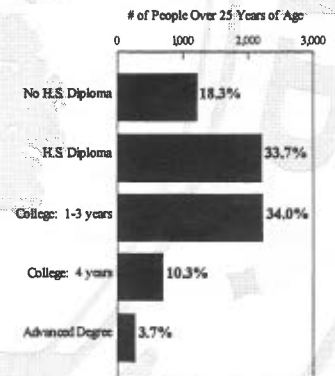
Average Housing Costs

1995: \$128,959

Education

Brandon School District
Oxford School District

Educational Achievement

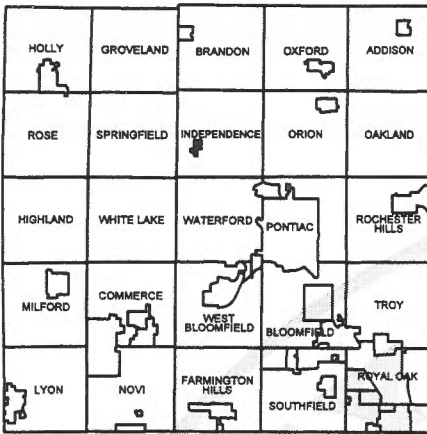


Source: 1990 US Bureau of Census

Medical Facilities

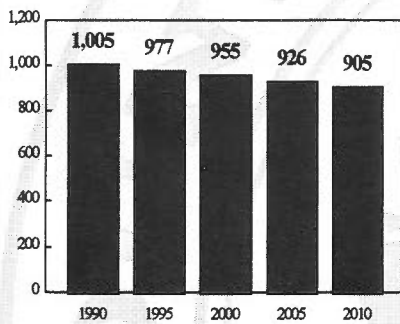
None

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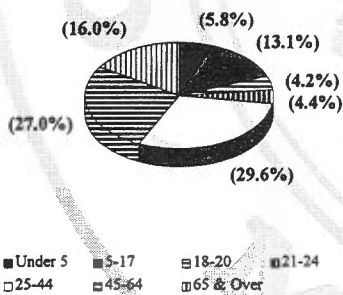
A quaint city with a preserved historical center and numerous homes on the historical register, the City of the Village of Clarkston is a lively small town surrounded by a rapidly growing rural and suburban area. Dining, shopping, and village and township government sustain the economy.

Population Projections



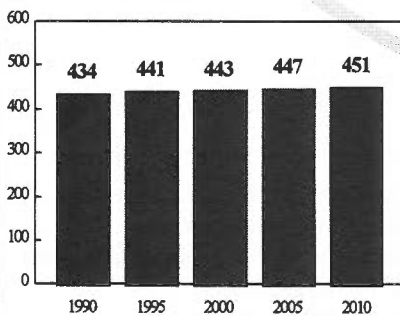
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Broock Realty
- Clarkston Cafe Inc./55
- Clarkston News
- Clarkston Travel
- Morgan, Moreno, Milzow
- Morgan's Service Station
- NBD Bank
- Prudential-Stiehl
- Real Estate One
- Rudy's Market
- Stratford Group

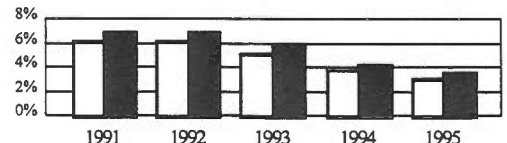
PRODUCT/SERVICE

- Real Estate
- Restaurant
- Newspaper
- Travel Agency
- Real Estate
- Auto Repair, Gas
- Bank
- Real Estate
- Real Estate
- Groceries
- Real Estate

LABOR MARKET

- 3.2% Unemployment
- 14,750 Total Labor Force
- 14,275 Employed

Unemployment Rate



□ Clarkston Village ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Clinton-Oakland Sewage Disposal System
Water System:	Individual Wells

TRANSPORTATION

Major Highways: Ortonville Rd. (M-15), I-75, Dixie Hwy.

Public Transit Available: None

GOVERNMENT

- Support Services**

Chamber of Commerce:	Donna Heyniger	(810) 625-8055
Village Manager:	Artemus Pappas	(810) 625-3770
Mayor:	Sharron Catalo	(810) 625-1440

- Incentives**

Clarkston had no programs at the time of publication.

- 1995 Tax Rate**

Homestead:	\$32.67 Per \$1,000 State Equalized Value
Non-Homestead:	\$50.67 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$62,572

Average Housing Costs

1995: \$162,500

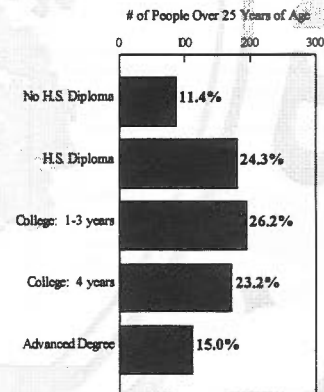
Education

Clarkston School District

Private/Parochial Schools:

Clarkston Christian School: Pre-5
Springfield Christian Academy: 1-12

Educational Achievement

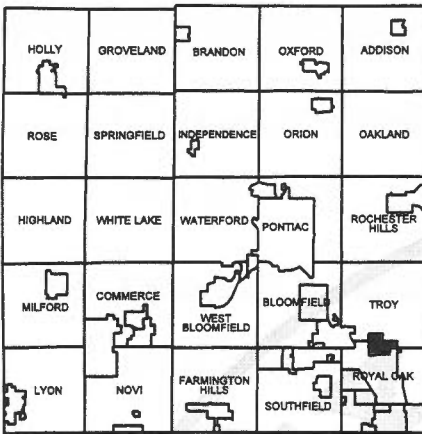


Source: 1990 US Bureau of Census

Medical Facilities

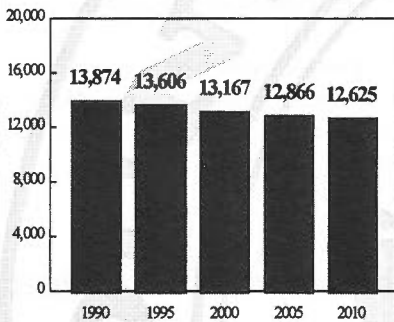
None

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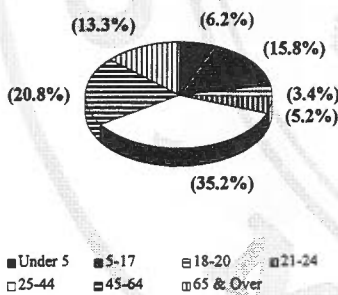
The City of Clawson is a small, mature city developed in the 1940s and 1950s. Located between Royal Oak and Troy, the downtown area at Fourteen Mile and Livernois Rd. is surrounded by neighborhoods with modest homes.

Population Projections



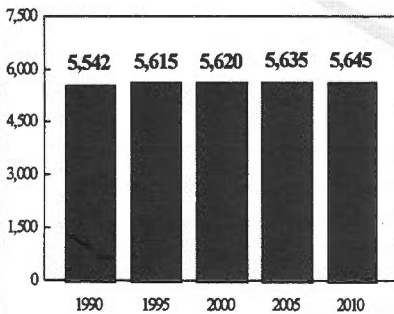
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Ameritech/70
- Bloomfield Nursing Services/55
- Brut Plastics Inc./65
- Cargill Detroit Corp./145
- CC 100, Inc./75
- Clawson City/100
- Clawson School District/210
- Door 2 Door Restaurant Delivery/60
- J Tech Services Inc./75
- Macomb Computer Service/75
- Patriot Sensors & Controls/150
- United Parcel Service/155

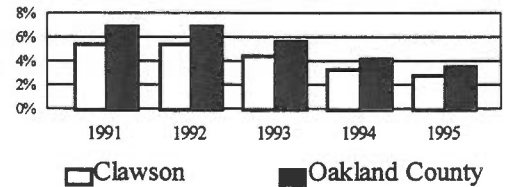
PRODUCT/SERVICES

- Telephone Communications
- Plastic Products
- Automotive Supplier
- Bldg. Cleaning/Maintenance
- Local Government
- Education
- Restaurant Delivery
- Help Supply Services
- Computer Processing
- Power and Distribution
- Shipping

LABOR MARKET

- 2.9% Unemployment
- 8,275 Total Labor Force
- 8,025 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Detroit Metro Sewer, Water & Solid Waste
Water System:	Detroit Metro Sewer, Water & Solid Waste

TRANSPORTATION

Major Highways: Crooks Rd., 14 Mile Rd., Livernois Rd., Rochester Rd., (M-150)

Public Transit Available: SMART

GOVERNMENT

- Support Services**

Chamber of Commerce:	Leo Castagna	(810)435-2450
City Manager:	D. Wayne O'Neal	(810)435-4500
Community Development:	Lou Vitale	(810)435-4500

- Incentives**

Clawson had no programs at the time of publication.

- 1995 Tax Rate**

Homestead:	\$29.61 Per \$1,000 State Equalized Value
Non-Homestead:	\$47.60 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$39,427

Average Housing Costs

1995: \$94,566

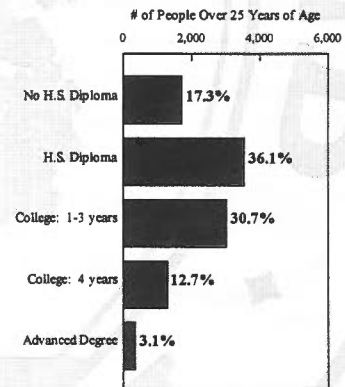
Education

Clawson School District

Private/Parochial Schools:

Brotherhood Christian Academy: K-8
Gateway
Guardian Angels: K-8
Zion Christian Academy

Educational Achievement

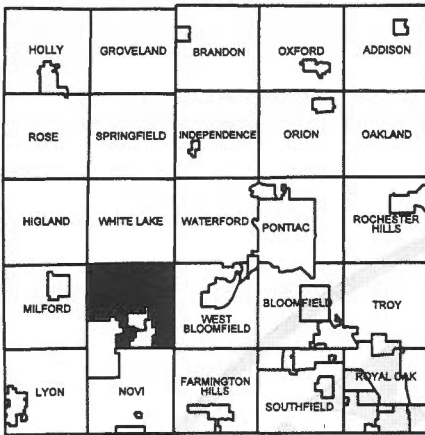


Source: 1990 US Bureau of Census

Medical Facilities

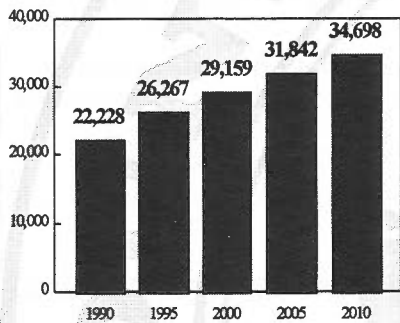
None

For more information contact:
Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



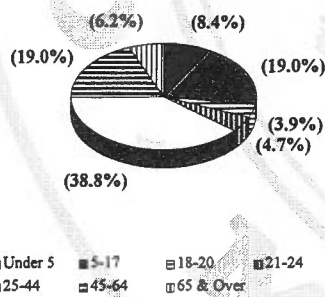
Lying within the lakes area of the County, residents of the Township of Commerce enjoy fine lake and river recreation. This is primarily a residential community. The economic base of the township began to expand in the 1980s as commerce and industrial parks were constructed.

Population Projections



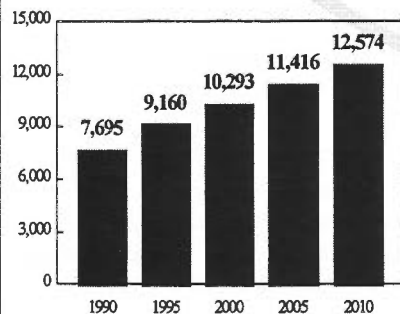
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Ameritech/75
- Commerce Eng. and Pattern/67
- Farmer Jack/95
- Glass and Mirror Craft/55
- Guardian Commerce Twp./80
- Huron Valley Hospital/935
- K-mart Stores/170
- Libralter Plastics Inc./280
- Meijer Inc./600
- Precision Coatings/150
- Ryken Tube Manufacturing/180
- Target/175
- Three M Tool Machine Inc./115
- US Fabricating/50
- Walled Lake Schools/1,575
- Williams International/550

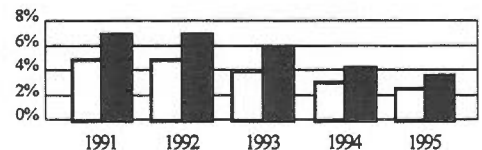
PRODUCT/SERVICE

- Communication Utility
- Machine Tooling
- Grocery Store
- Glass Products
- Glass Products/Windows
- Health Services
- Department Store
- Automotive Plastics
- Department Store
- Paints and Finishes
- Automotive Related Tube Supplies
- Department Store
- Highly Skilled Machine Tooling
- Specialized Steel Products
- Education
- Research & Develop-Small Engine

LABOR MARKET

- 2.6% Unemployment Rate
- 16,375 Total Labor Force
- 15,950 Employed

Unemployment Rate



□ Commerce Twp. ■ Oakland County

Source: MESG

INDUSTRIAL PARKS

NAME	ZONING	ACRES
Haggerty Rd. Industrial Pk. Subdivision:	Light Industrial	80
Harrison Industrial Park:	Light Industrial	26
Homestead Industrial Park:	Light Industrial	30
Maple Benstein Industrial Park:	Light Industrial	17
Northland Industrial Park:	Light Industrial	25
Oakley Park-Martin Industrial:	N/A	10
Pinewood Industrial Park:	Light Industrial	70
Pontiac Trail Industrial Park:	Light Industrial	15
Richardson Industrial Park:	Light Industrial	36
Traditional Industrial Park:	Light Industrial	20

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Private - In transition from septic to sewer in Downtown Development Authority area.
Water System:	Private - Detroit Water under construction or in place in the eastern half of the township.
Cable TV:	Greater Media

TRANSPORTATION

Major Highways: Bernstein Rd., Commerce Rd., Haggerty Rd., Pontiac Trail, Union Lk. Rd., Wixom Rd., Maple Rd.

Public Transit Available: None

GOVERNMENT

- Support Services**

Chamber of Commerce: Janine Strum (810) 624-2826
Township Supervisor: Robert H. Long (810) 624-0110

- Incentives**

Downtown Development Authority tax increment financing program providing water and sewer in the DDA project area.

- 1995 Tax Rate**

Homestead: \$20.95 - \$24.50 Per \$1,000 State Equalized Value
Non-Homestead: \$38.37 - \$38.95 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$56,062

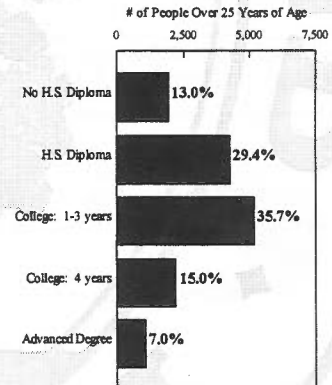
Average Housing Costs

1995: \$151,512

Education

Huron Valley School District
Walled Lake School District

Educational Achievement

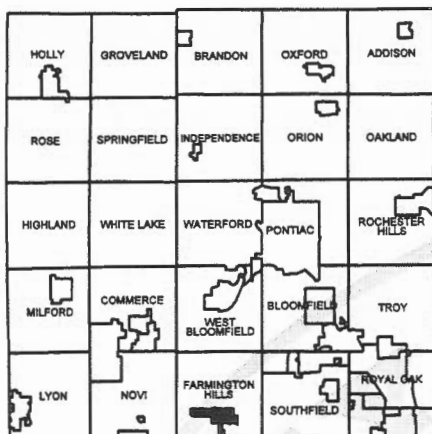


Source: 1990 US Bureau of Census

Medical Facilities

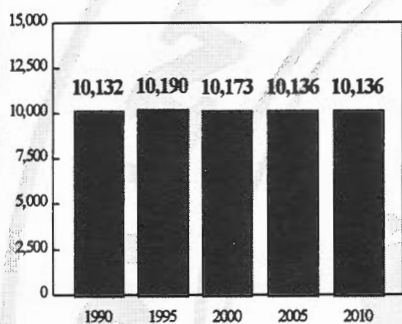
Huron Valley Hospital

For more information contact:
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Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



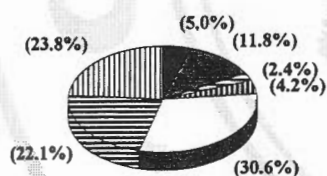
The City of Farmington is identified with its pleasant neighborhoods, a graceful historic district and downtown shopping opportunities. This 165 year old community continues to provide for growth and employment opportunity through the redevelopment of commercial properties.

Population Projections



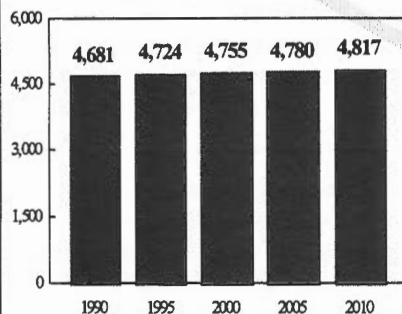
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Advantage Investment Service/115
- ATG Co. Inc./105
- Beznos Management Company/175
- Farmer Jack's/125
- Farmington Schools/1,690
- H.R. Krueger Machine Tool/110
- K Mart Corp./130
- McMahon McDonald Inc./120
- Motorama Engineering/200
- Weatherking Windows/100

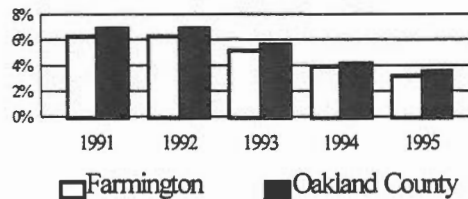
PRODUCT/SERVICE

- Commodity Contracts Brokers
- Screw Machine Products
- Real Estate Agents And Managers
- Grocery Store
- Education
- Tool Manufacturing
- Department Store
- Fast Food
- Windows

LABOR MARKET

- 3.3% Unemployment
- 5,575 Total Labor Force
- 5,375 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
Alta Berger Subdivision:	M-2 & M-3	27

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Farmington, Detroit Metro Sewer, Water & Solid Waste.
Water System:	Farmington, Detroit Metro Sewer, Water & Solid Waste.

TRANSPORTATION

Major Highways: 8 Mile Rd. (M-102), Grand River Ave.

Public Transit Available: Senior Citizen/Handicapped Dial-A-Ride through SMART.

GOVERNMENT

- Support Services**

Chamber of Commerce:	Jody Soronen	(810)474-3440
Community Development:	Bill Richards Jr.	(810)474-5500
City Manager:	Frank J. Lauhoff	(810)474-5500
Tax Increment Finance Authority:	Frank J. Lauhoff	(810)474-5500

- Incentives**

The Downtown Development Authority assists with reduced loan costs for new and existing businesses in the DDA district through bank partnership.

- 1995 Tax Rate**

Homestead:	\$44.91 Per \$1,000 State Equalized Value
Non-Homestead:	\$49.01 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$44,281

Average Housing Costs

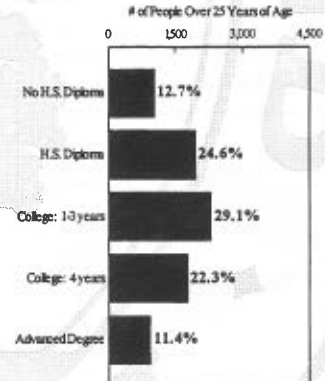
1995: \$120,151

Education

Farmington School District

Private/Parochial Schools:
Our Lady of Sorrows: K-8

Educational Achievement

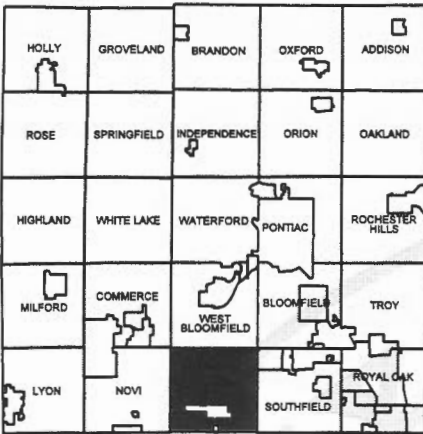


Source: 1990 US Bureau of Census

Medical Facilities

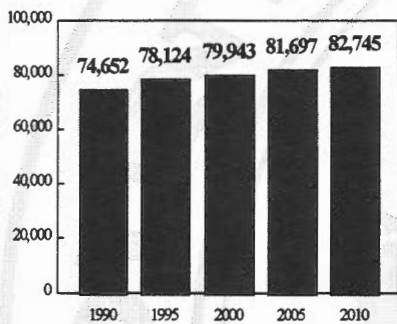
None

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Pontiac, Michigan 48341-0412
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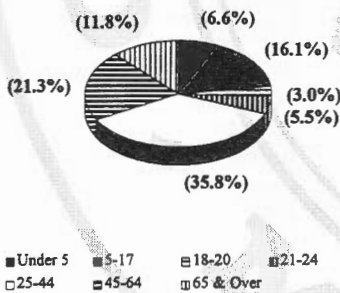
The City of Farmington Hills: "a better place to work, a better place to live - unsurpassed industrial sites and public service." The City is comprised of 33.4 square miles and is located within 35 minutes of Detroit Metropolitan Airport; 40 minutes from downtown Detroit; 45 minutes from Ann Arbor and 1½ hours from Lansing, the State Capitol.

Population Projections



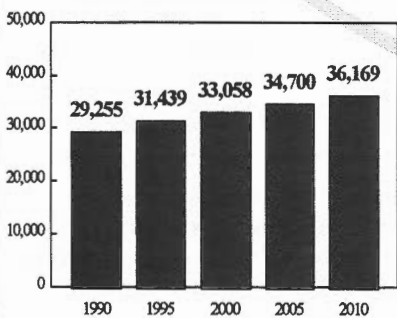
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- ACO Inc./1,108
- Alexander Hamilton Life Ins. Co./625
- American Blind and Wall Paper/355
- Amicare Home Health Services/1,015
- Botsford General Hospital/2,270
- Compuware Corp./1,410
- Dental Plan of MI/300
- Douglas & Lomason Co./295
- Farmington Hills City/320
- HRC2 Inc./510
- Ingersoll Rand Co./340
- Jervis B Webb/375
- Little Caesar East/320
- Mercy Information Systems/1,115
- Nissan Research & Development Inc./330
- Oakland Community College/440
- Robert Bosch Corp./355
- Source One Mortg. Service Corp./1,225
- TRW Inc./355
- Village Green Apartments/385
- Weight Watchers Group Inc./625

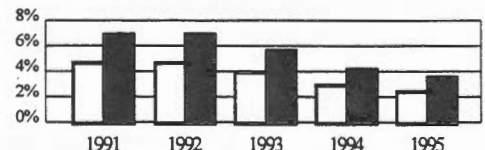
PRODUCT/SERVICE

- Hardware Store
- Insurance
- Catalog and Mail-Order House
- Home Health Care Services
- Hospital
- Prepackaged Software
- Health Care
- Manufacturing
- Executive and Legislative Offices
- Help Supply Service
- Metalworking Machinery
- Engineering
- Fast Food Training Center Delta
- General Medical and Surgical
- Research & Design
- Education
- Research & Design
- Financial
- Electronic Components
- Apartment Building
- Headquarters

LABOR MARKET

- 2.5% Unemployment
- 44,850 Total Labor Force
- 43,725 Employed

Unemployment Rate



□ Farmington Hills ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

NAME	ZONING	ACRES
Country Club Corporate Park:	Industrial Research & Office	108
Discovery Center:	Industrial Research & Office	14.7
Executive Park:	Light Industrial & High-Tech	9
Farmington Freeway Industrial Park:	Light Industrial	320
Farmington Hills I.R.O. Park N. and S. Subdivision:	Industrial Research & Office	44
Farmington Research & Industrial Center:	Light Industrial	55
Farmington Tech. Park:	Industrial Research & Office	8
Grand River Industrial Park:	Light Industrial	40
Hallwood Court:	Light Industrial	32
Halstead Industrial Park:	Light Industrial	40
Orchard Lake Trade Center:	Light Industrial	4
Sinacola:	Light Industrial	14
Technology Park:	Industrial Research	20
West Tech Park:	Light Industrial & High-Tech Research	22

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Oakland County
Water System:	Oakland County
Cable TV:	Metrovision

TRANSPORTATION

Major Highways: I-275, I-696, I-96, 8 Mile Rd. (M-102), Northwestern Hwy.

Public Transit Available: SMART

GOVERNMENT

• Support Services

Chamber of Commerce:	Jody Soronen	(810)474-3440
City Clerk:	Kathryn Dorman	(810)474-6115
Community Development:	Rick Lampi	(810)474-6115
Economic Development:	Robert A. McConnell	(810)474-6115

• Incentives

Farmington Hills participates in the Economic Development Corporation Financing Program.

• 1995 Tax Rate

Homestead:	\$27.80 - \$38.53 Per \$1,000 State Equalized Value
Non-Homestead:	\$42.63 - \$44.64 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$58,171

Average Housing Costs

1995: \$169,569

Education

Farmington School District
Clarenceville School District
Walled Lake School District

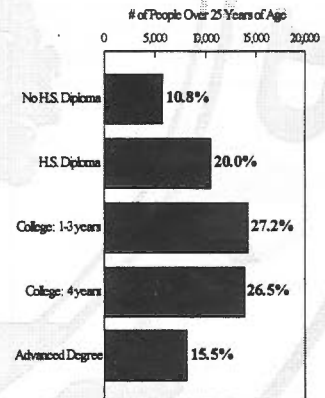
Private/Parochial Schools:

Hillel Day: K-8
Mercy High School: 9-12
Seventh Day Adventist: 1-8
St. Fabian: 1-6
St. Paul's Lutheran: K-8

Colleges/Universities:

Oakland Community College
William Tyndale (Bible) College

Educational Achievement



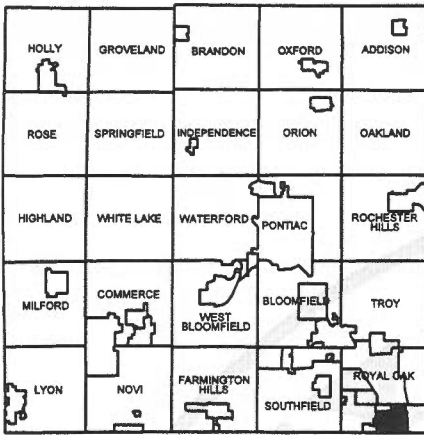
Source: 1990 US Bureau of Census

Medical Facilities

Botsford General Hospital:
336 beds

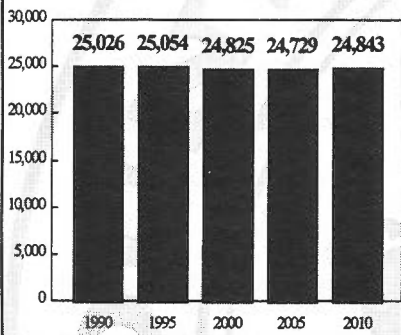
For more information contact:

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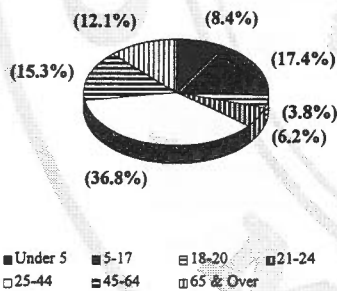
The Gateway to Oakland County, the City of Ferndale is located at the intersection of I-696 and I-75. Ferndale is at the crossroads of interstate transportation in Southeast Michigan.

Population Projections



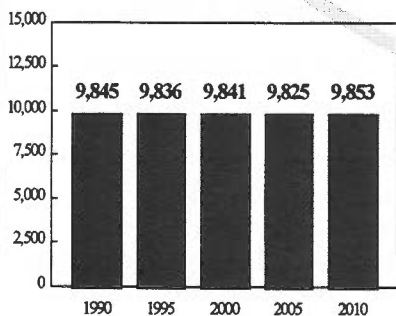
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Clear Ind Inc./110
- CMI-Tech Center Inc./125
- Credit Union One/105
- Englander Triangle Inc./100
- Eyeglass Factory Inc./155
- Ferndale City/160
- Ferndale Laboratories Inc./175
- Flexon Inc./135
- Gage Products Co./100
- Hennells Inc./110
- Hoyt Brumm Link Inc./105
- Nature Nook Inc./130
- N.A. Woodworth Co./100
- Schmid E Ford Inc./105
- Security Inc./170
- Selando Inc./110
- Tri-county Security/335
- Walker Wire & Steel Corp./150

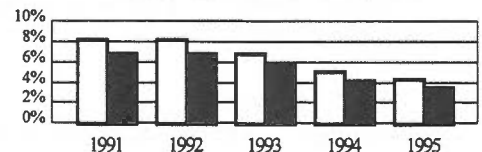
PRODUCT/SERVICE

- Electric and Gas Welding
- Engineering Service
- Financial
- Furniture
- Optical Good Store
- Local Government
- Pharmaceutical Preparations
- Motor Vehicle Parts & Accessories
- Chemical Products-Wholesale Namlow
- Fluid Power Cylinders and Actuators
- Plumbing, Heating and Air-Conditioning
- Florist
- Machinery
- Automobile Dealership
- Guard and Armored Car Service
- Candy, Nut, and Confectionery
- Guard and Armored Car Service
- Steel Wire Drawing, Nails, and Spikes

LABOR MARKET

- 4.4% Unemployment
- 13,850 Total Labor Force
- 13,225 Employed

Unemployment Rate



Legend: □ Ferndale ■ Oakland County

Source: MESG

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Detroit Metro Sewer, Water & Solid Waste
Water System:	Detroit Metro Sewer, Water & Solid Waste

TRANSPORTATION

Major Highways: I-696, I-75, 8 mile Rd. (M-102), Woodward Ave.

Public Transit Available: SMART, (OCPTA)

GOVERNMENT

• Support Services

Chamber of Commerce:	Joan Stefanski	(810) 542-2160
Community Development:	George A. Peek	(810) 546-2367
City Manager:	Thomas E.O. Bercher	(810) 546-2360

• Incentives

Ferndale has awarded tax abatements for industrial facilities under ACT 198, PA 1974. Ferndale also participates in tax increment financing under the Downtown Development Authority, ACT 197, PA 1975.

• 1995 Tax Rate

Homestead:	\$43.99 - \$47.99 Per \$1,000 State Equalized Value. (1996 estimate \$47.56 - \$51.56)
Non-Homestead:	\$61.99 - \$65.99 Per \$1,000 State Equalized Value (1996 estimate \$65.56 - \$69.56)

QUALITY OF LIFE

Median Household Income

1995: \$31,489

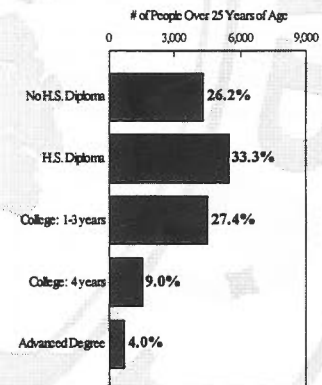
Average Housing Costs

1995: \$59,864

Education

Ferndale School District
Hazel Park School District

Educational Achievement

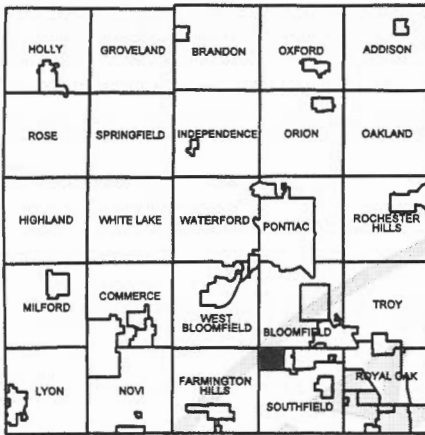


Source: 1990 US Bureau of Census

Medical Facilities

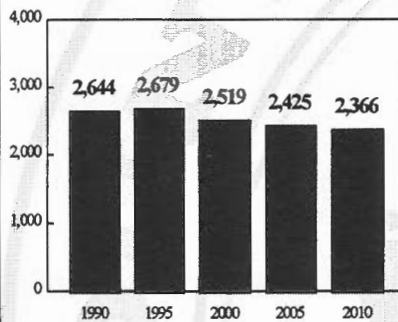
William Beaumont Hospital Clinic

For more information contact:
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Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



The Village of Franklin, frequently referred to as “the town that time forgot,” is a small residential community housing 1,038 families within its 2.7 square miles of gently sloping, winding roadways which are banked by tall trees and hedgerows. The village is successful in maintaining a rural atmosphere amidst a sea of commercial development. This island of green is cherished and steadfastly protected by its 2,679 residents.

Population Projections



Source: SEMCOG

MAJOR EMPLOYERS

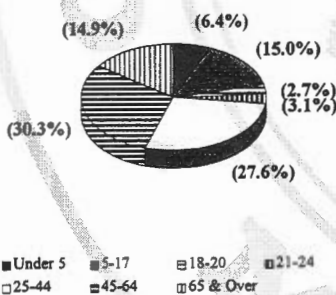
FIRMS/EMPLOYEES

Geralds Franklin Salon/25
Perlmutter Freiwald Inc./30

PRODUCT/SERVICE

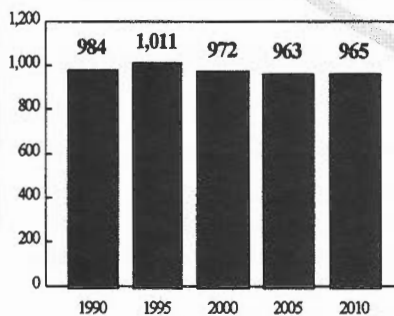
Hair Styling
Interior Design

1990 Population by Age



Source: US Bureau of Census

Number of Households

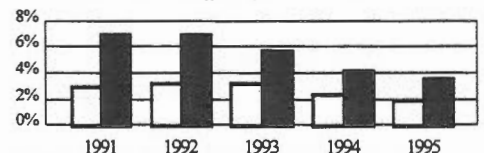


Source: SEMCOG

LABOR MARKET

- 2.0 % Unemployment
- 7,550 Total Labor Force
- 7,400 Employed

Unemployment Rate



□ Franklin Village ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Private
Water System:	Private

TRANSPORTATION

Major Highways: None

Public Transit Available: SMART

GOVERNMENT

- **Support Services**

Village Clerk: Kathleen J. Marotta (810) 626-9666

- **Incentives**

No programs at the time of publication. Franklin considers itself a strictly residential community.

- **1995 Tax Rate**

Homestead: \$36.84 Per \$1,000 State Equalized Value
Non-Homestead: \$40.77 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$103,190

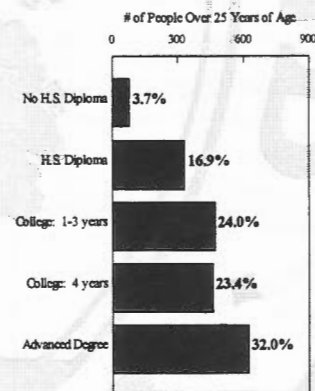
Average Housing Costs

1995: \$257,575

Education

Birmingham School District

Educational Achievement

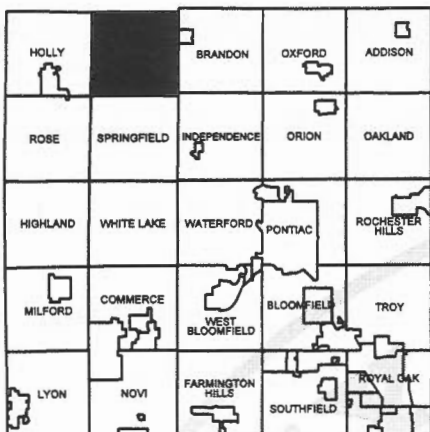


Source: 1990 US Bureau of Census

Medical Facilities

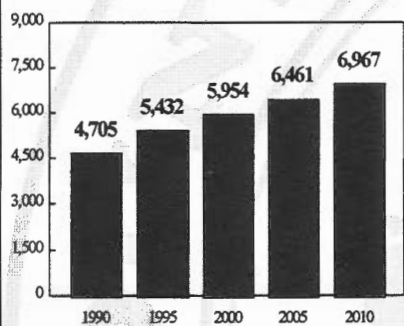
None

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Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



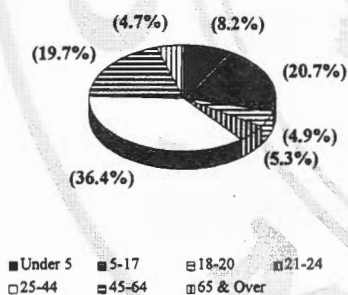
Country living, rural agriculture and large state recreation land holdings provide the undeveloped rural character of this township. The Township of Groveland is a favorite location for church, educational and youth organization camps.

Population Projections



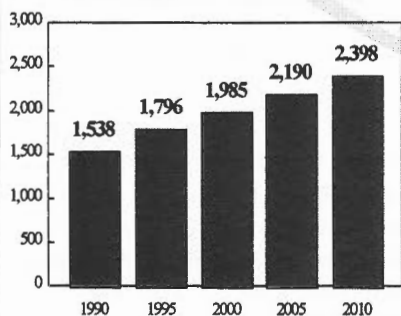
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Georgia Quality Carpet Outlet/15
- Harveys Country Kettle/25
- Lahser Pre-Vocational Center Inc./15
- Mt. Holly Ski Area/25
- Tri-City Aggregates Inc./55

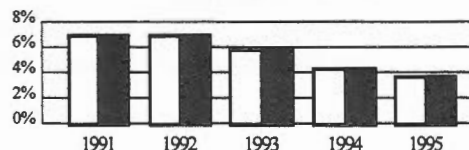
PRODUCT/SERVICE

- Carpet & Flooring
- Restaurant
- Disabled Adults
- Ski Resort
- Mining & Trucking

LABOR MARKET

- 3.7% Unemployment
- 2,700 Total Labor Force
- 2,600 Employed

Unemployment Rate



□ Groveland Twp. ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric: Consumers Power Co.,
Detroit Edison Co.
Telephone: Ameritech, GTE
Natural Gas: Consumers Power Co.
Sewer System: Private
Water System: Private

TRANSPORTATION

Major Highways: I-75, Dixie Hwy. (US-10), Ortonville Rd. (M-15)

Public Transit Available: None

GOVERNMENT

- **Support Services**

Township Clerk: Beth Steele (810)634-4152
Township Supervisor: Donald L. Tittsworth (810)634-4152

- **Incentives**

Groveland has no incentive programs at this time.

- **1995 Tax Rate**

Homestead: \$23.98 - \$27.11 Per \$1,000 State Equalized Value
Non-Homestead: \$41.98 - \$45.11 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$51,096

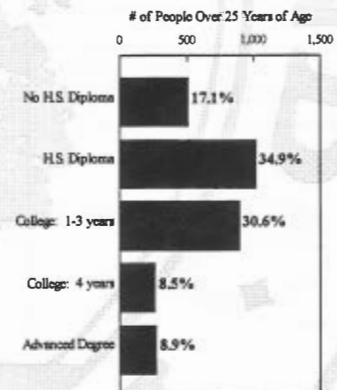
Average Housing Costs

1995: \$151,193

Education

Brandon School District
Goodrich School District
Holly School District

Educational Achievement

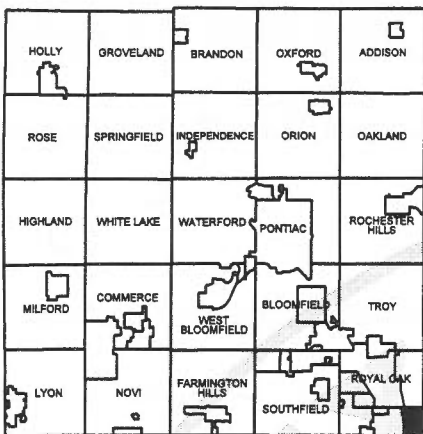


Source: 1990 US Bureau of Census

Medical Facilities

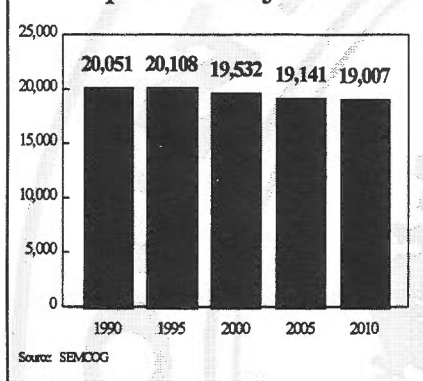
Oakwood Family Medicine

For more information contact:
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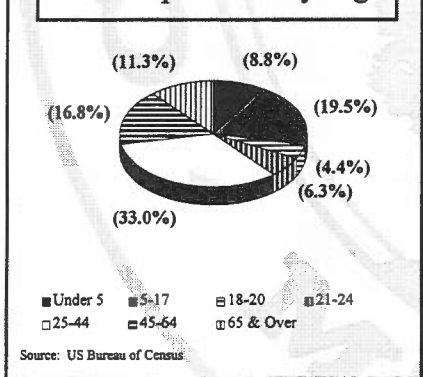


The City of Hazel Park can best be described as an innovative and very mature community that is identified through the existence of four highly active corridors, two commercial and two industrial, that provide direct access to Interstate 75 and 696. Located just outside the City of Detroit in the southeast corner of Oakland County, Hazel Park thrives primarily as a modest single family residential community with the third highest population density in the state. Over the years, with the help of Hazel Park's Downtown Development Authority and Hazel Park Neighborhood Initiatives Inc., the city has embarked on several community based planning projects that intend to revitalize its residential and commercial neighborhoods.

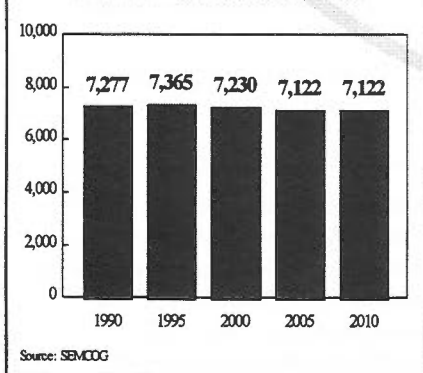
Population Projections



1990 Population by Age



Number of Households



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Advanced Assembly Inc./50
- A.G. Davis Gage & Eng. Co./130
- Arbor Drugs Store, Inc./60
- Chemetco/40
- Craft Line Inc./100
- Farmer Jacks/117
- Hanson Painting & Manufacturing/40
- Hazel Park Harness Raceway/475
- Hazel Park School District/1,160
- Meier Metal Service Centers, Inc./60

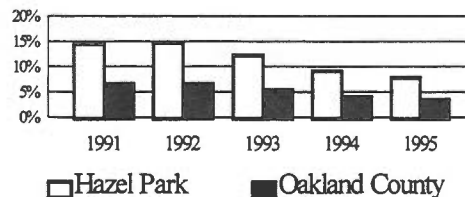
PRODUCT/SERVICE

- Metal Stamping & Assembly
- Fixtures & Gages
- Retail Sales
- Electroplating
- Engineering & Design
- Grocery Store
- Enameling & Coating of Metals
- Horse Racing
- Education
- Distribution of Metal

LABOR MARKET

- 8.0% Unemployment
- 9,925 Total Labor Force
- 9,125 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
Central Industrial Park:	Heavy industrial	26
Maple Lane Industrial Park:	N/A	20

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	City of Detroit
Water System:	City of Detroit

TRANSPORTATION

Major Highways: I-75, 8 Mile Rd. (M-102), John R. Rd., I-696

Public Transit Available: SMART

GOVERNMENT

- Support Services**

Chamber of Commerce:	Emily Mariucci	(810) 543-8556
Community Development:	David Bywra	(810) 646-6404
City Manager:	Tom Barwin	(810) 546-4060

- Incentives**

Hazel Park has participated in ACT 197, PA 1975 to develop areas within its district in order to halt and prevent property value deterioration and to encourage economic development and the creation of jobs.

- 1995 Tax Rate**

Homestead:	\$41.89 Per \$1,000 State Equalized Value
Non-Homestead:	\$59.89 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$28,905

Average Housing Costs

1995: \$46,540

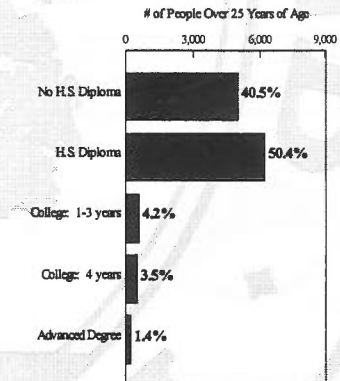
Education

Hazel Park School District

Private/Parochial Schools:

St. Mary Magdalen: K-8

Educational Achievement

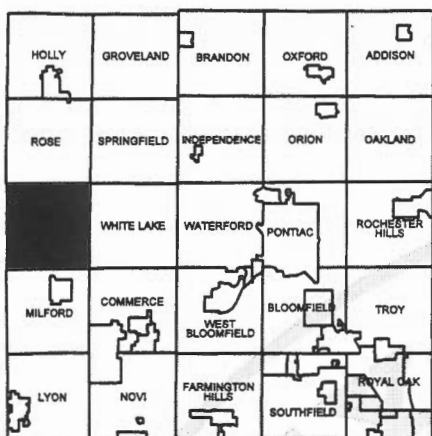


Source: 1990 US Bureau of Census

Medical Facilities

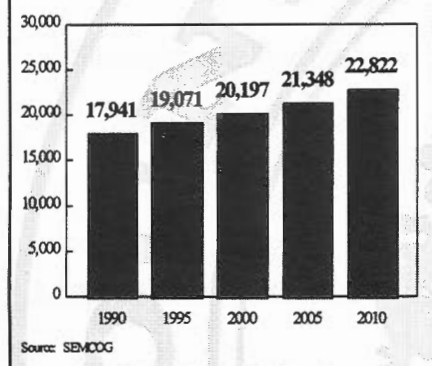
None

For more information contact:
 Jeffrey A. Kaczmarek, Manager
 Oakland County Development & Planning
 1200 N. Telegraph Road, Dept. 412
 Pontiac, Michigan 48341-0412
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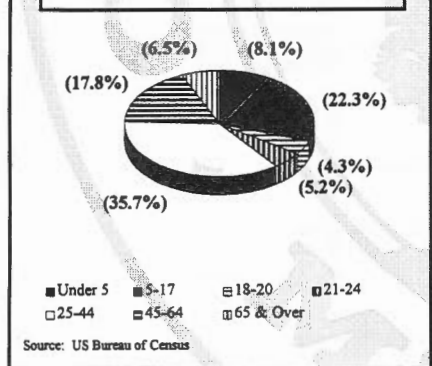


Located adjacent to M-59, the major East/West highway in middle Oakland County, the Township of Highland is a mix of open farmland, large lot subdivisions and state recreation land.

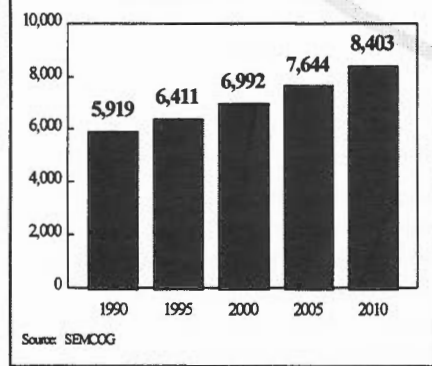
Population Projections



1990 Population by Age



Number of Households



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Advance Concrete Product/35
- Colasanti Produce Plants Inc./85
- The Detroit Polo Club
- Food Town Inc./50
- Freedom Work Opportunities Inc./205
- Freemons
- Highland Dodge
- Highland House Inc./65
- Highland Township/40
- HI Mill Mfg Co./60
- Jay Chevrolet
- Lafontaine Pontiac Cad GMC Inc./50
- Magnetic Products Inc./30
- Numatics Incorporated/545
- Performance Plastics/45
- Quick Delivery Co./30

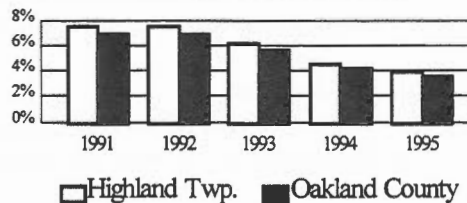
PRODUCT/SERVICES

- Concrete, Gravel & Stone
- Plants & Produce
- Grocery Store
- Social Work
- Grocery Store
- Automobile Dealership
- Restaurant
- Local Government
- Metals Industry
- Automobile Dealership
- Automobile Sales
- Magnetic Equip. & Comptns.
- Fabricated Metal Products
- Rubber and Plastics Hose

LABOR MARKET

- 4.0% Unemployment
- 9,900 Total Labor Force
- 9,525 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

NAME	ZONING	ACRES
Alloy Parkway:	Light Industrial	31.49
Lewellyn Industrial Park:	Light Industrial	16.70

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	GTE
Natural Gas:	Consumers Power Co.
Sewer System:	Private
Water System:	Private/Some Community Wells

TRANSPORTATION

Major Highways: M-59, Milford Rd.

Public Transit Available: Senior Van Service

GOVERNMENT

- Support Services**

Huron Valley Chamber:	Phyllis Motley	(810) 685-7129
Township Clerk:	William E. Brian	(810) 887-3791
Township Supervisor:	Thomas P. Dunleavy	(810) 887-3791

- Incentives**

Highland Township has a tax abatement program (IFT).

- 1995 Tax Rate**

Homestead:	\$21.77 Per \$1,000 State Equalized Value
Non-Homestead:	\$39.77 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$44,943

Average Housing Costs

1995: \$124,010

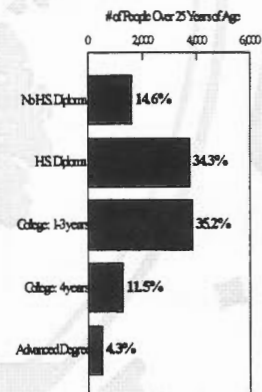
Education

Huron Valley School District

Private/Parochial Schools:

Highland Hills Christian School: K-11
Highland Montessori School

Educational Achievement

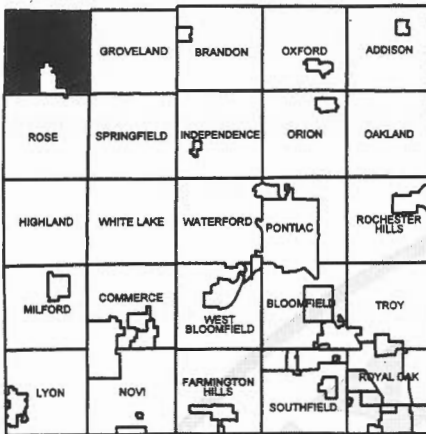


Source: 1990 US Census of Census

Medical Facilities

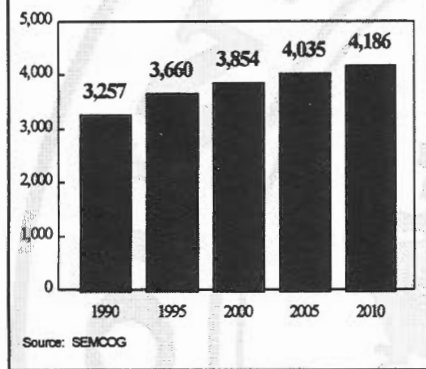
None

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Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810) 858-0720 Fax: (810) 975-9555

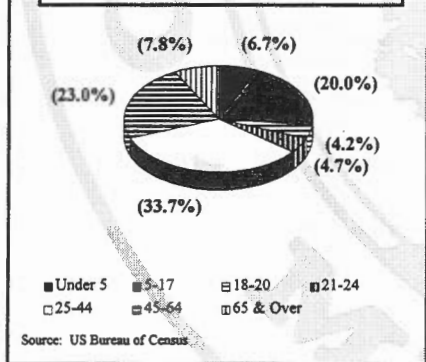


As the northwestern most township with I-75 passing diagonally through, the Township of Holly has easy access to the greater Flint economy. Rail and highway links provide critical transportation for their budding manufacturing economy. Commercial activity is focused in the Village of Holly. The township is primarily rural with residential development on large acre parcels. Major state recreation areas are located here.

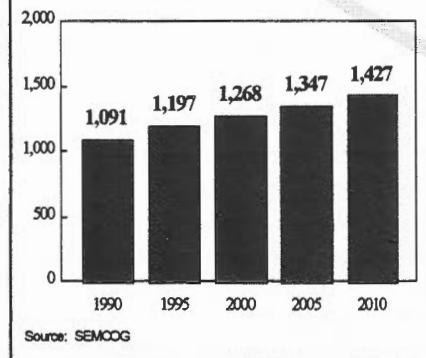
Population Projections



1990 Population by Age



Number of Households



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Assured Manufacturing/10
- Dixie Machine & Fabrication/15
- Harding Cattle Co./10
- Holly Lanes/15
- Machine Tool & Gear/30
- MI Renaissance Festival/15
- Northwest Propane/10
- Tri-City Aggregates Inc./70

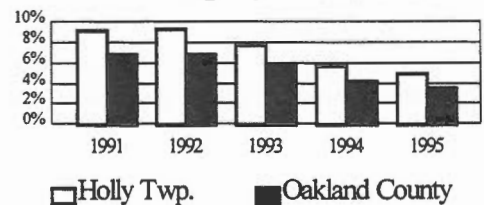
PRODUCT/SERVICE

- Fabricated Structural Metal
- Bowling Lanes
- Off Season Festival
- Propane Sales
- Mining & Trucking

LABOR MARKET

- 5.0% Unemployment
- 4,700 Total Labor Force
- 4,475 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric: Consumers Power Co.
Telephone: Ameritech
Natural Gas: Consumers Power Co.
Sewer System: Village of Holly
Water System: Village of Holly

TRANSPORTATION

Major Highways: Grange Hall Rd., Holly Rd., (3 miles from I-75)

Public Transit Available: None

GOVERNMENT

- **Support Services**

Chamber of Commerce: Hope Murphy (810)634-1900
Township Supervisor: Dale M. Smith (810)634-9331

- **Incentives**

Holly has participated in ACT 198, PA 1974 industrial facilities abatement program.

- **1995 Tax Rate**

Homestead: \$21.91 Per \$1,000 State Equalized Value
Non-Homestead: \$39.91 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$50,199

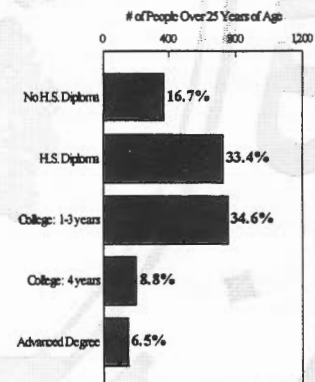
Average Housing Costs

1995: \$96,607

Education

Holly School District
Grand Blanc School District

Educational Achievement

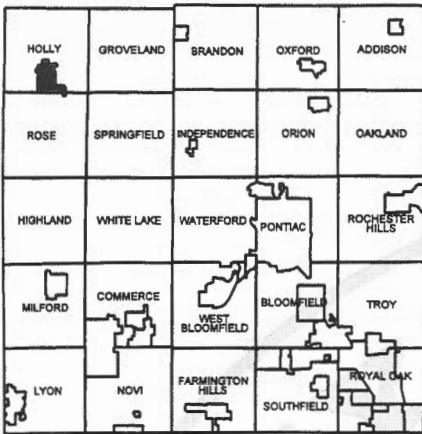


Source: 1990 US Bureau of Census

Medical Facilities

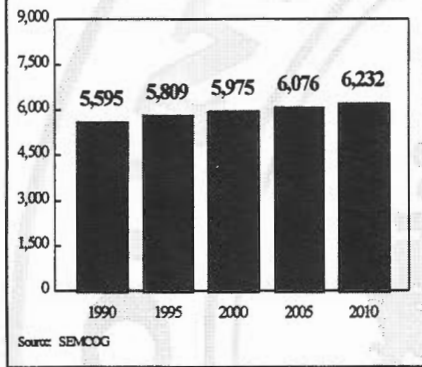
None

For more information contact:
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1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
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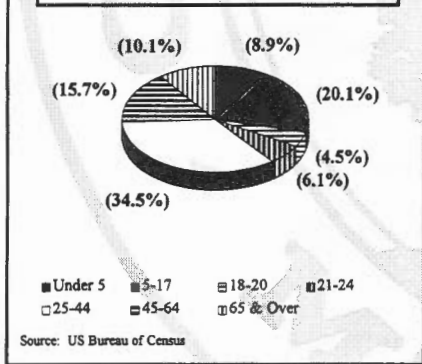


The Village of Holly exemplifies the romance of 19th century Americana. Fifty-three structures have been listed on the National register of Historic Places. The downtown, which encompasses historic Battle Alley, draws tourists and shoppers from across the United States and Canada. Also located throughout the village are ten churches, a library, and five park and recreational facilities. The Village of Holly is governed by a seven member legislative body known as the Holly Village Council. Village elections are held on the second Tuesday in March in even numbered years. Annual programs have been initiated between Holly and its sister city, Leamington, Ontario, Canada - a true picture of "Peace through People."

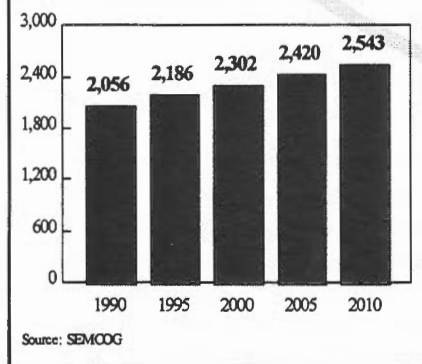
Population Projections



1990 Population by Age



Number of Households



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- CMI Schneible/Mc Daniel Tank/35
- Delta Tube and Fabricating Inc./285
- Freeman Scheidler Co Inc./100
- George Fischer Foundry Systems Inc./95
- Holly Convalescent Center/75
- Holly Village/40
- Holly Volunteer Ambulance/50
- McDonald's Restaurant/60
- Residential Alternatives Inc./75
- Sure Shot Sports Equipment Inc./80
- Wolverine Machine Products/25

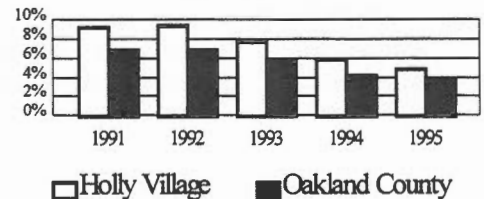
PRODUCT/SERVICE

- Metal Products/Fabrication
- Steel Fabrication
- Grocery Store
- Foundry Equipment
- Nursing Home
- Local Government
- Local Passenger Transportation
- Fast Food Restaurant
- Nursing/Personal Care
- Athletic & Sporting Goods
- Machine Screw Products

LABOR MARKET

- 5.0% Unemployment
- 4,700 Total Labor Force
- 4,475 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric: Detroit Edison Co.
Telephone: Ameritech
Natural Gas: Consumers Power Co.
Sewer System: Village of Holly
Water System: Village of Holly

TRANSPORTATION

Major Highways: Grange Hall Rd., Holly Rd. (3 miles from I-75)

Public Transit Available: None

GOVERNMENT

- **Support Services**

Chamber of Commerce:
Village Manager:

Hope Murphy (810) 634-1900
Jim Murphy (810) 634-9571

- **Incentives**

Holly has participated in ACT 198, PA 1974 industrial facilities tax abatement program.

- **1995 Tax Rate**

Homestead: \$34.41 Per \$1,000 State Equalized Value
Non-Homestead: \$55.41 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$32,900

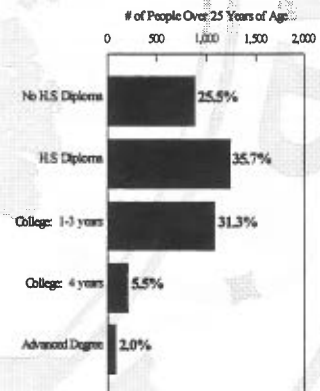
Average Housing Costs

1995: \$80,937

Education

Holly School District
One Parochial Elementary School

Educational Achievement

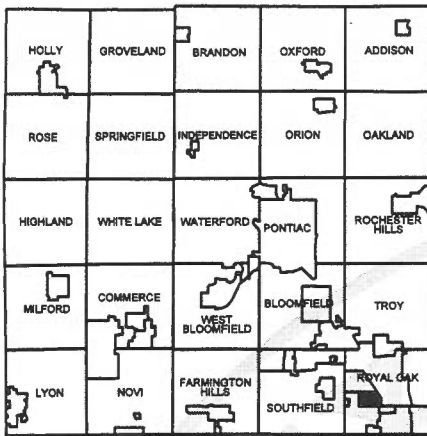


Source: 1990 US Bureau of Census

Medical Facilities

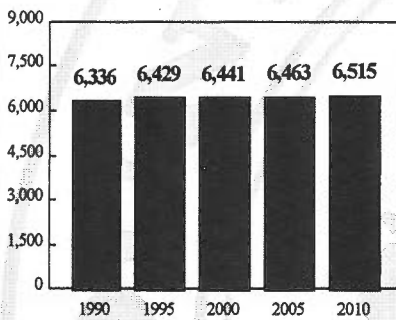
None

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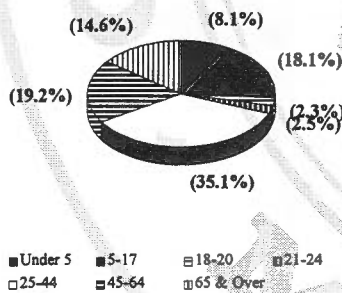
The City of Huntington Woods is an attractive residential community of medium to large size single family homes. Its present population - 6,419 - cannot appreciably change, as only a handful of vacant lots remain within city limits. This suburban community of approximately 1½ square miles maintains an almost “rural” atmosphere created by the abundance of trees throughout the city. Equally important is the sense of community spirit and shared pride that sustains this community as they seek to maintain the excellent quality of life.

Population Projections



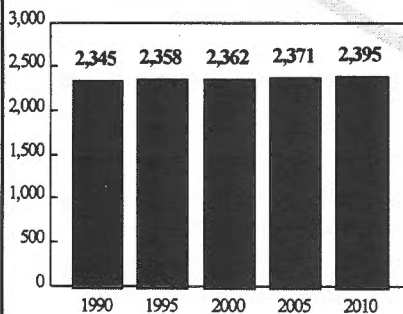
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Detroit Zoological Park/280
- Evans Pletkovic Hays & Rhodes/15
- John W. Gillette & Co./15
- The Huntington Group/35
- Huntington Woods City/88
- National Bank of Detroit/20
- Rackham Golf Course/30
- Rite-Aid Drug Stores/20
- South Oakland Anesthesia Assoc./40

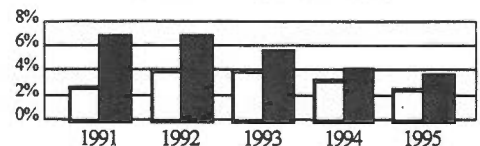
PRODUCT/SERVICE

- Zoological Garden
- Attorneys
- Automotive/Manufacturer's Rep.
- Dental Surgery
- Local Government
- Financial
- Membership Recreation
- Pharmacy
- General Medical Office

LABOR MARKET

- 1.4% Unemployment
- 3,650 Total Labor Force
- 3,575 Employed

Unemployment Rate



□ Huntington Woods ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Detroit Metro Sewer, Water & Solid Waste
Water System:	Southeastern Oakland County Water Authority
Cable TV:	TCI

TRANSPORTATION

Major Highways: I-696, Coolidge Hwy., 11 Mile Rd., Woodward Ave.

Public Transit Available: SMART

GOVERNMENT

- Support Services**

Chamber of Commerce: Betsy Reich (810) 544-9464
City Administrator: Alex R. Allie (810) 541-4300

- Incentives**

Huntington Woods has no vacant industrial lots to be developed.

- 1995 Tax Rate**

Homestead: \$38.83 - \$44.63 Per \$1,000 State Equalized Value
Non-Homestead: \$55.28 - \$56.83 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$65,380

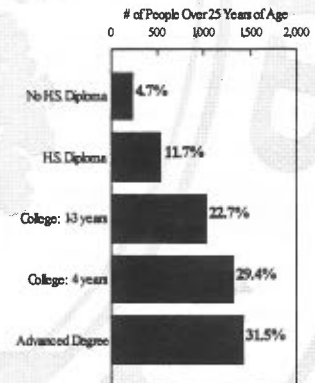
Average Housing Costs

1995: \$173,111

Education

Berkley School District

Educational Achievement

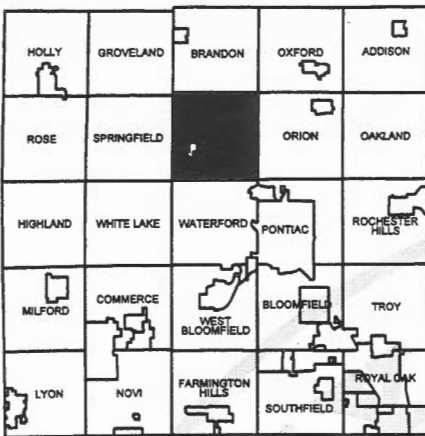


Source: 1990 US Bureau of Census

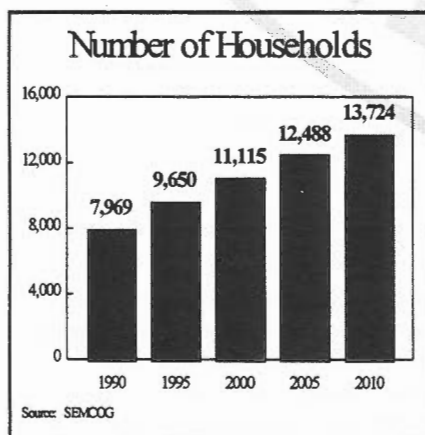
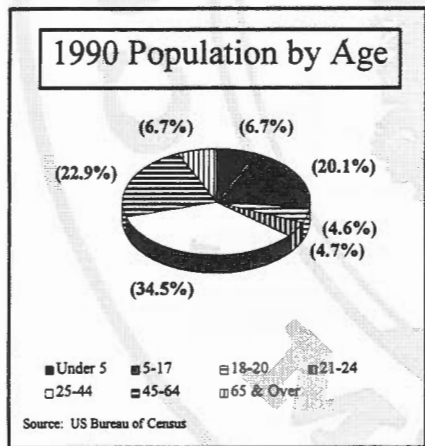
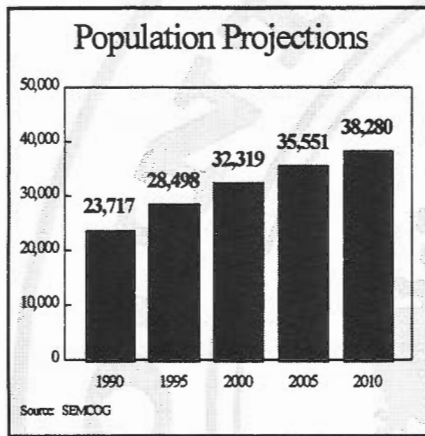
Medical Facilities

None

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Located along the I-75 corridor between Pontiac and Flint, with headwaters for the Clinton River, the Township of Independence has proven to be a very desirable place to live. Independence Oaks County Park, small lakes and the Pine Knob outdoor music theater and ski center provide recreational opportunities.



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Bowman Chevrolet Inc./70
- Clarkston Big Boy/80
- Deer Lake Racquet Club Inc./95
- Farmer Jacks/75
- Forrest Milzow Builder Inc./100
- Independence Township/170
- Kenny Rogers Roasters/85
- Kroger Co./155
- McDonalds/120
- Mesquite Creek Steakhouse Inc./80
- Molmec Inc./60
- Pine Knob Food Town Inc./100
- Pine Knob Golf Course/60
- Pine Knob Music Theater/250
- Randy Hosler Pontiac Inc./50

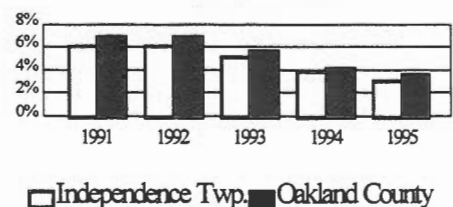
PRODUCT/SERVICE

- Automobile Dealership
- Restaurant
- Tennis Club/Restaurant
- Grocery Store
- Apartments Construction/Restaurants
- Local Government
- Restaurant
- Grocery Store
- Fast Food Restaurant
- Restaurant
- Plastic Products
- Grocery Store
- Public Golf Courses
- Entertainment
- Automobile Dealership

LABOR MARKET

- 3.2% Unemployment
- 14,750 Total Labor Force
- 14,275 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Township of Independence
Water System:	Township of Independence

TRANSPORTATION

Major Highways: I-75

Public Transit Available: None

GOVERNMENT

- Support Services**

Chamber of Commerce: Donna Heyniger (810)625-8041
Township Supervisor: Dale A. Stuart (810)625-5111

- Incentives**

Independence Township has not participated in tax abatement programs, but they have a Downtown Development Authority.

- 1995 Tax Rate**

Homestead: \$25.95 - \$30.20 Per \$1,000 State Equalized Value
Non-Homestead: \$43.95 - \$48.20 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$57,204

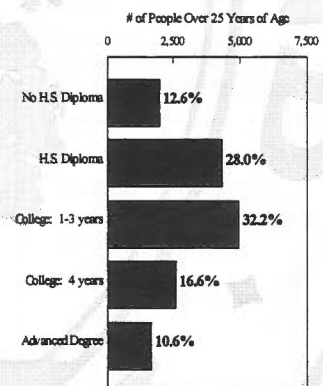
Average Housing Costs

1995: \$158,536

Education

Clarkston School District
Lake Orion School District
Waterford School District

Educational Achievement

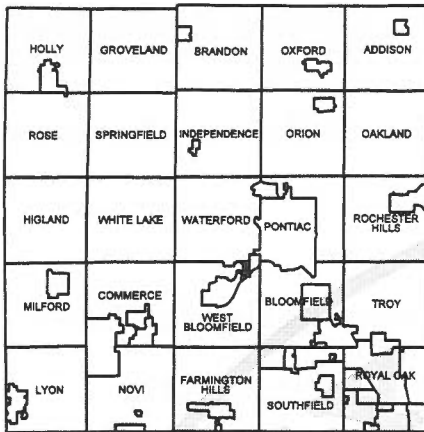


Source: 1990 US Bureau of Census

Medical Facilities

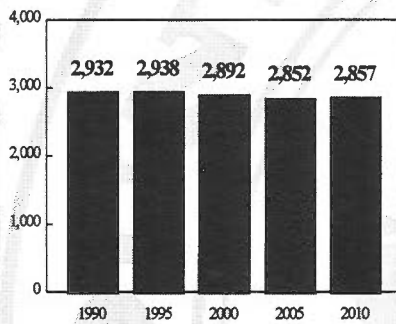
None

For more information contact:
Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



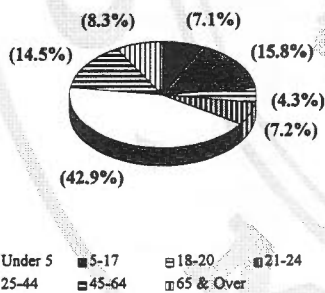
The City of Keego Harbor is a residential community. It has two commercial strips, one along Cass Lake Road and one along Orchard Lake Road.

Population Projections



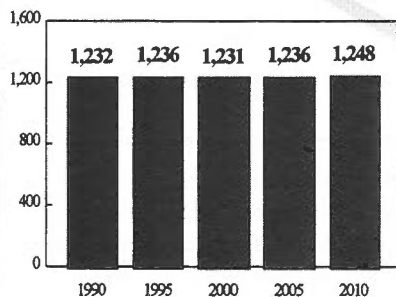
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- American Distribution System/50
- Burger King/25
- First of America Bank/20
- Ginos Pizzeria Restaurant/40
- Harbor Steak House Inc./20
- Marriott Enterprises/20
- RD White Co Inc./15
- Shady Industries Inc./45
- Trzos Constuction Inc./20

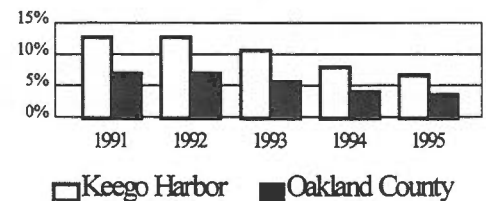
PRODUCT/SERVICE

- Transportation
- Fast Food Restaurant
- Financial Services
- Restaurant
- Restaurant
- Drycleaning Plant
- Electrical Work
- Drapery
- Plumbing, Heating and Air-Conditioning

LABOR MARKET

- 6.9% Unemployment
- 1,725 Total Labor Force
- 1,600 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Oakland County Sewer & Water
Water System:	Oakland County Sewer & Water
Cable TV:	West Bloomfield Cable Television Consortium

TRANSPORTATION

Major Highways: Orchard Lake Road

Public Transit Available: None

GOVERNMENT

• Support Services

Optimist Club:	Ralph Behler	(810) 682-9064
Chamber of Commerce:	Dorothy M. Friedl	(810) 626-3636
City Clerk:	Dee Ann Lewis	(810) 682-1930
City Manager:	Dennis Bow	(810) 682-1930

• Incentives

Keego Harbor established tax increment financing in 1986 along the Cass Lake corridor for purpose of improving Cass Lake Road.

• 1995 Tax Rate

Homestead:	\$38.52 Per \$1,000 State Equalized Value
Non-Homestead:	\$51.23 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$33,045

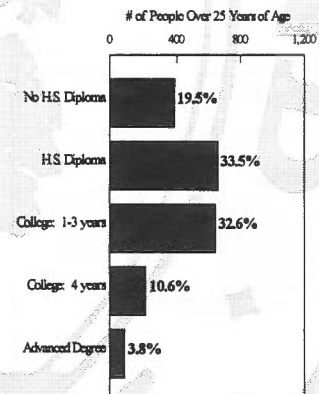
Average Housing Costs

1995: \$89,945

Education

West Bloomfield School District

Educational Achievement

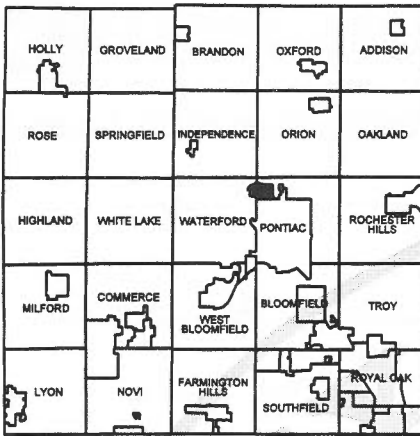


Source: 1990 US Bureau of Census

Medical Facilities

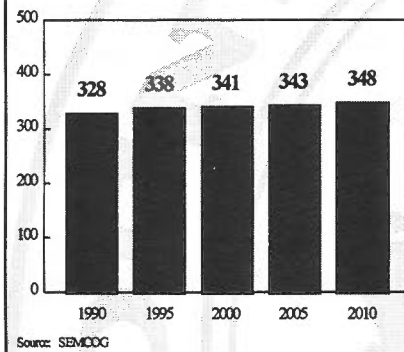
None

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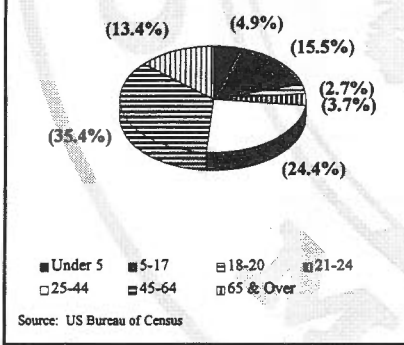


The City of Lake Angelus surrounds a lake of that name. It is Michigan's smallest city according to the 1990 census with a population of 328. Almost entirely residential in nature, Lake Angelus became a city on January 1, 1984 after having been an incorporated village since May 1930. There is very little vacant property in the city, so future growth will be limited.

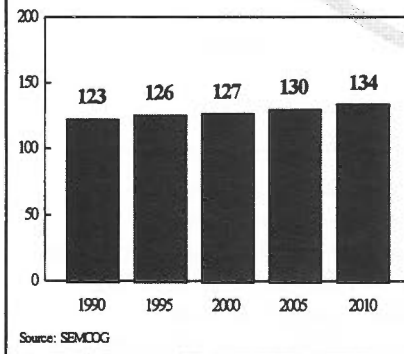
Population Projections



1990 Population by Age



Number of Households



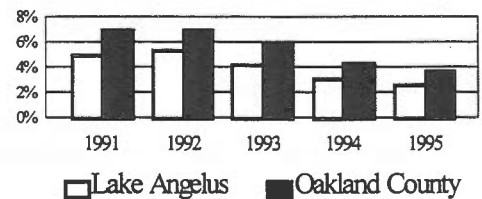
MAJOR EMPLOYERS

None

LABOR MARKET

- 2.6% Unemployment
- 200 Total Labor Force
- 175 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric: Detroit Edison Co.
Telephone: Ameritech
Natural Gas: Consumers Power Co.
Sewer System: Individual
Water System: Individual

TRANSPORTATION

Major Highways: None

Public Transit Available: None

GOVERNMENT

- **Support Services**

City Clerk & Treasurer: Nancy L. DeLorge (810)335-5396

- **Incentives**

Lake Angelus had no programs at the time of publication.

- **1995 Tax Rate**

Homestead: \$28.57 - \$28.74 Per \$1,000 State Equalized Value

Non-Homestead: \$46.56 - \$46.74 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$88,942

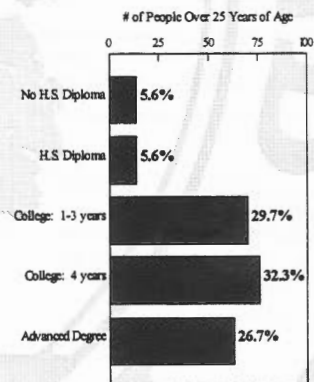
Average Housing Costs

1995: \$455,733

Education

Pontiac School District
Waterford School District

Educational Achievement



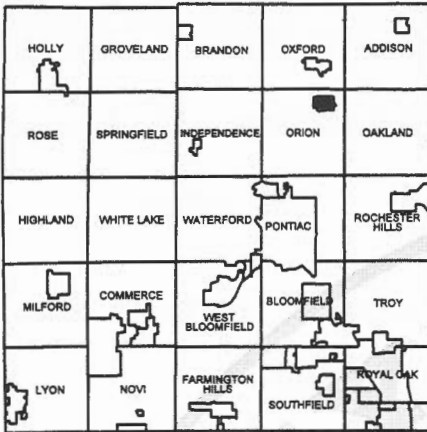
Source: 1990 US Bureau of Census

Medical Facilities

None

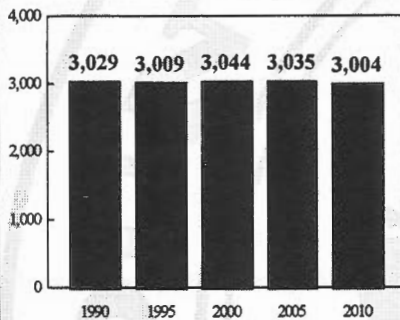
For more information contact:

Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



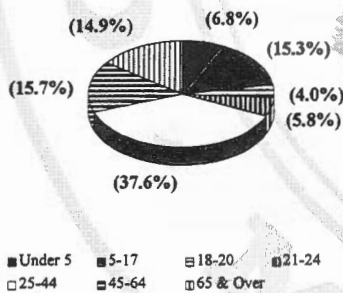
Developed as a summer resort area around Lake Orion, the Village of Lake Orion is a fully-developed, full-service year-round community oriented to the lake and Paint Creek which flows from the lake. The commercial area and small town downtown are located along M-24, the major north/south trunkline connecting Pontiac with Lapeer.

Population Projections



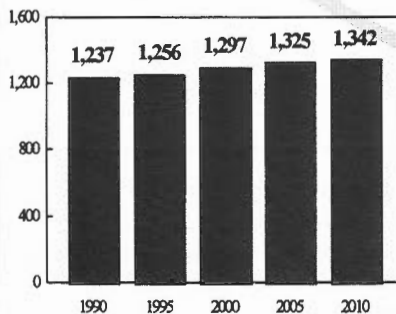
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Lake Orion Nursing Center /145
- Lake Orion Village/35
- LS Supermarkets Inc./100
- McDonald's/55

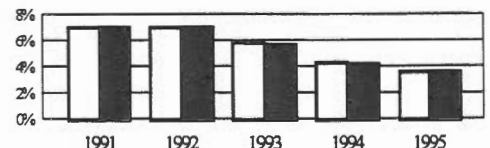
PRODUCT/SERVICE

- Nursing/Personal Care
- Local Government
- Grocery Store
- Fast Food Restaurant

LABOR MARKET

- 3.7% Unemployment
- 14,425 Total Labor Force
- 13,900 Employed

Unemployment Rate



□ Lake Orion Village ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Oakland County Sewer, Water & Solid Waste
Water System:	Community

TRANSPORTATION

Major Highways: Lapeer Rd. (M-24)

Public Transit Available: None

GOVERNMENT

- **Support Services**

Village Manager:	John Berchtold	(810) 693-8391
Village President:	Harry K. Stephen	(810) 693-8391

- **Incentives**

Lake Orion has a Downtown Development Authority and a tax increment financing district.

- **1995 Tax Rate**

Homestead:	\$41.46 Per \$1,000 State Equalized Value
Non-Homestead:	\$59.46 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$41,875

Average Housing Costs

1995: \$114,456

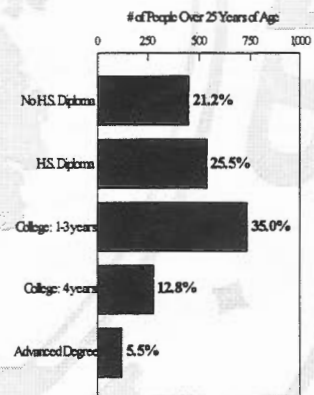
Education

Lake Orion School District

Private/Parochial Schools:

Oak Hollow Christian School: 1-8
St. Joseph: K-8

Educational Achievement



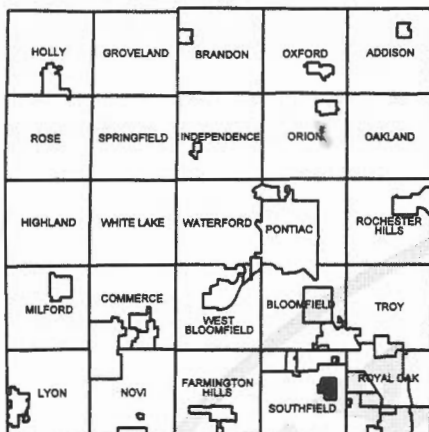
Source: 1990 US Bureau of Census

Medical Facilities

Lake Orion Nursing Center
Lakeside Medical Clinic

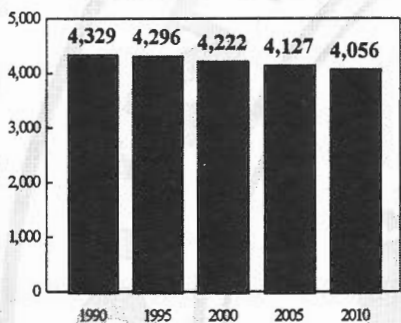
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(810) 858-0720 Fax: (810) 975-9555



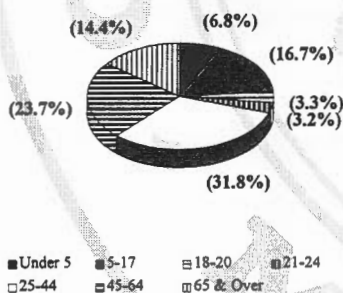
The City of Lathrup Village is a 1½ square mile community of fine homes surrounded by the City of Southfield.

Population Projections



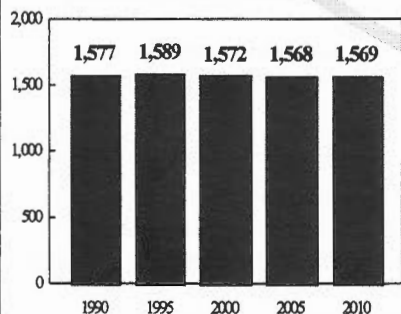
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRM/EMPLOYEES

- Allied Nursing Care Inc./40
- Michigan Heart Association/50
- Mikamara Enterprises/150
- Olga's Kitchen/120
- Prince Holliday/120

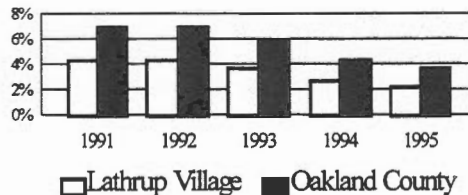
PRODUCT/SERVICE

- Health Care
- Business Services
- Restaurant
- Temporary/Contract Employment

LABOR MARKET

- 4.0% Unemployment
- 44,450 Total Labor Force
- 42,675 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric: Detroit Edison Co.
Telephone: Ameritech
Natural Gas: Consumers Power Co.
Sewer System: Detroit Metro Sewer, Water & Solid Waste
Water System: Southeastern Oakland County Water Authority

TRANSPORTATION

Major Highways: I-696, M-39
Public Transit Available: None

GOVERNMENT

- **Support Services**
City Administrator: Jeffrey A. Bremer (810) 557-2600
- **Incentives**
Lathrup Village had no programs at the time of publication.
- **1995 Tax Rate**
Homestead: \$58.02 Per \$1,000 State Equalized Value
Non-Homestead: \$58.02 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$63,478

Average Housing Costs

1995: \$132,460

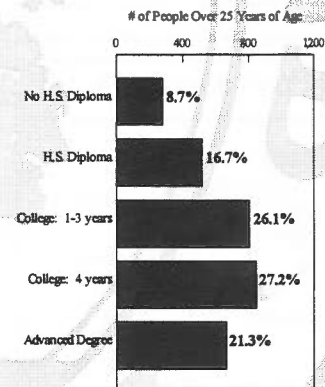
Education

Southfield School District

Private/Parochial Schools:

Akiva Hebrew Day/
Stollman Education Center: Pre-12

Educational Achievement

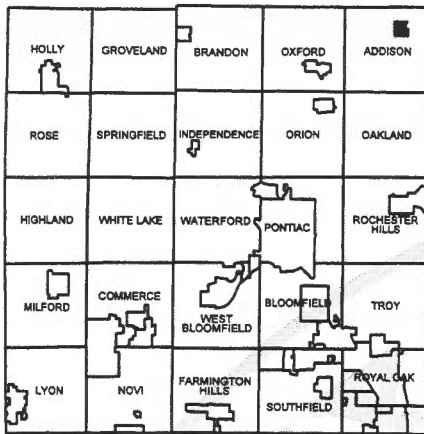


Source: 1990 US Bureau of Census

Medical Facilities

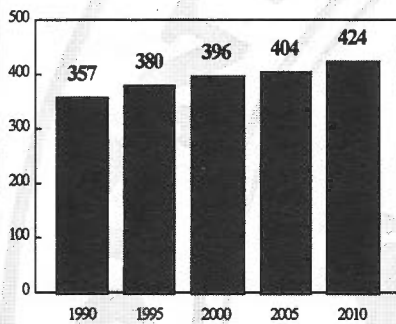
None

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Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



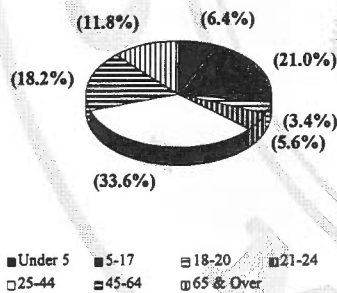
The Village of Leonard is a small village in the northeastern corner of Oakland County. The population is approximately 357, who live in 126 homes in the one square mile area.

Population Projections



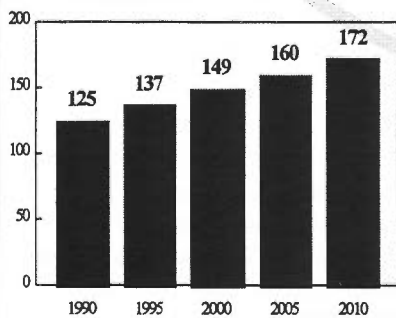
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

Distinctive Design/10
 Division Two Inc./10
 ITT Corporation - Baylock Mfg Corp./70

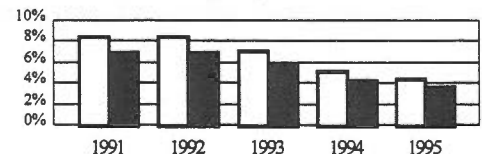
PRODUCT/SERVICE

Tool & Die
 Model Shop
 Engineering & Reserach

LABOR MARKET

- 4.5% Unemployment
- 2,900 Total LaborForce
- 2,775 Employed

Unemployment Rate



□ Leonard Village ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric: Detroit Edison Co.
Telephone: Ameritech
Natural Gas: Consumers Power Co.
Sewer System: Private
Water System: Private

TRANSPORTATION

Major Highways: Rochester Rd. (M-150)

Public Transit Available: None

GOVERNMENT

- **Support Services**

Village President: Eugene A. Mallia, Jr. (810) 628-7380

- **Incentives**

Leonard Village has participated in ACT 198, PA 1974 tax abatement program for industrial facilities.

- **1995 Tax Rate**

Homestead: \$34.52 Per \$1,000 State Equalized Value
Non-Homestead: \$52.52 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$47,578

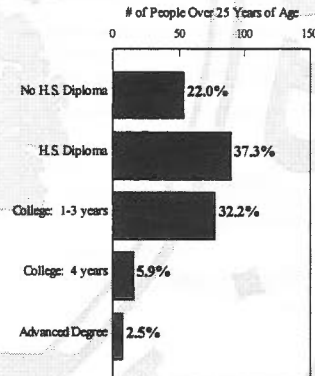
Average Housing Costs

1995: \$84,125

Education

Oxford School District

Educational Achievement

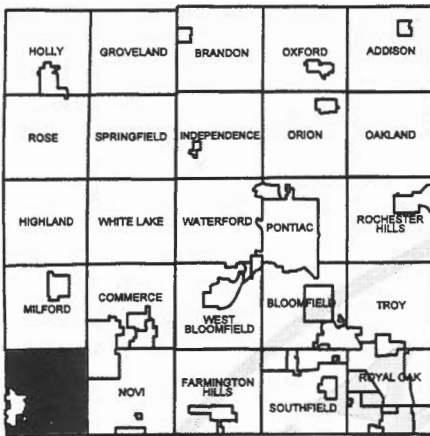


Source: 1990 US Bureau of Census

Medical Facilities

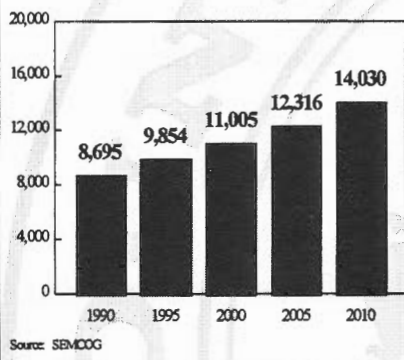
None

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Pontiac, Michigan 48341-0412
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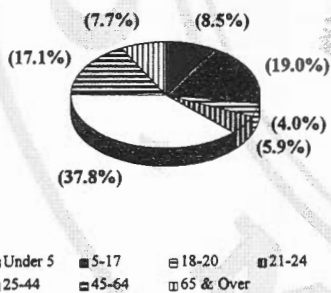


The Township of Lyon is developing into a diversified rural community with an emerging manufacturing base and quality recreation opportunities.

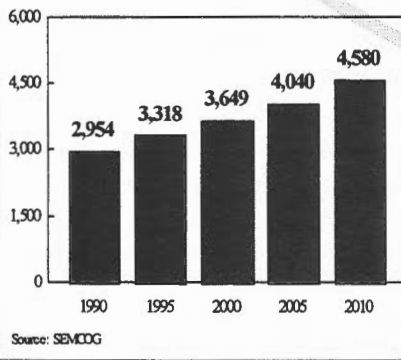
Population Projections



1990 Population by Age



Number of Households



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- AIS Construction Equip. Corp./35
- DE McNabb Co./70
- Diversitech/85
- Emco Patterns & Plastics/40
- Jervis B. Webb C.o/90
- Molmec Inc./160
- Molpac Co./108
- New Hudson Corp./55
- Pure Pak/195
- US Trailer Co./130
- Walnut Creek Country Club/120

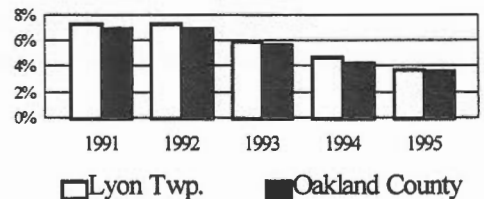
PRODUCT/SERVICE

- Construction Equipment
- Floor Laying and Other Floor Work
- Computer Services
- Plastic Products
- Factory Automation
- Plastic Products
- Plastic Products
- Metal Heat Treating
- Packaging Machinery
- Motor Trailers
- Golf Club

LABOR MARKET

- 3.8% Unemployment
- 5,375 Total Labor Force
- 5,175 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
Grand Lyon Industrial Park:	Light Industrial	36

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Private
Water System:	Private

TRANSPORTATION

Major Highways: I-96, 8 Mile Rd. (M-102), Grand River Ave., Pontiac Trail, 10 Mile Rd.

Public Transit Available: None

GOVERNMENT

- Support Services**

Township Supervisor:	James F. Atchison	(810) 437-2240
Township Clerk:	Heide Oprisiu	(810) 437-2240
Chamber of Commerce:	Lisa Willard	(810) 437-3257

- Incentives**

Lyon Township had no programs at the time of publication.

- 1995 Tax Rate**

Homestead:	\$25.03 Per \$1,000 State Equalized Value
Non-Homestead:	\$43.03 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$48,052

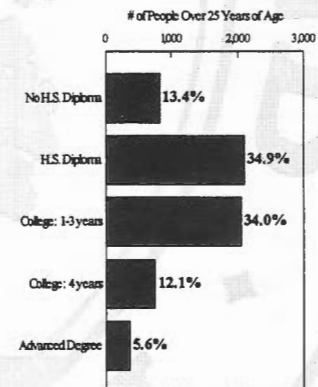
Average Housing Costs

1995: \$153,631

Education

Northville School District
South Lyon School District

Educational Achievement

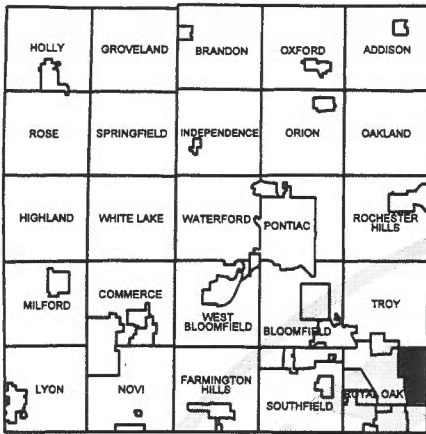


Source: 1990 US Bureau of Census

Medical Facilities

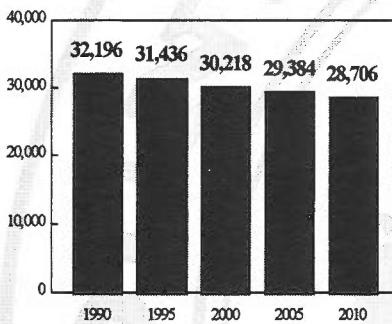
None

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1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
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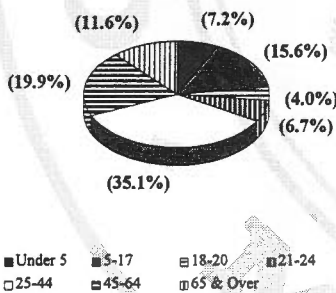
The City of Madison Heights is a full-service community located at the intersection of I-696 and I-75. A wide range of housing, favorable tax base and strong local economy contribute to this fiscally sound "City of Progress." Ninety-three percent of the buildings are residential while 61 percent of the tax base is light industrial/commercial. There are many recreational opportunities, shopping areas and restaurants available.

Population Projections



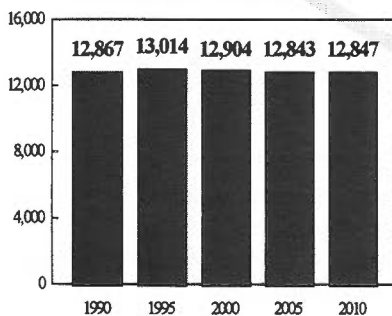
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Aero Detroit Inc./1,000
- Cincinnati Milacron/490
- Dayton Hudson (Target)/200
- DME Co - VSI Corp./245
- Gonzales Design Engineering Co./270
- Grant Durbin/120
- Henkel - Parker Amchem/345
- Home Quarters/200
- Howard Plating Industries/245
- Lamphere Schools/375
- M & T Design Services Inc./300
- Madison Community Hospital/265
- Madison Heights City/236
- Madison Schools/325
- McNaughton McKay/150
- Oakland General Hospital/1,140
- Saturn Corp./650
- United Parcel Service/515
- Weldmation Inc./335

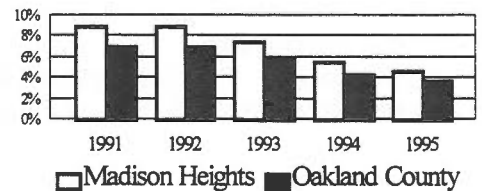
PRODUCT/SERVICE

- Auto Engineering
- Cutting Tool Manufacturer
- Discount Retailer
- Mold Manufacturing
- Auto Engineering
- Machining of Auto Parts
- Chemical Finishing
- Retail Home Supplies
- Electroplating
- Public School District
- Engineering Design Service
- Medical Care
- Local Government
- Public School District
- Electrical Wholesaler
- Medical Care
- Auto Design & Engineering
- Mailing & Shipping
- Automated Welding

LABOR MARKET

- 5.0% Unemployment
- 4,700 Total Labor Force
- 4,475 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL Districts

NAME	ZONING	Bldgs./Sq. Ft.
Madison Industrial Research District:	M-1, Lt. Indust.	206/4,515,321
Stephenson Industrial Research Corridor:	"	86/2,735,869
Service Center Industrial District:	"	26/261,111
Interstate Industrial District:	"	45/788,336
Interchange (I-696) Industrial District:	"	39/1,134,535
Ten Mile-John R. Industrial District:	"	79/391,836

All zoning & use is M-1 Light Industrial. At any one time approximately 6% of the space, 540,485 Square Feet, or 25 buildings are available.

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Detroit Metro Sewer, Water & Solid Waste
Water System:	City of Detroit Water & Sewer Board
Cable TV:	Continental

TRANSPORTATION

Major Highways: I-696, I-75, John R. Rd., Stephenson Hwy.

Public Transit Available: SMART

GOVERNMENT

Support Services

Chamber of Commerce:	Virginia Wieme	(810) 542-5010
City Manager:	John Austin	(810) 583-0829
Community Development:	Timothy Moore	(810) 583-0831

Incentives

Madison Heights offers Qualified Tax Abatements.

1995 Tax Rate

Homestead:	\$35.73 - \$46.08 Per \$1,000 State Equalized Value
Non-Homestead:	\$49.37 - \$53.91 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$38,022

Average Housing Costs

1995: \$69,220

Education

Madison District Schools
The Lamphere Schools
Royal Oak School District

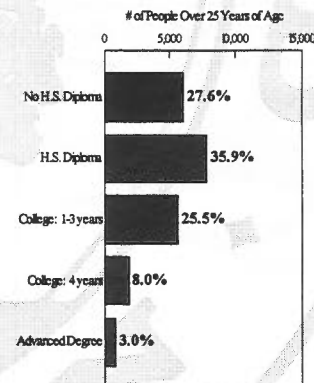
Private/Parochial Schools:

Bishop Foley Catholic High: 9-12
The Japhet School: Pre-9
Martin Luther School: K-8
Northside Baptist Academy
St. Vincent Ferrer: Pre-8
Temple Christian Academy: K-12

Colleges/Universities:

Dorsey School of Business

Educational Achievement

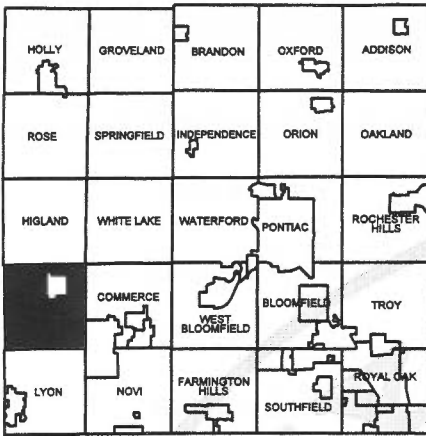


Source: 1990 US Bureau of Census

Medical Facilities

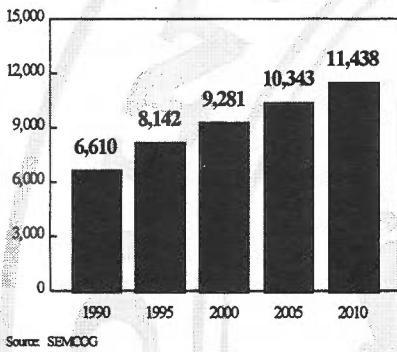
Madison Community Hospital
Oakland General Hospital

For more information contact:
Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555

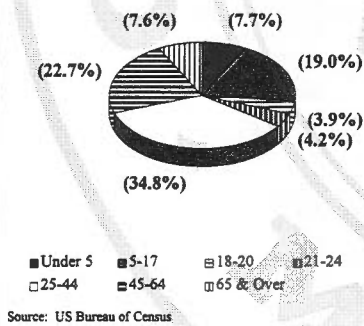


The Township of Milford is a bedroom community. Most of the residential zoning is large parcels consisting of at least 1½ to 3 acres. Park facilities consist of Kensington Metropark with nearly 4,000 acres, Proud Lake Recreation Area with over 1,100 acres and Camp Dearborn with over 600 acres.

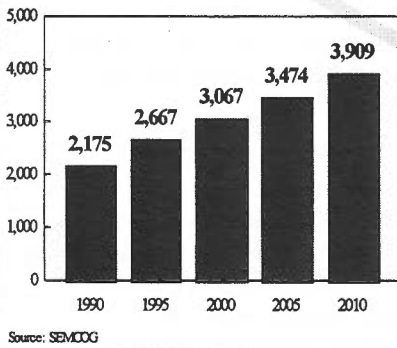
Population Projections



1990 Population by Age



Number of Households



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- AB Heller Inc./150
- Clarafin Corp./110
- EDS Corp./125
- GMC - Milford Proving Grounds/1,980
- Kensington Metro Park/280
- Parks Omega/55
- T&M Asphalt Paving Inc./60

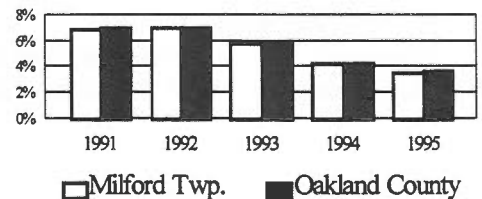
PRODUCT/SERVICE

- Screw Machine
- Health Care Products
- Data Info. Processing
- Auto Research & Testing
- Underground Tanks
- Paving

LABOR MARKET

- 3.6% Unemployment
- 6,875 Total Labor Force
- 6,625 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
Milford Industrial Park:	Heavy Industrial	30

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	GTE
Natural Gas:	Michigan Consolidated Gas
Sewer System:	N/A
Water System:	N/A

TRANSPORTATION

Major Highways: 5 Miles to I-96, 3 Miles to M-59

Public Transit Available: None

GOVERNMENT

- Support Services**

Chamber of Commerce:	Phyllis Motley	(810) 685-7129
Township Supervisor:	James F. Casewell	(810) 685-8731

- Incentives**

Milford has a Principal Shopping District - to promote a commercial environment.

- 1995 Tax Rate**

Homestead:	\$20.18 - \$23.44 Per \$1,000 State Equalized Value
Non-Homestead:	\$38.17 - \$41.44 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$59,141

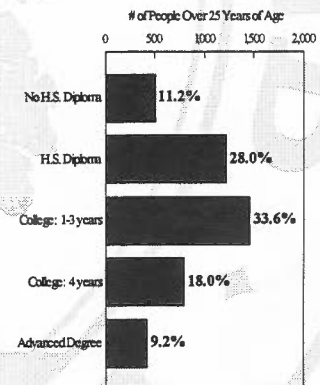
Average Housing Costs

1995: \$179,344

Education

Huron Valley School District
South Lyon School District

Educational Achievement

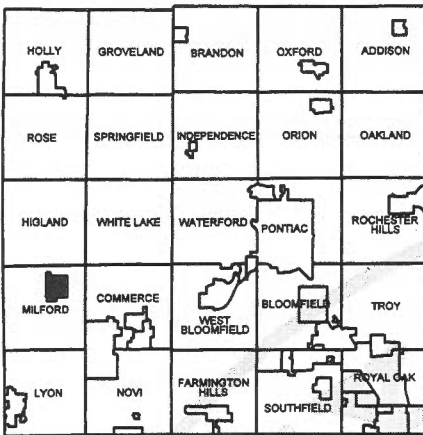


Source: 1990 US Bureau of Census

Medical Facilities

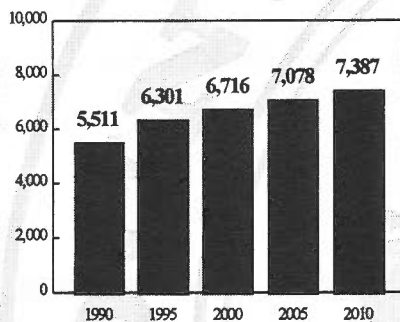
Huron Valley Hospital
Providence Medical Center-Milford

For more information contact:
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Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



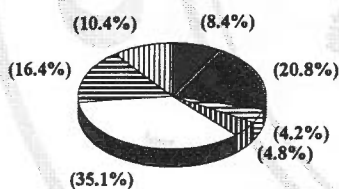
The Village of Milford is a classic example of small town mid-America. The village serves as a commercial center for a population of approximately 25,000. Shops, restaurants and recreational facilities regularly bring visitors from communities such as Ann Arbor and Dearborn. Situated on a main connector road between I-96 and M-59, it provides easy access to work, markets and leisure activities

Population Projections



Source: SEMCOG

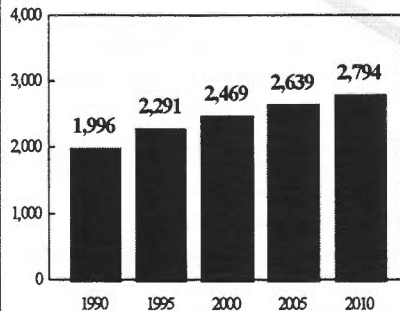
1990 Population by Age



Legend: Under 5, 5-17, 18-20, 21-24, 25-44, 45-64, 65 & Over

Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- 5-Lakes Grill/45
- Appeteaser Inc./65
- Breen's Market, Inc./95
- Iversons Lumber/45
- Kelsey Hayes Co./100
- Kroger Co./80
- McDonalds/55
- The Milford Health Care Clinic/50
- Milford Medical Center/35
- Milford Village/55
- US Postal Service /40

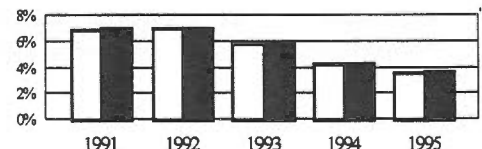
PRODUCT/SERVICE

- Restaurant
- Restaurant
- Grocery Store
- Building Products
- Automotive/Manufacturing
- Grocery Store
- Fast Food Restaurant
- Medical Services
- Medical Services
- Local Government
- Federal Government

LABOR MARKET

- 3.6% Unemployment
- 6,875 Labor Force
- 6,625 Employed

Unemployment Rate



Legend: Milford Village, Oakland County

Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Village of Milford
Water System:	Village of Milford

TRANSPORTATION

Major Highways: 5 miles to I-96, 3 miles to M-59

Public Transit Available: Senior Van Program

GOVERNMENT

- Support Services**

Chamber of Commerce:	Phyllis Motley	(810)685-7129
Village Manager:	Arthur Shufflebarger	(810)684-1515
Downtown Dev. Authority:	Ann Barnette	(810)684-1515

- Incentives**

Milford has the downtown Development Authority in place.

- 1995 Tax Rate**

Homestead:	\$38.45 Per \$1,000 State Equalized Value
Non-Homestead:	\$56.03 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$39,644

Average Housing Costs

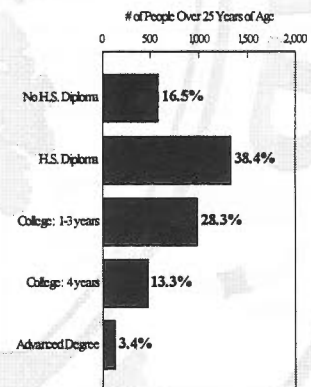
1995: \$126,237

Education

Huron Valley School District

Private/Parochial Schools:
Milford Montessori School: 1-5
West Highland Christian: K-12

Educational Achievement

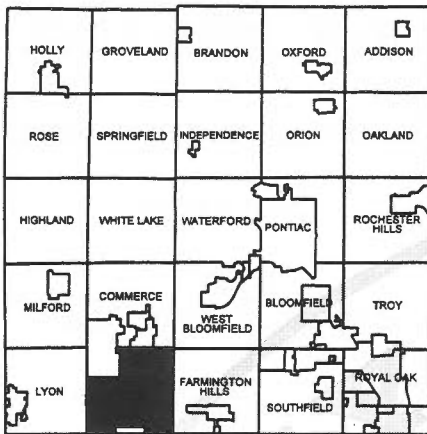


Source: 1990 US Bureau of Census

Medical Facilities

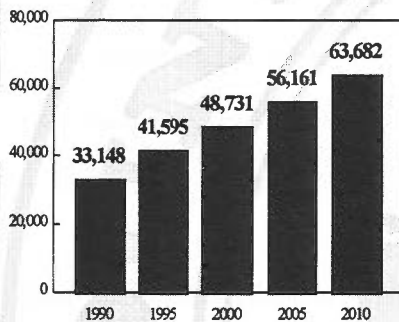
Huron Valley Hospital
Providence Medical Center

For more information contact:
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Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
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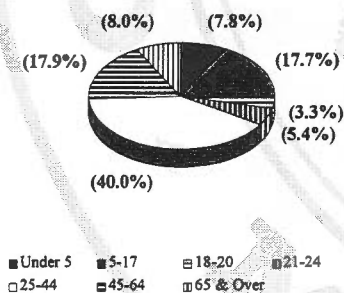
The City of Novi experienced significant residential and non-residential growth during the 1980s. Rural residential development continues to exist, but has decreased due to a rapidly developing commercial center with attendant residential and industrial development. A completely new city center is being created in what was once farmland. Major regional and community shopping centers were created to take advantage of anticipated growth and freeway access.

Population Projections



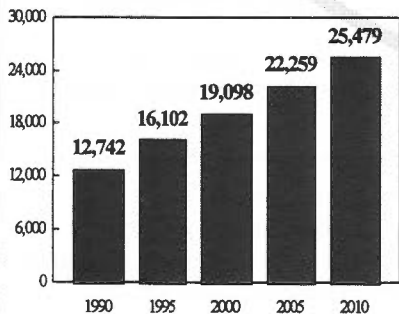
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Allor Manufacturing/100
- Community EMS/185
- Dayton Hudson/720
- Delwal Corp./200
- Digital Equipment Corp./300
- Guardian Industries Corp./260
- Hewlett-Packard Co./300
- Intelligent Controls/180
- Johnson Controls/55
- K Mart Corp./160
- Knight Enterprises/210
- Michigan Tractor & Machinery Co./600
- Micro Craft Inc./110
- Novi Industries/180
- Providence Park Medical Center/135
- Sears Roebuck & Co./340
- Stanley Door Systems/170
- Uniflow Corp./130
- Wisne Automation & Engineering Co./110

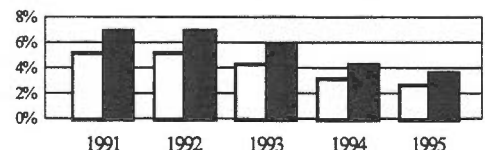
PRODUCT/SERVICE

- Elevators
- Department Store
- Automotive Stampings
- Commercial Machines & Equip.
- Photo Finishing
- Commercial Machines & Equip.
- Plastic Injection Bottles
- Department Store
- Gasoline Service Stations
- Special Tools & Dies
- Medical Services
- Department Store
- Metal Doors
- Bolts, Nuts, Screws & Washers
- Metal Cutting Tools

LABOR MARKET

- 2.7% Unemployment
- 20,050 Total Labor Force
- 19,500 Employed

Unemployment Rate



□ Novi ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
Arbor Commerce Park:	Light Industrial	35
Hickory Corporate Park:	Light Industrial	45
Meadowbridge Corp. Center	Light Industrial	18
Novex One:	Light & Heavy Ind.	70
Novi Industrial Center:	Light Industrial	25
Ten Novi Industrial Park:	Light Industrial	25
Trans-x Dr. Park:	Light & Heavy Ind.	25
Vincenti Industrial Park:	Light Industrial	30

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Detroit Metro Sewer, Water
Water System:	Detroit Metro Sewer Water

TRANSPORTATION

Major Highways: I-275, I-696, I-96, 8 Mile Rd. (M-102), Grand River Ave., Novi Rd.

Public Transit Available: None

GOVERNMENT

- Support Services**

Chamber of Commerce:	Connie Mallett	(810) 349-3743
City Manager:	Edward F. Kriewall	(810) 347-0445
Economic Development:	Jim Wahl	(810) 347-0480

- Incentives**

Novi has participated in tax abatement and tax increment financing programs.

- 1995 Tax Rate**

Homestead:	\$30.78 - \$36.19 Per \$1,000 State Equalized Value
Non-Homestead:	\$45.19 - \$48.77 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$52,289

Average Housing Costs

1995: \$159,644

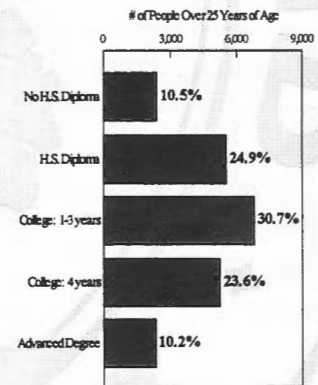
Education

Novi School District
Northville School District
South Lyon School District
Walled Lake School District

Private/Parochial Schools:

Novi Christian: K-12

Educational Achievement

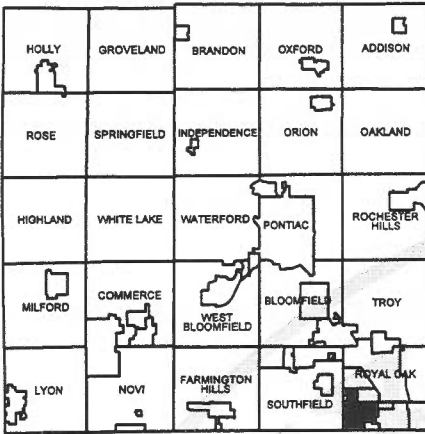


Source: 1990 US Bureau of Census

Medical Facilities

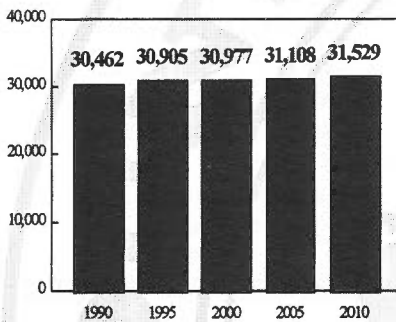
Mission Health/
Providence Park Medical Center-Nov
Woodland Medical Center

For more information contact:
Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



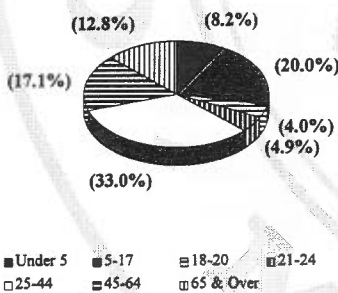
Located on the South side of I-696, the City of Oak Park is a fully-developed mature city with modest homes and shopping. The city is supported by a business community consisting of many small and medium sized businesses.

Population Projections



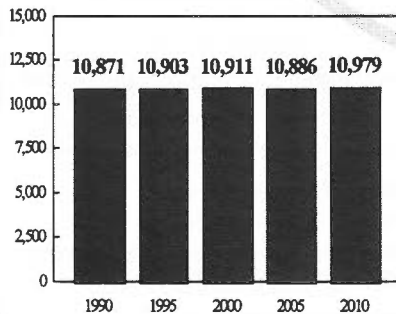
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Barton-Malow Rigging Co./175
- City Building Maintenance Co./345
- Farmer Jack/265
- GTN Industries Inc (Gen TV Network)/185
- Hagopian & Sons Inc./125
- K Mart Corp./245
- Koeplingers Bakery Inc./165
- Mel Farr Ford Inc./170
- Metro Industrial Contractor Inc./140
- National Health Laboratories Inc./160
- Oak Park City/305
- Renaissance Health Care Temp. Serv./505
- Ross Learning Center Inc./295

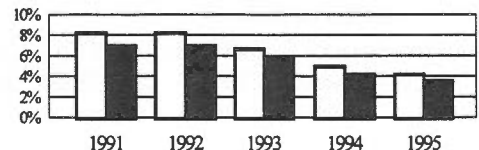
PRODUCT/SERVICE

- General Contractor
- Maintenance Service
- Grocery Store
- Tele-Production Facility
- Rug Merchant
- Department Store
- Bakery
- Automobile Dealership
- Construction Contractor
- Medical Laboratory
- Local Government
- Temp. Employment

LABOR MARKET

- 4.3% Unemployment
- 16,000 Total Labor Force
- 15,325 Employed

Unemployment Rate



□ Oak Park ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Detroit Metro Sewer & Water, Southeastern Oakland County Resource Recovery Authority
Water System:	Detroit Metro Water & Sewer, Southeastern Oakland County Resource Recovery Authority

TRANSPORTATION

Major Highways: I-696, 8 Mile Rd. (M-20), Greenfield Rd., Lodge Fwy. (US-10)

Public Transit Available: SMART

GOVERNMENT

- Support Services**

Chamber of Commerce:	Teri Arbenowske	(810) 547-4000
Community Development:	Louis Szlauer	(810) 547-1331
City Manager:	Daniel Fitzpatrick	(810) 547-1331

- Incentives**

Oak Park has participated in the ACT 198, PA 1974 tax abatement program for industrial facilities.

- 1995 Tax Rate**

Homestead:	\$46.53 - \$50.47 Per \$1,000 State Equalized Value
Non-Homestead:	\$64.80 - \$68.74 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$38,006

Average Housing Costs

1995: \$69,089

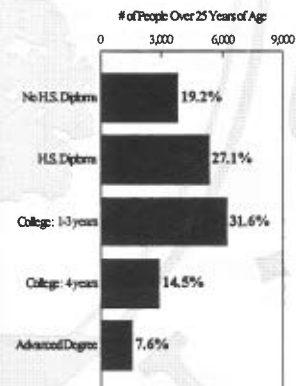
Education

Oak Park School District
Berkley School District
Ferndale School District

Private/Parochial Schools:

Academy of Detroit
Sally Allan Alexander Beth
Jacob School for Girls: 1-12
Yeshiva Gedolah high School

Educational Achievement

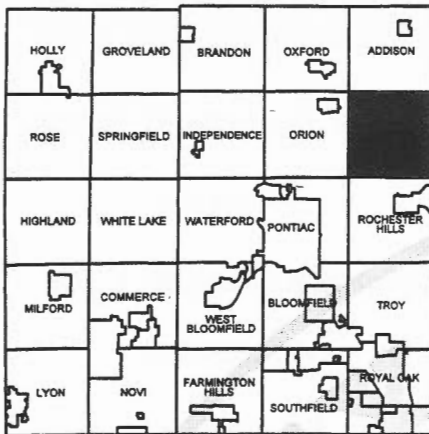


Source: 1990 US Bureau of Census

Medical Facilities

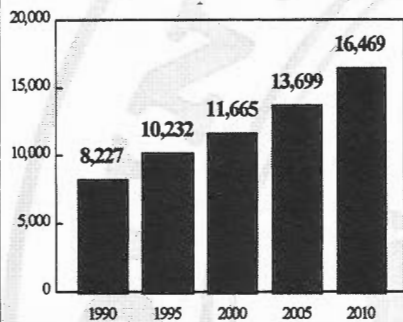
None

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1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



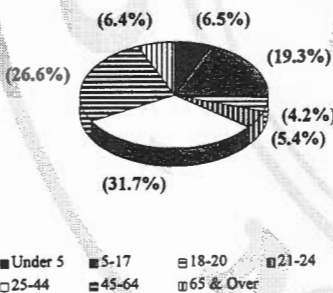
The Township of Oakland is firmly established as a high quality residential area. It contains the most severe slopes in the County which create views of the Paint Creek River Valley cutting through the township. Part of the Bald Mountain State Recreation Area is located in the township and contributes to the rural developmental character.

Population Projections



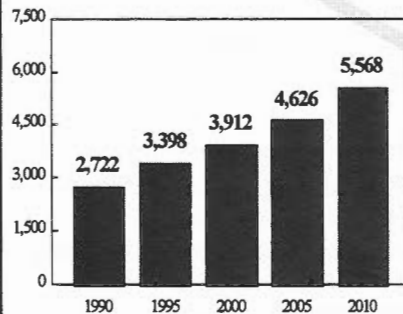
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Goodison Child Care Center/30
- IMC Continental Plastics/110
- Lyon Gear & Machine/100
- S&M Market/30
- Sherwood Forest Landscaping/25

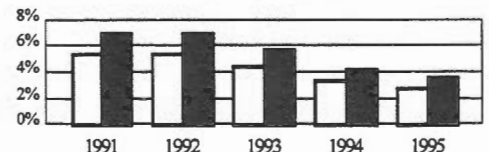
PRODUCT/SERVICE

- Child Care
- Grocery Store
- Nursery

LABOR MARKET

- 2.8% Unemployment
- 4,775 Total Labor Force
- 4,650 Employed

Unemployment Rate



□ Oakland Twp. ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison
Telephone:	Ameritech
Natural Gas:	Consumers Power
Sewer System:	Detroit Metro Sewer, Water & Solid Waste
Water System:	Southeastern Oakland County Water Authority

TRANSPORTATION

Major Highways: None

Public Transit Available: None

GOVERNMENT

- Support Services**

Community Development:	Carolyn L. Phelps	(810) 651-4440
Township Supervisor:	Joan M. Buser	(810) 651-4440

- Incentives**

Oakland Township had no programs at the time of publication.

- 1995 Tax Rate**

Homestead:	\$19.89 - \$25.55 Per \$1,000 State Equalized Value
Non-Homestead:	\$37.89 - \$43.55 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$68,039

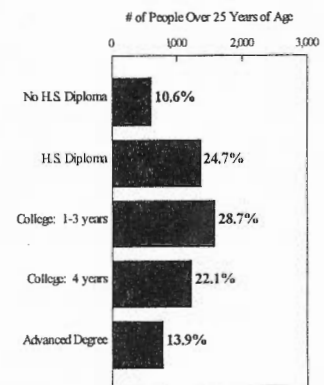
Average Housing Costs

1995: \$241,218

Education

Lake Orion School District
Rochester School District
Romeo School District

Educational Achievement

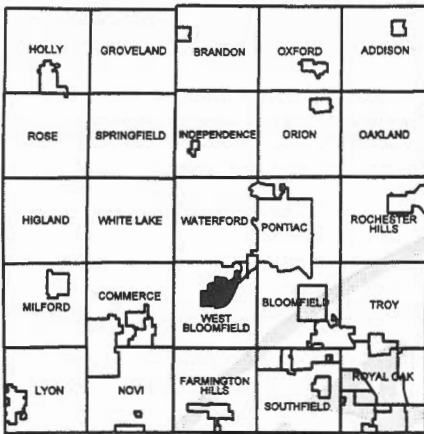


Source: 1990 US Bureau of Census

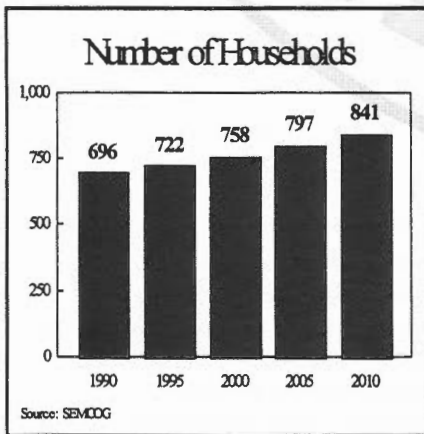
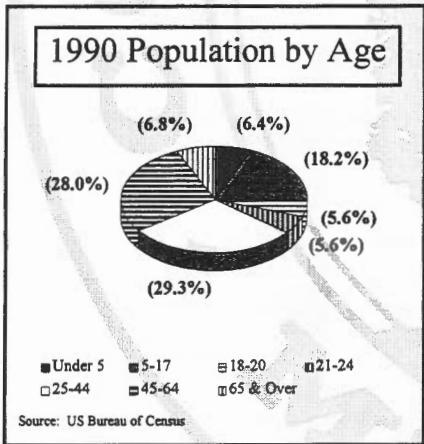
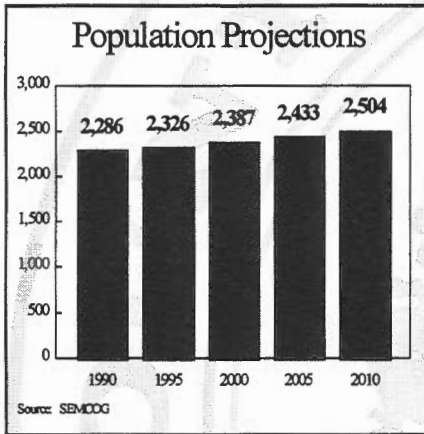
Medical Facilities

None

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1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)858-1080



The City of Orchard Lake Village is a predominately residential community with the lakes in the city being the focal point. There are two small commercial areas and some vacant professional office land available.



MAJOR EMPLOYERS

FIRMSEMPLOYEES

- City of Orchard Lake Village/25
- Jakes on the Lakes/20
- Orchard Food Center/20
- Orchard Lake Country Club/135
- Play It Again Sports/25
- Rite Aid Drugs/20
- St. Mary's College/135
- Village Place Restaurant/30
- Whitney Bloomfield Inc./20

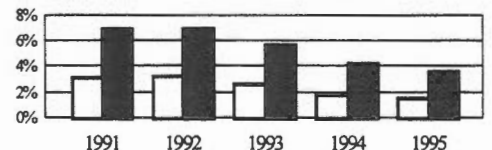
PRODUCT/SERVICE

- Local Government
- Restaurant
- Grocery Store
- Country Club
- Used Sports Equipment
- Pharmacy
- Private Education
- Restaurant
- Nursery School

LABOR MARKET

- 1.6% Unemployment
- 1,325 Total Labor Force
- 1,300 Employed

Unemployment Rate



□ Orchard Lake ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	City Wide Water & Sewer Systems
Water System:	City Wide Water & Sewer Systems

TRANSPORTATION

Major Highways: Orchard Lake Road

Public Transit Available: None

GOVERNMENT

- Support Services**

Chamber of Commerce:

Dorothy Friedl (810) 626-3636

City Clerk:

Janet E. Overholt Green (810) 682-2400

- Incentives**

Orchard Lake Village had no programs at the time of publication.

- 1995 Tax Rate**

Homestead: \$30.89 - \$36.46 Per \$1,000 State Equalized Value

Non-Homestead: \$43.09 - \$45.80 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$108,811

Average Housing Costs

1995: \$373,236

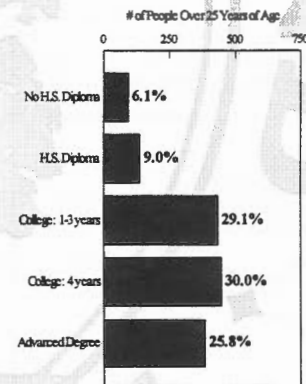
Education

Bloomfield Hills School District
Walled Lake School District
West Bloomfield School District

Private/Parochial Schools:

Our Lady of Refuge: K-8
St. Mary's Preparatory: 9-12

Educational Achievement

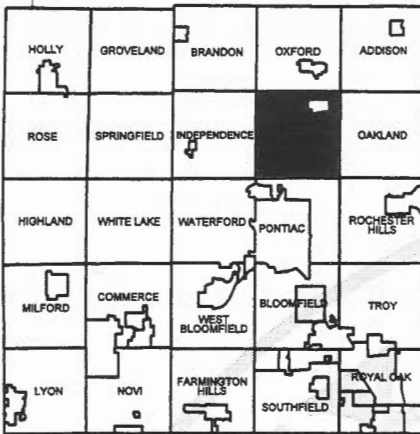


Source: 1990 US Bureau of Census

Medical Facilities

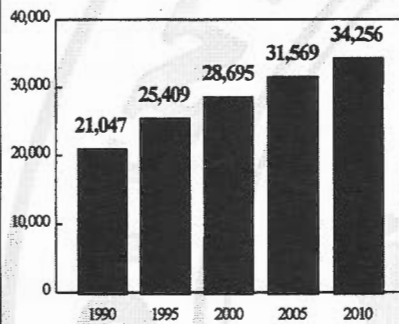
None

For more information contact:
Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



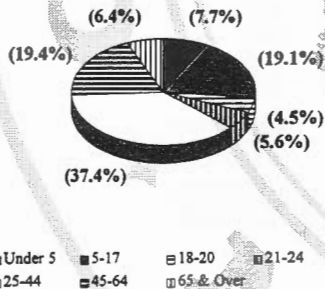
The Township of Orion is primarily rural and is experiencing solid residential growth. Typically modest homes on large lots and acreage parcels are joined by new upscale subdivisions and lake homes. The GM Orion plant and other auto-related industries are located here. Major recreation areas include Bald Mountain State recreation area and Orion Oaks County Park.

Population Projections



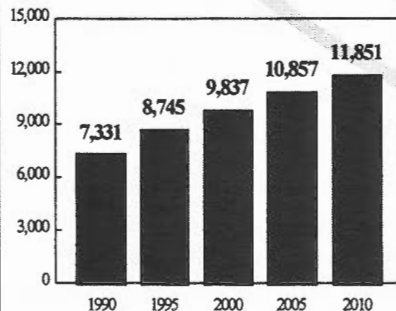
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Canterbury Village/400
- Excell Circuits Co./80
- General Motors Corp./4,100
- Indianwood Golf & Country Club/200
- K-Mart Stores/180
- Koppy Corp./100
- Lake Orion Community Schools/560
- Lamb Technicon/125
- Litton Industrial Automation/60
- MC Aerospace Corp./90
- Schenck Turner/90
- Sensor Development/65

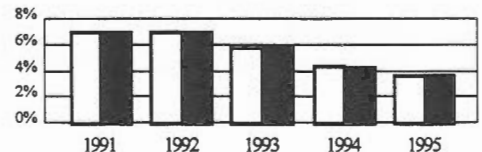
PRODUCT/SERVICE

- Festival Village
- Printed Circuit Boards
- Transportation Equipment
- Golf Course & Restaurant
- Department Store
- Motor Vehicle parts
- Public Education
- Machine Tools
- Aerospace
- Metalworking
- Electronics

LABOR MARKET

- 3.7% Unemployment
- 14,425 Total Labor Force
- 13,900 Employed

Unemployment Rate



□ Orion Twp. ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
Kay Industrial Park:	Light Industrial	36
Northpointe Industrial Park:	Light Industrial	60
Orion Business Park:	Light Industrial	26

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Detroit Metro Sewer & Water, Private Septic
Water System:	Detroit Water, Community Wells and Private Wells.

TRANSPORTATION

Major Highways: I-75 Lapeer Rd. (M-24)

Public Transit Available: Local Van Service for Orion Township Senior and Handicapped Residents.

GOVERNMENT

- Support Services**

Chamber of Commerce:	Pam Little	(810) 693-6300
Township Supervisor:	Doug Brown	(810) 391-0304

- Incentives**

Orion Township had no programs at the time of publication.

- 1995 Tax Rate**

Homestead:	\$27.76 Per \$1,000 State Equalized Value
Non-Homestead:	\$45.76 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$50,383

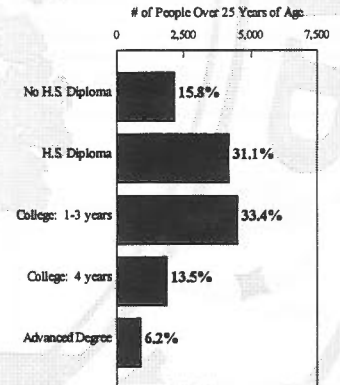
Average Housing Costs

1995: \$131,280

Education

Lake Orion School District
Clarkston School District
Pontiac School District
Rochester School District

Educational Achievement

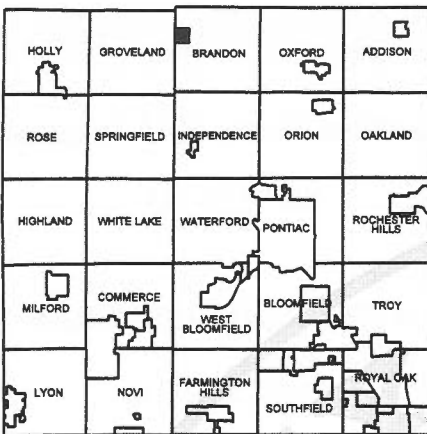


Source: 1990 US Bureau of Census

Medical Facilities

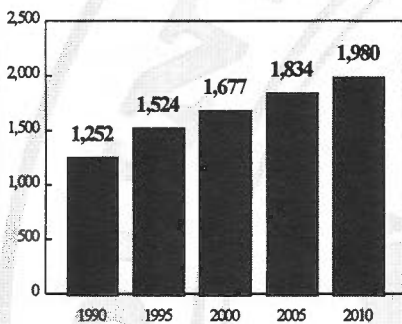
Orion Industrial & Family Clinic

For more information contact:
Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



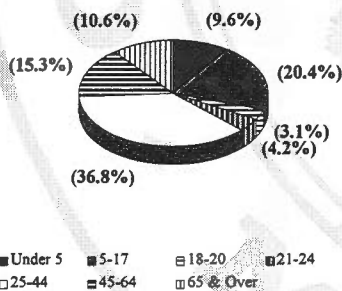
The Village of Ortonville is a quiet, warm and friendly residential community located in the northern central portion of Oakland County. The village comprises one square mile and is the largest incorporated area in the Township of Brandon. The village is proud of its historic nature and has the Old Mill Museum which is listed in the state and historic register.

Population Projections



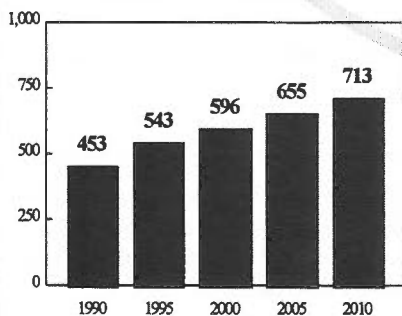
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Brandon Township/25
- Engineering Tube Specialities/40
- McDonald's/40
- Mehra Tube Inc./115
- Ortonville Food Center Inc./45

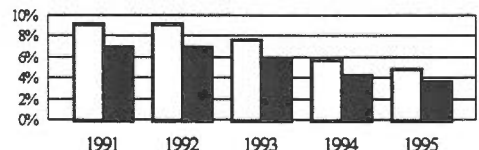
PRODUCT/SERVICE

- Government
- Tubing for Auto Companies
- Fast Food Restaurant
- Fabricated Pipe & Pipe Fittings
- Grocery Store

LABOR MARKET

- 4.9% Unemployment
- 6,875 Total Labor Force
- 6,550 Employed

Unemployment Rate



□ Ortonville Village ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	GTE
Natural Gas:	Consumers Power Co.
Sewer System:	Private
Water System:	Private
Cable TV:	Concord Cablevision

TRANSPORTATION

Major Highways: Ortonville Rd. (M-15)

Public Transit Available: None

GOVERNMENT

- Support Services**

Chamber of Commerce:
Village Manager:

Connie Brender (810) 627-2804
Harvey Fletcher (810) 627-4976

- Incentives**

Ortonville participated in the Commercial Assistance Program (CAP) and has tax increment financing through Downtown Development Authority.

- 1995 Tax Rate**

Homestead: \$35.71 Per \$1,000 State Equalized Value
Non-Homestead: \$53.70 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$47,353

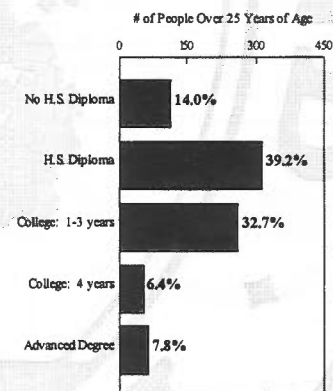
Average Housing Costs

1995: \$103,326

Education

Brandon School District
Three Elementary Schools
One Middle School.

Educational Achievement

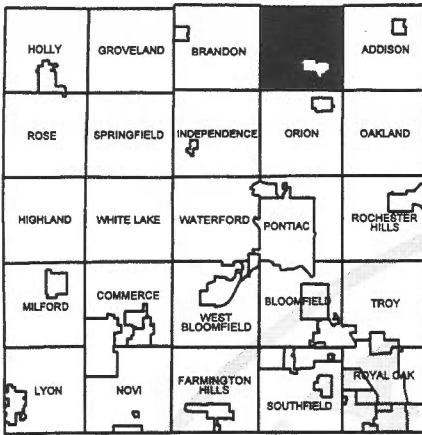


Source: 1990 US Bureau of Census

Medical Facilities

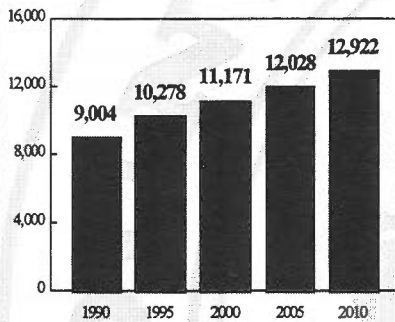
Oakwood Family Medicine

For more information contact:
Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



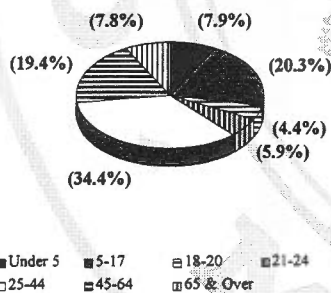
The Township of Oxford has become a home to many industries in the past few years, and is still considered the gravel capitol. It has retained its picturesque rural atmosphere, having the best of both worlds; living in the country yet still enjoying the conveniences of a small city with an array of shops and services for everyone. Oxford also offers extensive recreation facilities for boating, golfing, swimming and picnics. Oxford is a community that greets you with open arms.

Population Projections



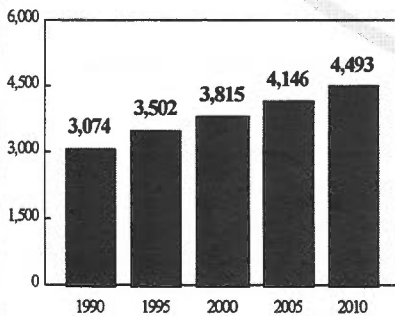
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Advanced Auto Trends Inc./60
- Camp Oakland Youth Program/125
- Community Health Care Center/92
- Finite Filter Division/70
- Foamseal Inc./90
- Food Town Inc./75
- Mantex Corporation/90
- McDonald's/80
- MSP Industries Corp./140
- Odyssey/120
- Oxford Biomedical Research/65
- Parker Hannifin Corp./70
- RLM Industries Inc./100
- Spearing Tool Mfg Co./65

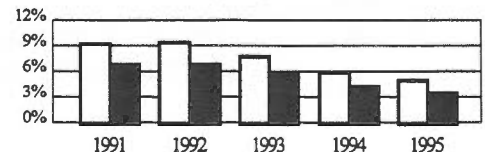
PRODUCT/SERVICE

- Plastic Products
- Youth Training
- Medical Facility
- Filters
- Plastic Products
- Grocery Store
- Plastic Products
- Fast Food Restaurant
- Metal Forming Plant
- Tooling & Machinery
- Medical Services
- Industrial Supplies
- Castings
- Dies

LABOR MARKET

- 5.1% Unemployment
- 6,750 Total Labor Force
- 6,425 Employed

Unemployment Rate



□ Oxford Twp. ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
X-Celsior Industrial Park:	Heavy Industrial	60

UTILITIES

Electric:	Detroit Edison
Telephone:	Ameritech
Natural Gas:	Consumers Power
Sewer System:	Municipal System
Water System:	Private

TRANSPORTATION

Major Highways: Lapeer Rd. (M-24)

Public Transit Available: None

GOVERNMENT

- Support Services**

Chamber of Commerce:	Sarah Ocker	(810)628-0410
Community Development:	Joseph G. Ferrari	(810)628-9787
Township Supervisor:	Curtis W. Wright	(810)628-9787

- Incentives**

Oxford Township had no programs at the time of publication.

- 1995 Tax Rate**

Homestead: \$31.91 - \$32.70 Per \$1,000 State Equalized Value
Non-Homestead: \$49.91 - \$50.69 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$45,898

Average Housing Costs

1995: \$133,300

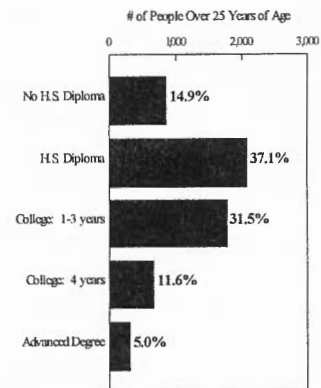
Education

Oxford School District
Orion School District

Private/Parochial Schools:

Indianwood Christian Academy: K-12
Kinsbury: K-8
Oxford Christian Academy: K-12

Educational Achievement

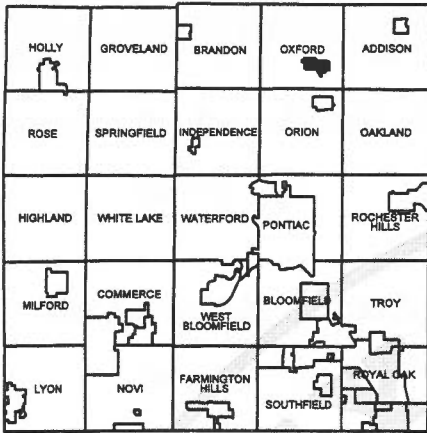


Source: 1990 US Bureau of Census

Medical Facilities

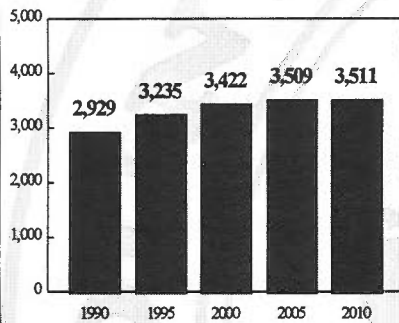
Pontiac Osteopathic Hospital
Health Care Center

For more information contact:
Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)858-1080



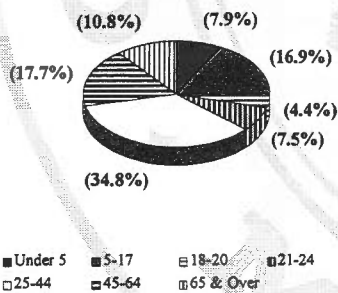
The Village of Oxford is a small town serving a rural but growing township with a full-service downtown. M-24, the north/south link between Pontiac and Lapeer, passes through the village center. Many old homes have historical character which contributes to the quaint character of the village.

Population Projections



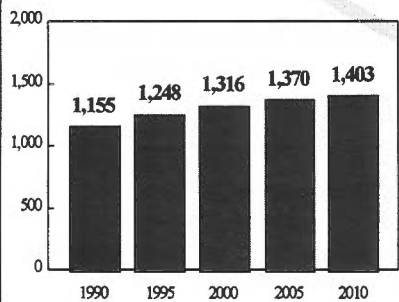
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Industrial Machine Products Inc./70
- Mackie Automotive/70
- Opdyke Stamping Inc./140
- Oxford Bank/50
- Oxford Village Hardware/30
- Saturn Electronics/200

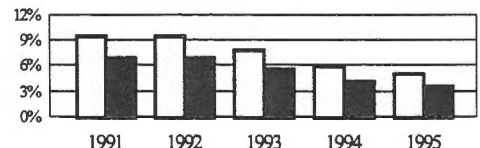
PRODUCT/SERVICE

- Automotive Company Supplier
- Banking Services
- Hardware

LABOR MARKET

- 5.1% Unemployment
- 6,750 Total Labor Force
- 6,425 Employed

Unemployment Rate



□ Oxford Village ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
Drahner Road Industrial Park:	Light Industrial	44
Oxford Industrial Park:	Light Industrial	36,700 sq. ft.

UTILITIES

Electric:	Detroit Edison
Telephone:	Ameritech
Natural Gas:	Consumers Power
Sewer System:	Village of Oxford
Water System:	Village Wells

TRANSPORTATION

Major Highways: Lapeer Rd. (M-24)

Public Transit Available: None

GOVERNMENT

- **Support Services**

Chamber of Commerce:	Nancy Kraft	(810)628-0410
Village Manager:	Darwin D. Parks	(810)628-2543

- **Incentives**

Oxford Community Development Authority Commercial Development Assistance Plan.

- **1995 Tax Rate**

Homestead:	\$38.05 Per \$1,000 State Equalized Value
Non-Homestead:	\$56.05 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$39,830

Average Housing Costs

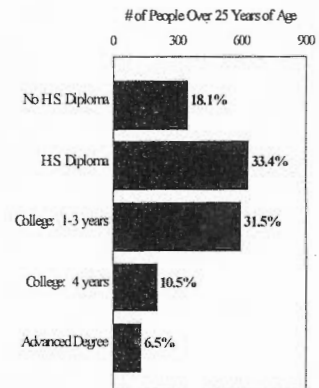
1995: \$115,430

Education

Oxford School District

Private/Parochial Schools:
Upland Hills School: Ages 5-14

Educational Achievement

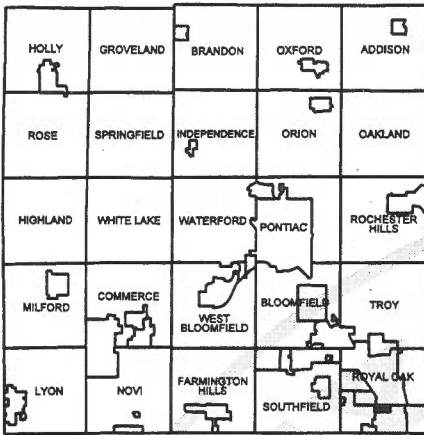


Source: US Bureau of Census

Medical Facilities

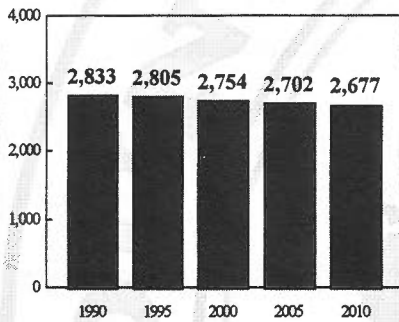
None

For more information contact:
Jeffrey A. Kaczmarek, Manager
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1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
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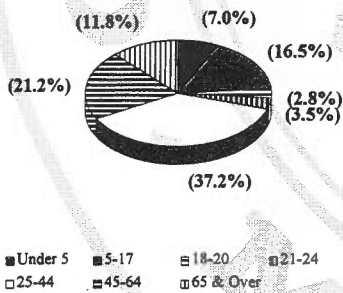
The City of Pleasant Ridge is currently reviewing potential redevelopment opportunities. Developers may be attracted to the city based on its easy access to the I-696 expressway. Pleasant Ridge is 93% residential, and is known for its unique housing stock and extraordinary sense of community.

Population Projections



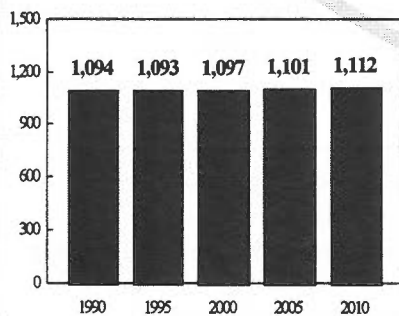
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- AAA - Michigan/35
- Comerica/17
- General Mortgage Corp./25
- Pleasant Ridge City/20
- Walker Wire, Inc./65

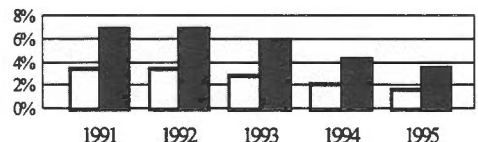
PRODUCT/SERVICE

- Insurance
- Bank
- Mortgage Lender
- Local Government
- Industrial

LABOR MARKET

- 1.8% Unemployment
- 1,675 Total Labor Force
- 1,650 Employed

Unemployment Rate



□ Pleasant Ridge ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric: Detroit Edison
Telephone: Ameritech
Natural Gas: Consumers Power
Sewer System: City of Detroit
Water System: City of Detroit

TRANSPORTATION

Major Highways: I-696, I-75, Woodward Ave.

Public Transit Available: SMART

GOVERNMENT

- **Support Services**

City Manager: Joseph Merucci (810) 541-2900

- **Incentives**

Pleasant Ridge is interested in redeveloping commercial areas in order to optimize use of land.

- **1995 Tax Rate**

Homestead: \$41.54 Per \$1,000 Taxable Value
Non-Homestead: \$59.54 Per \$1,000 Taxable Value

QUALITY OF LIFE

Median Household Income

1995: \$57,599

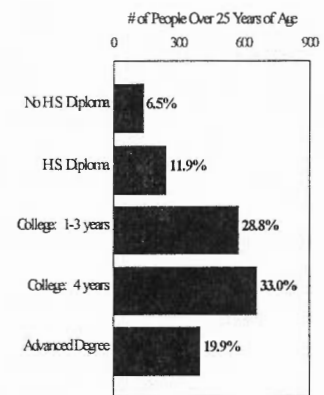
Average Housing Costs

1995: \$129,866

Education

Ferndale School District

Educational Achievement

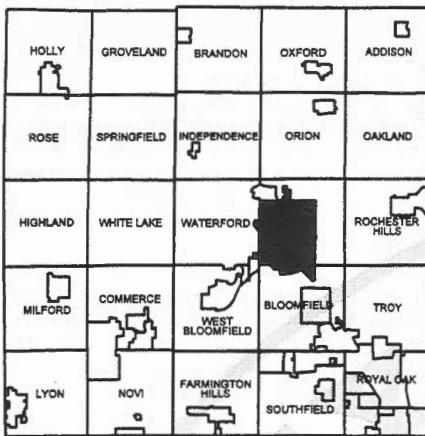


Source: US Bureau of Census

Medical Facilities

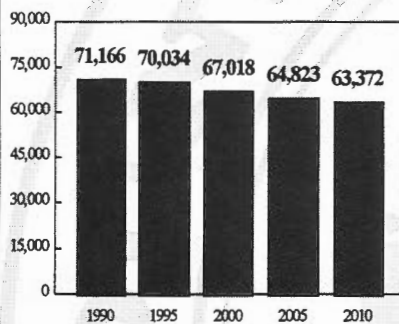
None

For more information contact:
Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)858-1080



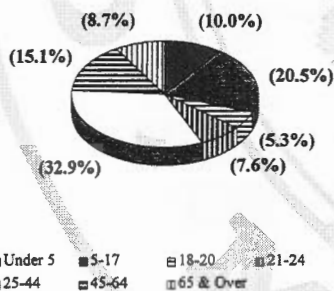
The center of Oakland County and the county seat, the City of Pontiac is a government and health care center and a center for General Motors activities. Fully-developed in the 1950s, Pontiac is redeveloping its downtown and industrial areas. New commercial and office developments are leading the way in reuse of available land. A full menu of modest housing is available.

Population Projections



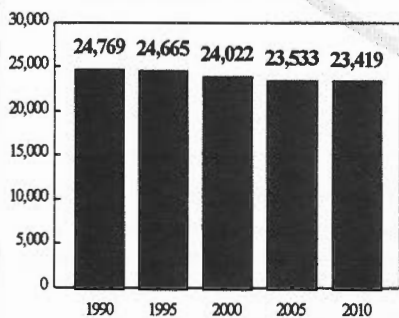
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Ameritech/440
- Burger King/260
- City of Pontiac/950
- Clinton Valley Center/660
- Complete Auto Transit/185
- County of Oakland/4,300
- Detroit Lions/186
- EDS Corp./1,265
- Fairlawn Center/280
- First of America Bank/205
- General Motors Corp./23,147
- St. Joseph Mercy Hospital/3,408
- North Oakland Medical Center/1,505
- The Oakland Press/960
- Orchard Hills Living Center/225
- Pontiac Osteopathic Hospital/1,260
- Pontiac Schools/2,435
- Powers Distributing/200
- State of Michigan/1,885
- United Parcel Service/175
- US Postal Service/860

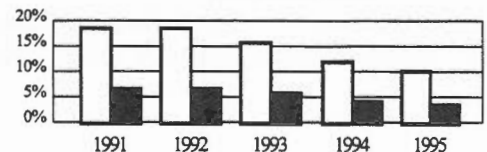
PRODUCT/SERVICE

- Telephone Communications
- Fast Food Restaurant
- Local Government
- Mental Health Hospital
- Local Trucking
- Government
- Professional Sports
- Computer Integrated System Design
- Youth Mental Health Services
- Financial
- Transportation Equipment
- Health Services
- Health Services
- Newspaper
- Nursing Home
- Health Services
- Education
- Beverage Distributors
- State Government
- Parcel Delivery
- Mail Service

LABOR MARKET

- 10.3% Unemployment
- 31,575 Total Labor Force
- 28,325 Employed

Unemployment Rate



□ Pontiac ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
Highwood Industrial Park:	Light Manufacturing	90
Silverdome Industrial Park:	Light Industrial	40

UTILITIES

Electric:	Detroit Edison
Telephone:	Ameritech
Natural Gas:	Consumers Power
Sewer System:	Detroit Metro Sewer, Water
Water System:	Detroit Metro Sewer, Water

TRANSPORTATION

Major Highways: M-59, Dixie Hwy. (US-10), Telegraph Rd. (US-240), Woodward Ave.

Public Transit Available: SMART

GOVERNMENT

• Support Services

Chamber of Commerce:	Lois Christman	(810) 335-9600
Mayor:	Walter Moore	(810) 857-7677
Community Development:	Steve Manning	(810) 857-7619

• Incentives

The City of Pontiac has participated in ACT 198, PA 1974 tax abatement program for industrial facilities. The city has also participated in the Downtown Development Authority and the Tax Increment Finance Authority.

• 1995 Tax Rate

Homestead:	\$48.92 Per \$1,000 State Equalized Value
Non-Homestead:	\$66.93 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$24,440

Average Housing Costs

1995: \$47,780

Education

Pontiac School District

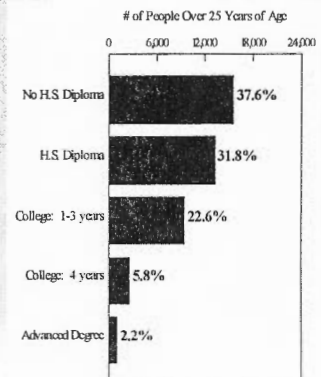
Private/Parochial Schools:

Greater life Academy

Nazarene Christian School: Pre-5

Notre Dame Preparatory School: 9-12

Educational Achievement



Source: 1990 US Bureau of Census

Medical Facilities

Clinton Valley Center: 500 Beds

North Oakland Center-Pontiac

General Hospital: 385 Beds

Pontiac Osteopathic Hospital: 240 Beds

St. Joseph Mercy Hospital: 531 Beds

For more information contact:

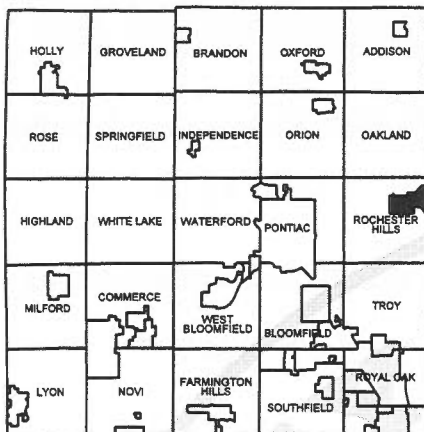
Jeffrey A. Kaczmarek, Manager

Oakland County Development & Planning

1200 N. Telegraph Road, Dept. 412

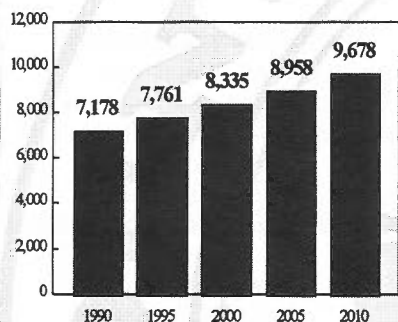
Pontiac, Michigan 48341-0412

(810) 858-0720 Fax: (810) 858-1080



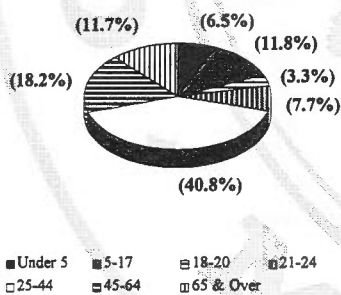
The City of Rochester, dating from the 1850s, is a vibrant small town, the epitome of the small town in America. Most of the original buildings comprising downtown are still in use. Tree-lined streets of neighborhoods with modest homes give the city much of its charm. Paint Creek and the Clinton River flow through the city and the municipal park provides a people focus for the city.

Population Projections



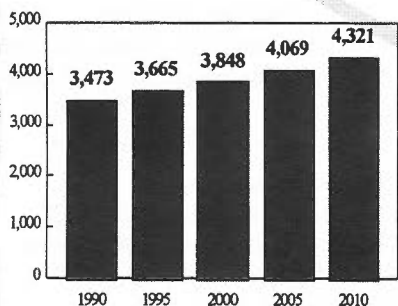
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Immuno US Inc./115
- Mitzelfeld's Inc./85
- O'Shea's Tavern/80
- Park Davis Sterile Products Div./580
- Rochester Mfg Co Inc./230
- Superior Plastic/280
- US Postal Service/155

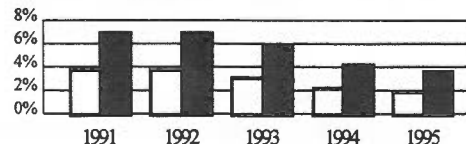
PRODUCT/SERVICE

- Pharmaceuticals
- Department Store
- Restaurant
- Pharmaceuticals
- Iron & Steel Forgings
- Plastics & Automotive Parts
- Mail Service

LABOR MARKET

- 2.0% Unemployment
- 4,725 Total Labor Force
- 4,650 Employed

Unemployment Rate



□ Rochester ■ Oakland County

Source: MESG

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison
Telephone:	Ameritech
Natural Gas:	Consumers Power
Sewer System:	Locally Owned
Water System:	Locally Owned Well System/ Partial Detroit Water

TRANSPORTATION

Major Highways: Rochester Rd. (M-150)

Public Transit Available: None

GOVERNMENT

- Support Services**

Chamber of Commerce:	Katie Plummer	(810) 651-6700
City Manager:	Kenneth A. Johnson	(810) 651-9061
Community Development:	Carl Renius	(810) 651-9061
Economic Development:	Kenneth A. Johnson	(810) 651-9061

- Incentives**

Rochester has participated in ACT 198, PA 1974 tax abatement for industrial facilities and Downtown Development Authority tax increment financing authority.

- 1995 Tax Rate**

Homestead:	\$35.52 Per \$1,000 State Equalized Value
Non-Homestead:	\$53.51 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$38,330

Average Housing Costs

1995: \$113,884

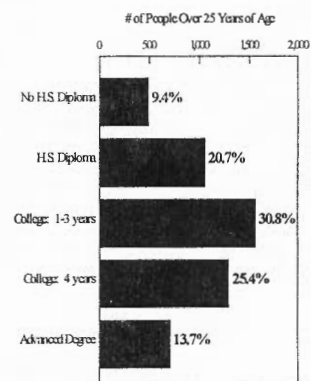
Education

Rochester School District

Private/Parochial:

Holy Family Regional School: K-8
Oak Arbor Church School
St. John Lutheran: Pre-8

Educational Achievement



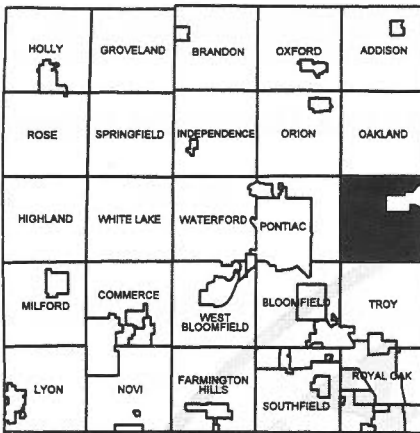
Source: 1990 US Bureau of Census

Medical Facilities

Crittenton Hospital

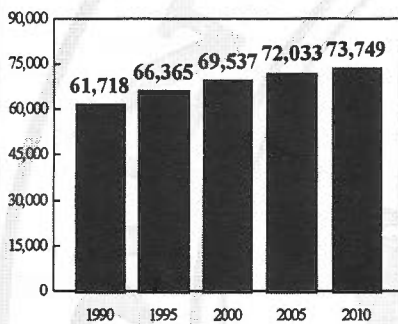
For more information contact:

Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
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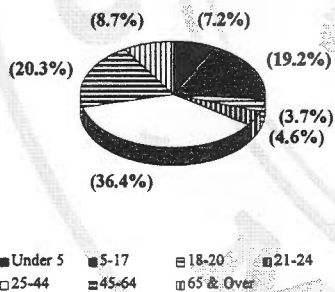
The City of Rochester Hills has developed as a 75% residential community. Areas designated for commercial, office and industrial uses are planned and built in harmony with the residential atmosphere of the surrounding community. Mixed development is encouraged in the city's new ORT zoning districts, where office, research & technology, and ancillary uses can coexist in an upscale business environment.

Population Projections



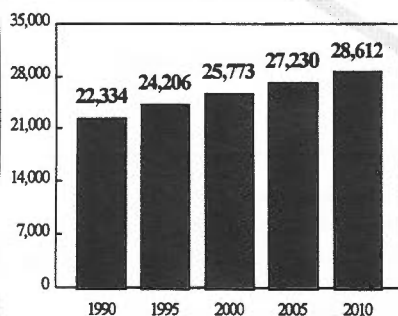
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- American Axle/145
- Bordine's Nursery Co./205
- City of Rochester Hills/340
- Crittenton Hospital/1,575
- Fibercraft/DESCon/320
- Jacobson's/205
- Lear Seating Corp./300
- Lectron Products/670
- Marketing Force Inc./440
- Mascotech Stamping Tech./280
- Mastercraft Leather Co./525
- Meijer Inc./715
- MPI International Inc./480
- Oakland University/1,550
- Peachwood Inn/215
- PaPa Joe's/215
- TRW Technar Inc. 3/295
- Unique Fabricating Inc./240
- Webasto North America/290
- Wright & Filippis Inc./470

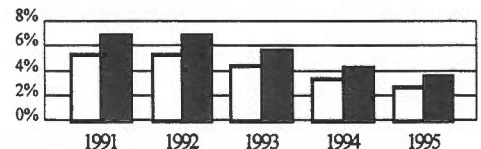
PRODUCT/SERVICE

- Automotive Axle
- Florist/Greenhouse/Landscaping
- Local Government
- Health Services
- Engineering
- Department Store
- Automotive Car Seats
- Electrical Auto Products
- Business Service
- Leather Upholstery
- Department Store
- Metal Stamping
- Education
- Nursing Home
- Grocery Store
- Electronic Components
- Die Cut Foam & Rubber
- Automotive Sun Roofs
- Medical, Orthotics & Prosthetics

LABOR MARKET

- 2.8% Unemployment
- 35,700 Total Labor Force
- 34,675 Employed

Unemployment Rate



□ Rochester Hills ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

NAME	ZONING	ACRES
ADCO Properties Bldg. 38	Light Industrial	2.5
Avon Industrial Park;	Light & Heavy Ind.	33
Avon Tech Park:	Light Industrial	50
Commerce Park:	Light Industrial	20
Industro-Plex, East:	Light Industrial	40
Industro-Plex West:	Light & Heavy Ind.	20
Northfield Industrial Park:	Light Industrial	60
Rochester Hills Corporate Center:	Light Industrial	200
Rochester Hills Executive Park:	Light Industrial	103
Rochester Industrial Park:	Light Industrial	35
Royce Haley Industrial Park:	Light Industrial	15
T.A.N. Industrial Park:	Light Industrial	40

UTILITIES

Electric:	Detroit Edison
Telephone:	Ameritech
Natural Gas:	Consumers Power
Sewer System:	Detroit Metro Sewer, Water & Solid Waste
Water System:	Detroit Metro Sewer, Water & Solid Waste

TRANSPORTATION

Major Highways: M-59, Auburn Rd (old M-59), Crooks Rd., Rochester Rd. (M-50), Walton Blvd.

Public Transit Available: None

GOVERNMENT

• Support Services

Chamber of Commerce:	Katie Plummer	(810) 651-6700
Mayor:	Ken Snell	(810) 656-4664
Economic Development:	Douglas Walther	(810) 656-4605
Local Development Financing Authority:	Patricia Goodwin	(810) 656-4660

• Incentives

Rochester Hills had no programs at the time of publication.

• 1995 Tax Rate

Homestead:	\$28.48 - \$32.05 Per \$1,000 State Equalized Value
Non-Homestead:	\$46.48 - \$47.20 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$60,875

Average Housing Costs

1995: 162,371

Education

Rochester School District
Avondale School District

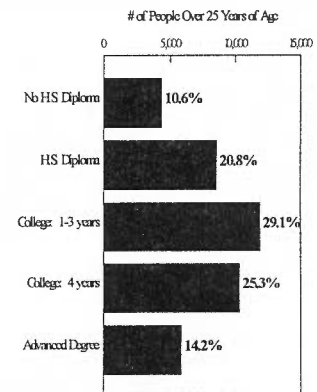
Private/Parochial Schools:

Acadia Montessorri: Pre-5
Brookfield Academy
Lutheran High School Northwest
Rochester hills Christian Schools: K-12

Colleges/Universities:

Michigan Christian College
Oakland University

Educational Achievement



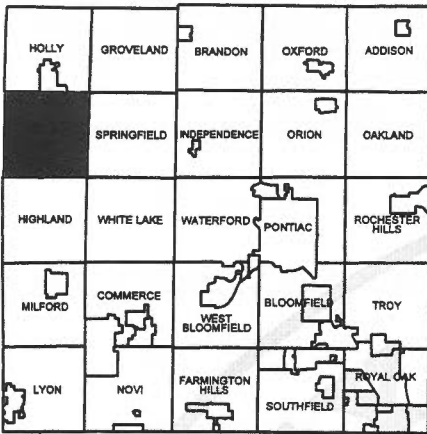
Source: 1990 US Bureau of Census

Medical Facilities

William Beaumont Medical Office Bldg.
Crittenton Hospital
Henry Ford Medical Office Building

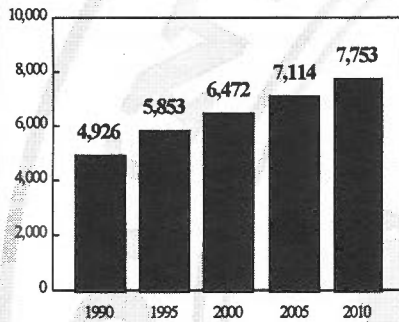
For more information contact:

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1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810) 858-0720 Fax: (810) 858-1080



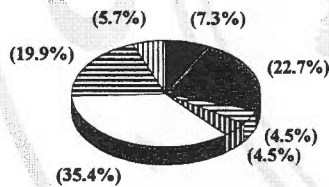
The Township of Rose is a small rural community with five large lakes. It once was a thriving farming community and today there are still a few large producing farms. The people who are moving into the community are doing so for its rural beauty and open spaces.

Population Projections



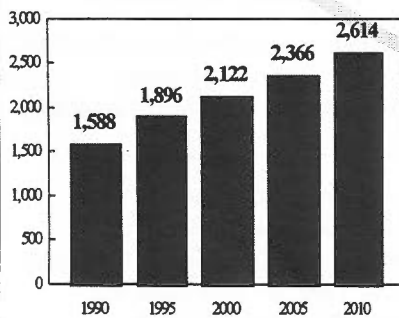
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

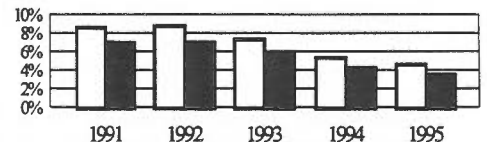
MAJOR EMPLOYERS

None

LABOR MARKET

- 4.7% Unemployment
- 2,750 Total Labor Force
- 2,625 Employed

Unemployment Rate



□ Rose Twp. ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric: Detroit Edison Co.,
Consumers Power Co.
Telephone: Ameritech
Natural Gas: Consumers Power Co.
Sewer System: Private
Water System: Private

TRANSPORTATION

Major Highways: Davisburg Rd., Hickory Ridge Rd., Milford Rd.

Public Transit Available: None

GOVERNMENT

- **Support Services**

Township Supervisor:

Michael A. Izzo

(810)634-7222

- **Incentives**

Rose Township had no programs at the time of publication.

- **1995 Tax Rate**

Homestead: \$21.63 - \$21.88 Per \$1,000 State Equalized Value

Non-Homestead: \$39.62 - \$39.87 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$50,632

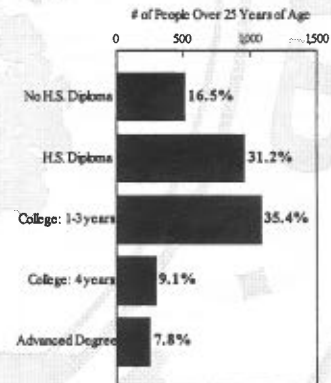
Average Housing Costs

1995: \$113,437

Education

Fenton School District
Holly School District

Educational Achievement



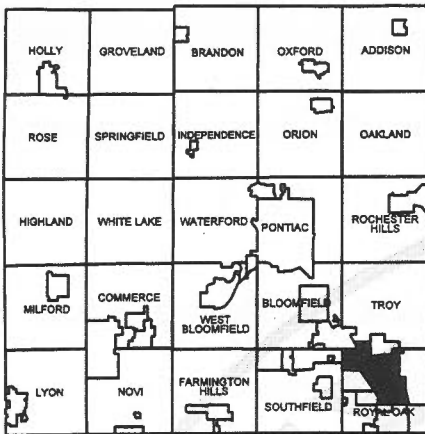
Source: 1990 US Bureau of Census

Medical Facilities

None

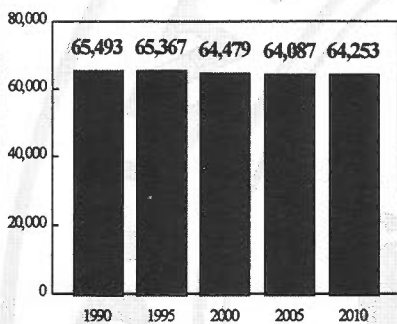
For more information contact:

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1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555



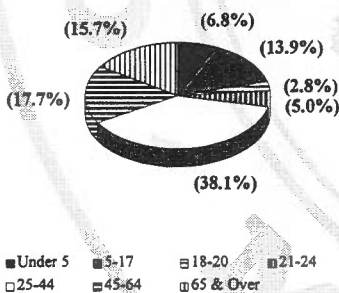
Incorporated in 1921, the City of Royal Oak is a mature residential community. The city is known for its residential and governmental stability, its diversified and attractive neighborhoods and its fine downtown district. There are several theaters including the Royal Oak Music Theater, the Main Art Theater, and the Baldwin Theater. Additional recreational activities include the Detroit Zoological Park, the Royal Oak Farmers Market, the Senior Community Center, two indoor ice arenas, two nine-hole golf courses, a private golf club, and five hundred and forty-six acres of park land. Centrally located in the northern metropolitan area, the city is ideally located to look toward the future for additional commercial and residential growth.

Population Projections



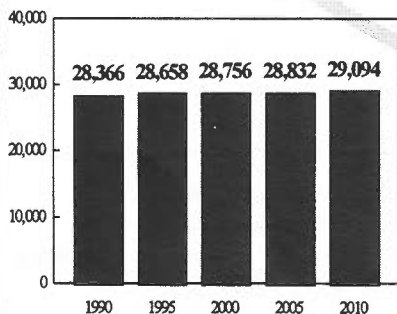
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Consumers Power Co./615
- Deco Grand Inc./310
- First of America Bank - SE Mich. NA/844
- Forming Technology Co./260
- Hawthorne Metal Products Co./320
- IE&E Industries Inc./110
- Industrial & Automotive Fastener Inc./100
- Judson Center/290
- Key Mfg. Group Sales/100
- Macso Industries/340
- Meijer Inc./835
- National Bank of Royal Oak/110
- Ross Operating Valve/95
- Royal Oak Industries/240
- William Beaumont Hospital/8,100

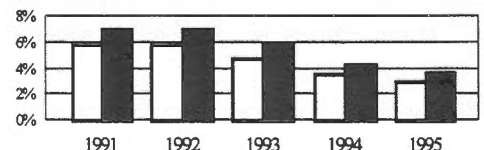
PRODUCT/SERVICE

- Natural Gas
- Transportation Equipment
- Financial Services
- Dies, Fixtures, Jigs & Tools
- Metal Stamping
- Dies, Fixtures, Jigs & Tools
- Bolts, Nuts, Screws, Etc.
- Residential Rehabilitation Center
- Bolts, Nuts, Screws, Etc.
- Automotive Stampings
- Department Store
- Financial Services
- Fittings, Pipes & Valves
- Industrial Machinery
- Health Services

LABOR MARKET

- 2.8% Unemployment
- 4,775 Total Labor Force
- 4,650 Employed

Unemployment Rate



□ Royal Oak ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
East Lincoln Place:	Light Industrial	1
Oak Industrial Park:	Heavy Industrial	22

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	City of Royal Oak
Water System:	City of Royal Oak

TRANSPORTATION

Major Highways: I-696, I-75, Woodward Ave..

Public Transit Available: SMART

GOVERNMENT

- Support Services**

Chamber of Commerce:	Teri Arbenowske	(810) 547-4000
Community Development:	Charles M. DiMaggio	(810) 544-6644
City Manager:	Lawrence Doyle	(810) 544-6600

- Incentives**

Royal Oak has granted tax abatements under ACT 198, PA 1974 and PA 255 of 1978 and is using tax increment financing under the DDA Act. It also had an economic development corporation.

- 1995 Tax Rate**

Homestead:	\$28.11 - \$38.11 Per \$1,000 State Equalized Value
Non-Homestead:	\$46.11 - \$50.31 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$55,534

Average Housing Costs

1995: \$102,517

Education

Royal Oak School District
Berkley School District
Clawson School District

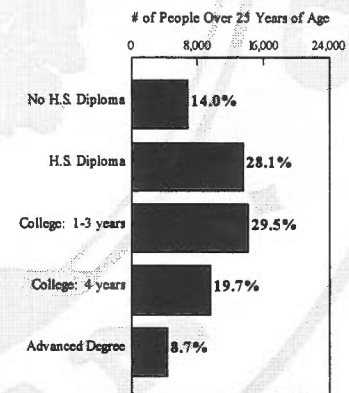
Private/Parochial Schools:

Luckett Christian Academy: Pre-8
Shrine Academy/High School: 7-12
Shrine of the Little Flower: Pre-6
St. Dennis: Pre-8
St. Mary Elementary: Pre-8
St. Paul Lutheran: Pre-8

Colleges/Universities:

Oakland Community College
Oakland University Extension Courses

Educational Achievement



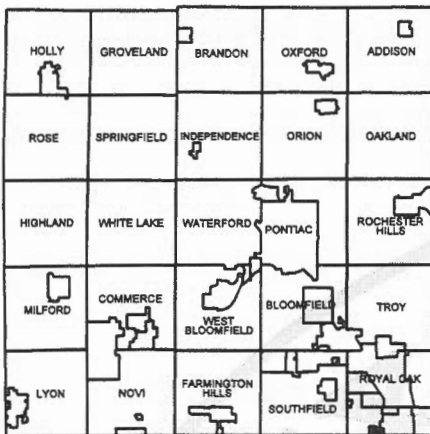
Source: 1990 US Bureau of Census

Medical Facilities

William Beaumont Hospital: 919 beds

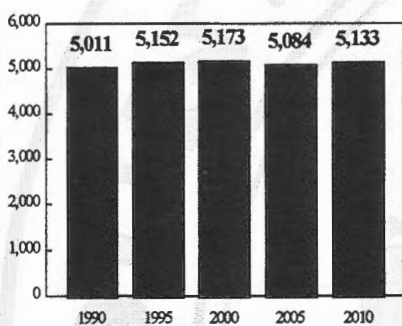
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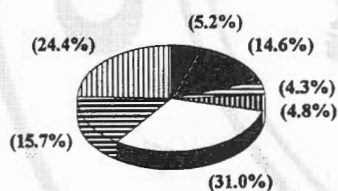
The Charter Township of Royal Oak is an incorporated residential community located in two separate areas in southeastern Oakland County.

Population Projections



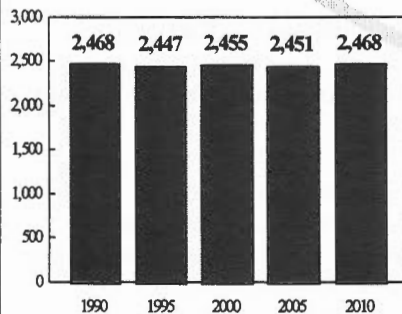
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Burger King/25
- Kingswood Hospital/200
- Kroger Co./300
- McDowell & Associates/40
- Northwestern Dodge/85
- Oil Dispatch/10
- Popeyes/15
- Seafood Bay/15
- Squire Supply/10
- WCSX/WHND/50

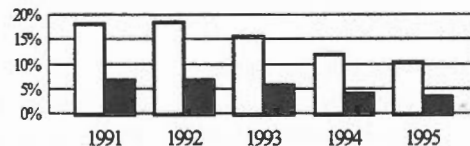
PRODUCT/SERVICE

- Restaurant
- Psychiatric Hospital
- Grocery Store
- Soil Engineers
- Automobile Dealership
- Automobile Service
- Restaurant
- Restaurant
- Heating/Cooling Service
- Radio Communications

LABOR MARKET

- 10.4% Unemployment
- 2,175 Total Labor Force
- 1,950 Employed

Unemployment Rate



□ Royal Oak Twp. ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
Royal Industrial Park:	Light Industrial	46

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Detroit Metro Sewer, Water & Solid Waste
Water System:	Detroit Metro Sewer, Water & Solid Waste

TRANSPORTATION

Major Highways: 8 Mile Rd., Greenfield Rd., 10 Mile Rd.

Public Transit Available: SMART Covers 10 mile & Greenfield
DDOT Covers 8 mile

GOVERNMENT

- **Support Services**

Township Supervisor:	Jerry L. Saddler	(810) 547-9800
Planning & Management:	McKenna Associates Inc.	(810) 553-0290

- **Incentives**

The Township of Royal Oak has participated in ACT 198, PA 1974 tax abatement for industrial facilities and has a Downtown Development Authority.

- **1995 Tax Rate**

Homestead:	\$25.63 - \$29.53 Per \$1,000 State Equalized Value
Non-Homestead:	\$43.62 - \$47.53 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$18,244

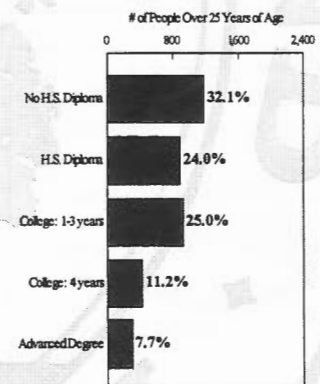
Average Housing Costs

1995: \$32,700

Education

Berkley School District
Ferndale School District
Oak Park School District

Educational Achievement

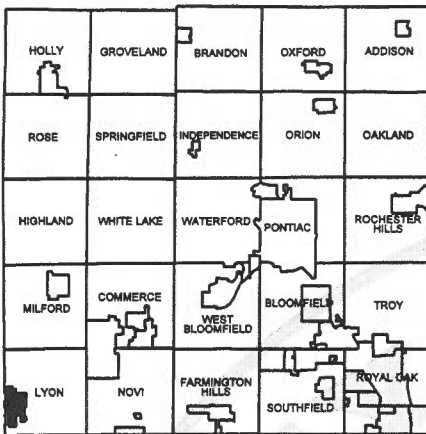


Source: 1990 US Bureau of Census

Medical Facilities

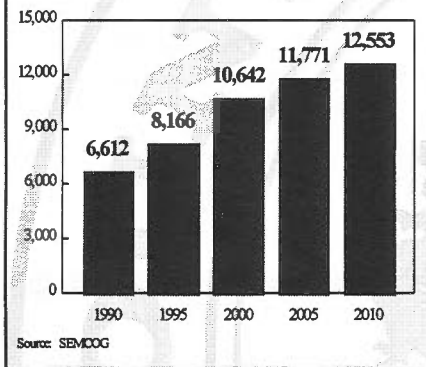
None

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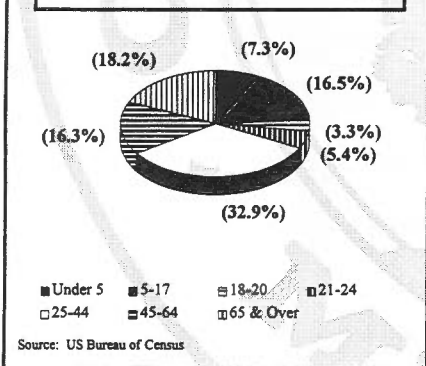


The City of South Lyon, a full-service city, serves the rural townships that surround it. The small town atmosphere is unique in an area of the county that is developing without definable downtowns. Originally established as an agricultural center built around two railroads and incorporated as a city in 1930, South Lyon is becoming a small center for manufacturing.

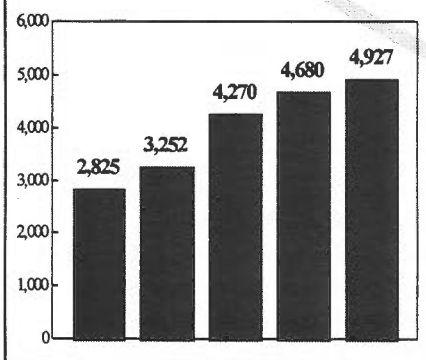
Population Projections



1990 Population by Age



Number of Households



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- City of South Lyon/40
- Danice Manufacturing/20
- Huron Valley Ambulance/40
- Michigan Seamless Tube/300
- Salem Engelhard/110
- South Lyon Community School/540
- Sun Steel Treating Inc./60
- Tepco Inc./20
- United Insurance Group/40

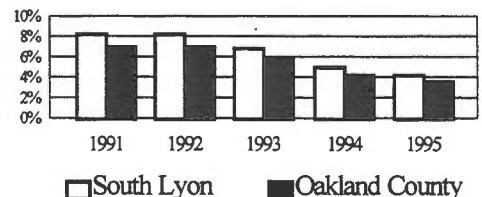
PRODUCT/SERVICE

- Local Government
- Screw Machine Products
- Advance /Basic Life Support
- Steel Works & Rolling Mills
- Environmental Equipment
- Public Education
- Steel Treating
- Steel Tube Fabricating
- Long Term Health Care

LABOR MARKET

- 4.3% Unemployment
- 3,050 Total labor force
- 2,925 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
South Lyon Industrial Park :	Light Industrial	71

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Public Treatment Facility
Water System:	City-Treated Water System

TRANSPORTATION

Major Highways: Pontiac Trail, 10 Mile Rd.

Public Transit Available: None

GOVERNMENT

- Support Services**

Chamber of Commerce:	Lisa Willard	(810)437-3257
Community Development:	Rodney L. Cook	(810)437-1735
City Manager:	Rodney L. Cook	(810)437-1735

- Incentives**

South Lyon has participated in ACT 198, PA 1974 tax abatement programs for industrial facilities. South Lyon has a Downtown Development Authority.

- 1995 Tax Rate**

Homestead:	\$36.72 Per \$1,000 State Equalized Value
Non-Homestead:	\$54.72 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$35,590

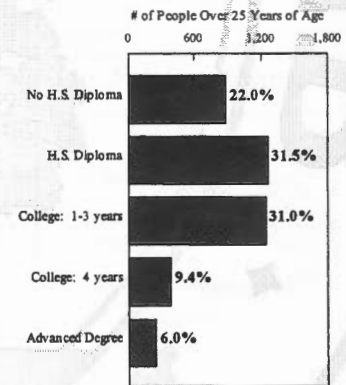
Average Housing Costs

1995: \$112,288

Education

South Lyon Community Schools

Educational Achievement

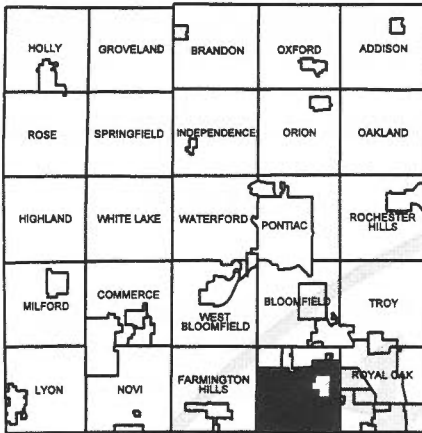


Source: 1990 US Bureau of Census

Medical Facilities

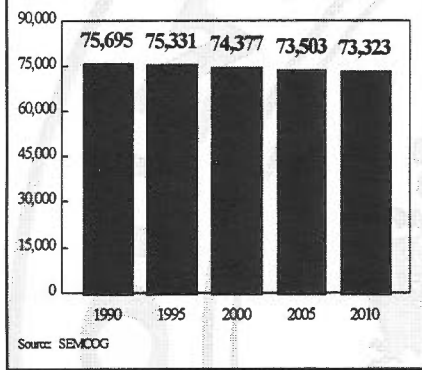
Providence Medical Center

For more information contact:
Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555

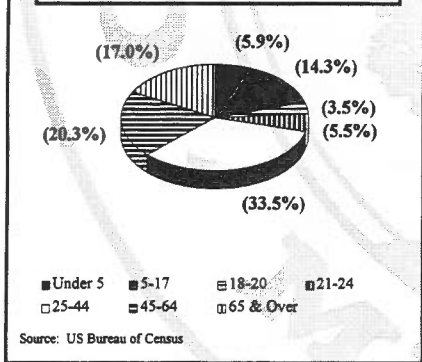


The City of Southfield offers a diverse range of activities and services for its residential and business populations. Southfield is home to Oakland County's largest office complex as well as more than 6,000 businesses, including 140 "Fortune 500" companies. Its office base consists of nearly 25 million square feet of existing office space and an additional two million square feet planned or under construction, with a daytime population exceeding 166,000 persons. As Michigan's #1 business community, which supports two-thirds of the city's tax base, Southfield will continue to provide a high quality residential and business environment long into the future.

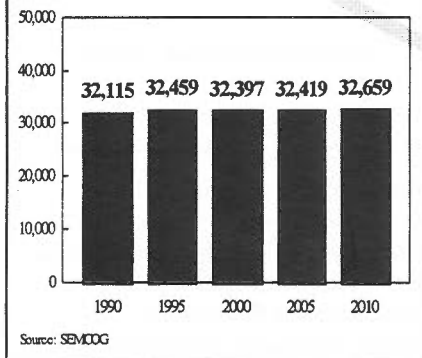
Population Projections



1990 Population by Age



Number of Households



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Allied Signal Automotive/675
- BASF Inmont/1,000
- CMI International/600
- Dayton Hudson Corp./790
- D.O.C. Optics Corp./575
- Electronic Data Systems/945
- Federal Mogul Corp./600
- FTD/300
- Guardian Alarm/1,080
- Hospice Southeastern Michigan/450
- IBM/800
- Lawrence Technological University/480
- Lear Siegler Seating Corp./775
- Nation Wide Security Inc./935
- New York Carpet World Inc./900
- Nippondenso America, Inc./300
- Plante & Moran/355
- Progressive Tool Industry/2,680
- Providence Hospital/3,380
- Radisson Plaza Hotel/430
- Thorn Apple Valley/3,300
- Universal Standad Medical Labs/505
- W.B. Doner/275

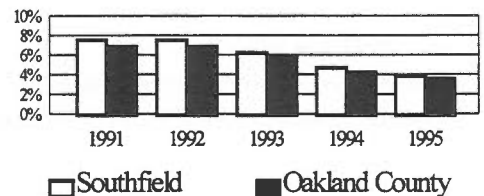
PRODUCT/SERVICE

- Brakes, Seatbelts, Spark Plugs, HQ R&D
- Automotive Components
- Department Store
- Optical HQ
- Business Office
- Automotive - World HQ
- Florists, World HQ
- Security Systems
- Health Care
- Business Office
- Education
- Manufacturing & Research
- Security Systems
- Retail
- Automotive Components
- C.P.A.
- Manufacturing
- Health Services
- Hotel
- Packaged Meats HQ
- Medical Laboratory
- Advertising

LABOR MARKET

- 4.0% Unemployment
- 44,450 Total Labor Force
- 42,675 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
Bridge Street Industrial:	Light Industrial	48
Southfield TechneCenter I & II:	Light Industrial	72

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Oakland County Sanitary Sewer District
Water System:	Southeastern Oakland County Water Authority

TRANSPORTATION

Major Highways: Reuther Freeway (I-696), Southfield Freeway (M-39), Eight Mile Rd. (M-102), Lodge Fwy. (US-10), Telegraph Rd. (US-24)

Public Transit Available: SMART

GOVERNMENT

- Support Services**

Chamber of Commerce:	Eddie G. Powers	(810)353-6444
City Administrator:	Robert R. Block	(810)354-9617
Economic Development:	Donald J. Gross	(810)354-4843

- Incentives**

Southfield has participated in tax abatement ACT 198, PA 1974. Its policy is to use the abatement for retention purposes only. The city has also participated in Tax Increment Financing Authority ACT 450, PA 1980. There is a commercial rehabilitation bank loan fund through the Economic Development Corporation.

- 1995 Tax Rate**

Homestead:	\$26.54 - \$34.76 Per \$1,000 State Equalized Value
Non-Homestead:	\$31.45 - \$35.63 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$43,914

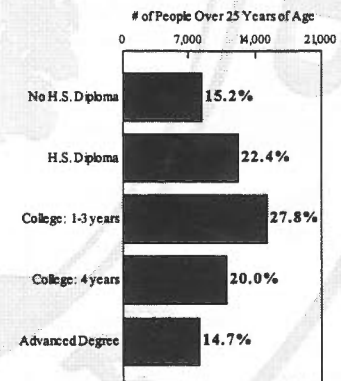
Average Housing Costs

1995: \$105,621

Education

Southfield School District
 Birmingham School District
 Oak Park School District
Private/Parochial Schools:
 Franklin Rd. Christian School: K-11
 Southfield Christian: K-12
 Nine Pre-School & Elementary Schools
Colleges/Universities:
 Lawrence Technological University
 Oakland Community College
 Siena Heights College
Extension Courses:
 Central Michigan University
 Oakland University
 Wayne State University

Educational Achievement

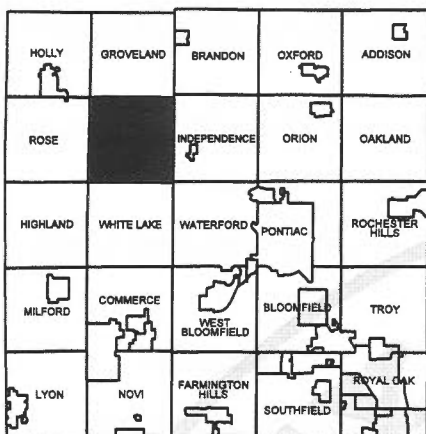


Source: 1990 US Bureau of Census

Medical Facilities

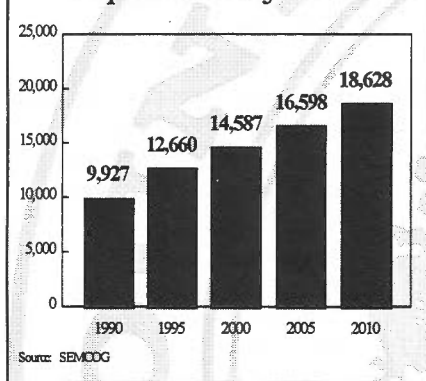
Providence Hospital: 430 Beds
 Southfield Rehabilitation Hospital,
 Short Term: 150 Beds

For more information contact:
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 Oakland County Development & Planning
 1200 N. Telegraph Road, Dept. 412
 Pontiac, Michigan 48341-0412
 (810)858-0720 Fax:(810)975-9555

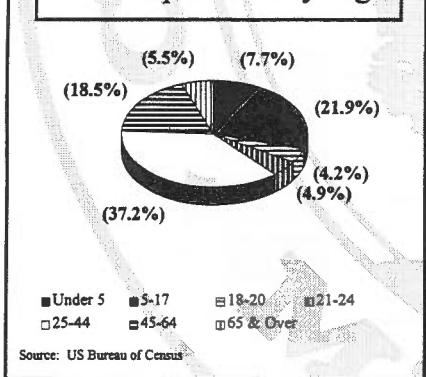


Few communities can boast the recreational opportunities or scenic open spaces that exist in the Township of Springfield. Quality housing is nestled amongst the hills and trees and along the lakeshores. Centrally located just 20 minutes from either Flint or Pontiac, the two I-75 interchanges provide easy access from Springfield to the major population and industrial centers of Michigan.

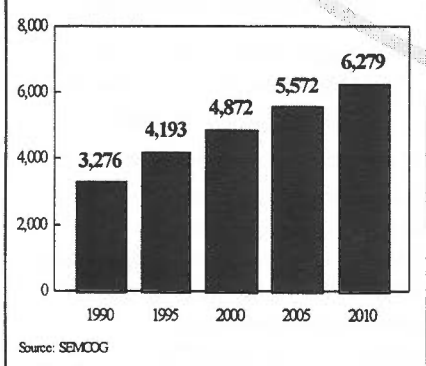
Population Projections



1990 Population by Age



Number of Households



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Bordine's Nursery Co./125
- Clarkston Disposal/85
- Clarkston Motors/35
- Clawson Tank/165
- Ergomatic Systems Inc./30
- Heather Highlands/40
- Machine Engineering Services/30
- Michigan Web Press Inc./80
- Saturn North Inc./85
- Small Metal Stamping
- Town & Country Dodge/25

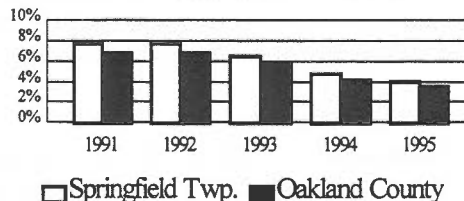
PRODUCT/SERVICE

- Florist/Greenhouse/Landscaping
- Recycling/Garbage Disposal Service
- Automobile Dealership
- Manufactured Liquid Storage Cont.
- Metalform Ind. Inc./100
- Golf Club
- Engineering & Design
- Printing
- Automobile Dealership
- Automobile Dealership

LABOR MARKET

- 4.1% Unemployment
- 5,625 Total Labor Force
- 5,375 Employed

Unemployment Rate



Source: MESCC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
Holly Greens Industrial Park:	Light Industrial	75
Valentines Industrial:	Heavy Industrial	45

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Private Septic/ Private Wells
Water System:	Private Wells

TRANSPORTATION

Major Highways: I-75, Dixie Hwy. (US-10)

Public Transit Available: None

GOVERNMENT

- Support Services**

Township Supervisor: Collin W. Walls (810) 625-4802
 Planning & Development : Douglas J. Lewan (313) 662-2200

- Incentives**

Springfield Township participates in ACT 198, PA 1974 tax abatement for industrial facilities.

- 1995 Tax Rate**

Homestead: \$23.31 - \$26.44 Per \$1,000 State Equalized Value
 Non-Homestead: \$41.31 - \$44.44 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$51,863

Average Housing Costs

1995: \$141,629

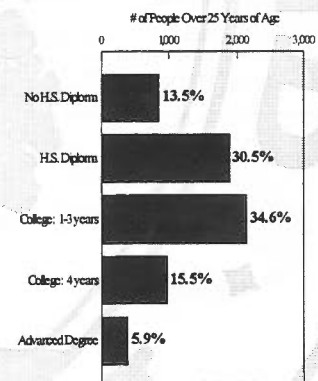
Education

Brandon School District
 Clarkston School District
 Holly School District

Private/Parochial Schools:

Cedar Crest Academy; Pre-8
 Children's Ark Learning Center: Infant-5

Educational Achievement



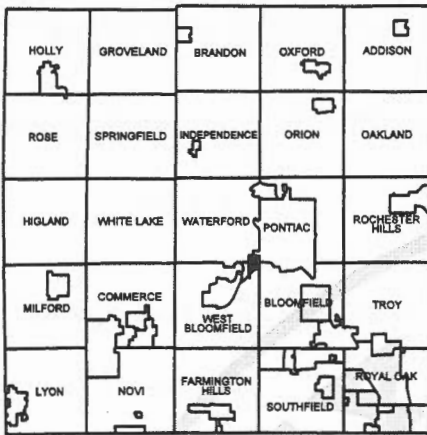
Source: 1990 US Bureau of Census

Medical Facilities

None

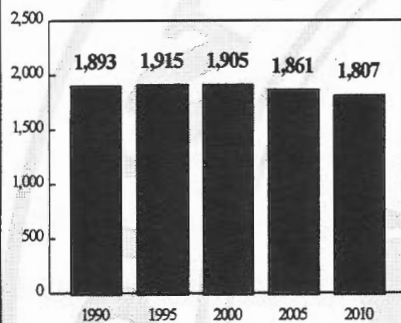
For more information contact:

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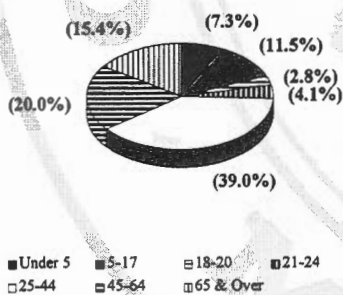
The City of Sylvan Lake is a fully-developed mature residential community of modest homes oriented to lake activities. The commercial area is located along Orchard Lake Road.

Population Projections



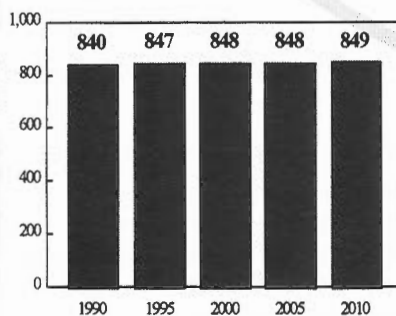
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

ABC Heating & Cooling/20
Cadillac Brick Co Inc./20

Laserland Inc./20
The Lodge at Orchard Lake/30
Long John Silvers Inc./20
McDonald's/40
Salvatore Scallopini/35
Taco Bell Corp./35
Wendy's/35
Zilka Heating & Cooling/20

PRODUCT/SERVICE

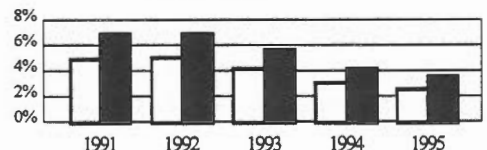
Contractor
Brick, Stone and Related
Construction Materials

Restaurant
Fast Food Restaurant
Fast Food Restaurant
Restaurant
Fast Food Restaurant
Fast Food Restaurant
Contractor

LABOR MARKET

- 2.7% Unemployment
- 1,200 Total Labor Force
- 1,175 Employed

Unemployment Rate



□ Sylvan Lake ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
Orchard Lake Commerce Park:	Light Industrial	3

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Through Pontiac Sewer System
Water System:	Detroit Water System

TRANSPORTATION

Major Highways: Cass Lake Rd., Orchard Lake Rd., Telegraph Rd.
(US-24)

Public Transit Available: None

GOVERNMENT

- Support Services**

City Clerk:	Dennis Clippert	(810) 682-1440
City Manager:	John Martin	(810) 682-1440

- Incentives**

The City of Sylvan Lake has not participated in tax abatement or tax increment financing programs.

- Tax Rate- 1995**

Homestead:	\$28.17 - \$33.86 Per \$1,000 State Equalized Value
Non-Homestead:	\$46.16 - \$46.57 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$47,288

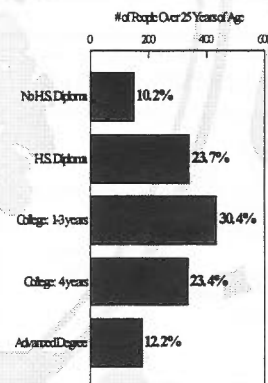
Average Housing Costs

1995: \$127,436

Education

Pontiac School District
West Bloomfield School District

Educational Achievement

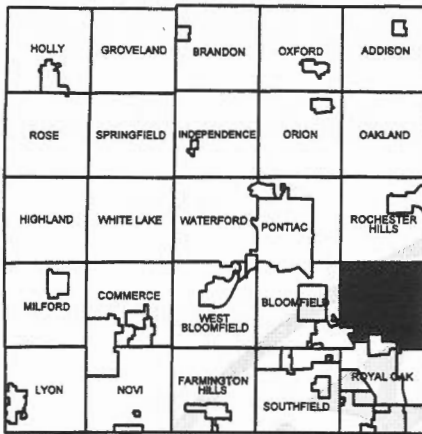


Source: 1990 US Bureau of Census

Medical Facilities

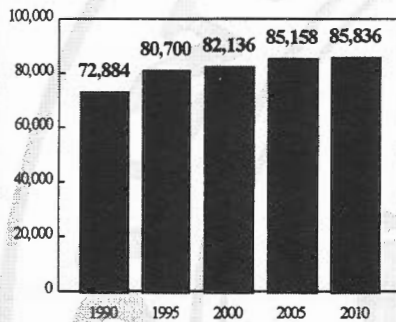
None

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1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
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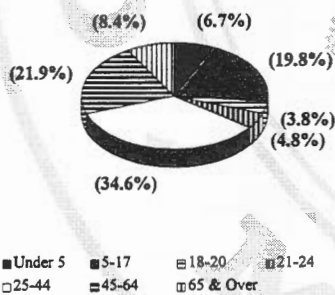
Located along the I-75 corridor, the City of Troy is home to many major corporations. A wide variety of neighborhoods, upscale quality shopping and entertainment, a mix of high-rise and low-rise class A office space, and light industrial and research parks comprise the character of this city. Two general aviation airports, excellent schools and many local parks provide a wide variety of lifestyle options for the residents.

Population Projections



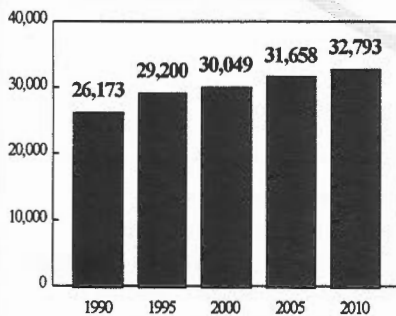
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMSEMPLOYEES

- American SCI/Am. SCI Engineering/200
- Ameritech/425
- Arbor Drugs/280
- Cadillac Products/600
- City of Troy/676
- Dana Commercial Credit/350
- Dayton Hudson Corp./800
- Dupont Automotive/724
- EDS/6,188
- Energy Conversion Devices/400
- Entech Services/400
- GMC - Delco Systems/990
- Handleman Co./367
- Hawtal Whiting/150
- Huntington Banks of MI/370
- Kelly Temporary Services/680
- K Mart Corp./4,000
- Neiman Marcus/325
- New Venture Gear/500
- Rockwell International Corp./950
- Saturn Corp./1,035
- Sears Roebuck & Co./500
- Standard Federal Bank/700
- Stanley Doors/310
- Textron Automotive/400
- Troy Schools/1,176
- William Beaumont Hospital/1,600

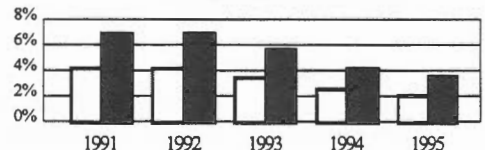
PRODUCT/SERVICE

- Communications
- Pharmacie
- Automotive Products
- Government
- Commercial Credit
- Department Store
- World Headquarters
- Engineering
- Engineering Services
- Financial
- Temporary Employment
- Department Store
- Retail
- Automotive
- Auto Engineering & Products
- Department Store
- Financial
- Education
- Medical Services

LABOR MARKET

- 2.2% Unemployment
- 43,150 Total Labor Force
- 42,225 Employed

Unemployment Rate



□ Troy ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
Birmingham Airport Indus. Park:	M-1, Light Industrial	31
14 Mile Commerce Center:	Light Industrial	8.89
Heide Industrial Park:	Light Industrial	5.51
Indusco Court:	M-1	20
Indusco's Oak.-Indus. Complex:	M-1, Light Industrial	95
Jack Elwell Park:	M-1	9
Kirts Industrial Park:	M-1, Light Industrial	26
Maple Commerce Park:	Light Industrial	21
Maple Industrial Subdivision:	M-1, Light Industrial	67
Maple Research and Office Park:	Research Center	35
Maplelawn Industrial Subdivision:	M-1, Light Industrial	45
Northfield Hills Corporate Center:	Office, Research Center	148
Northwood Industrial Subdivision:	M-1, Light Industrial	31
Oakwood Industrial Park:	M-1, Light Industrial	24
Quad-City Industrial Park:	M-1	32
Ring Industrial Subdivision:	M-1, Light Industrial	24
Robbins Executive Park East:	M-1, Light Industrial	100
Thunderbird Indus. Subdivision:	M-1, Light Industrial	46
Timlin Industrial Park:	Light Industrial	5
Troy Industrial Park:	Light Industrial	22
Troy Technology Park:	M-1	27

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	City of Detroit
Water System:	Detroit Water System

TRANSPORTATION

Major Highways: I-75, Big Beaver Rd., Rochester Rd., Stephenson Hwy.

Public Transit Available: SMART

Airports: Big Beaver Airport, Oakland Troy Airport

GOVERNMENT

• Support Services

Chamber of Commerce:	Gayla Houser	(810)641-8151
Community Development:	Larry Keisling	(810)524-3364
City Manager:	James Bacon Jr.	(810)524-3300

• Incentives

Troy has a Hi-Tech Personal Property Tax Abatement Program through the Economic Development Corporation.

• 1995 Tax Rate

Homestead:	\$32.93 - \$39.94 Per \$1,000 State Equalized Value
Non-Homestead:	\$42.57 - \$48.23 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$60,301

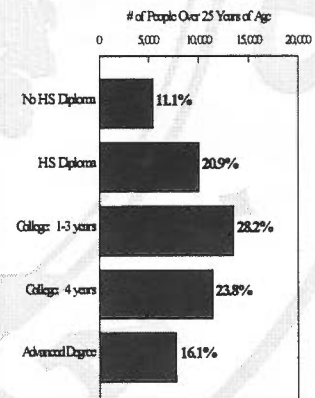
Average Housing Costs

1995: \$164,680

Education

Troy School District
 Avondale School District
 Birmingham School District
 Bloomfield School District
 Lamphere School District
 Royal Oak School District
 Warren School District
Private/Parochial Schools:
 Bethany Christian: K-12
 Brookfield Academy: Pre-5
 Troy Adventist Academy: 1-8
 Renaissance Montessori Center
Colleges/Universities:
 Central Michigan University
 MSU Advanced Management Center
 Northwood University
 Walsh College

Educational Achievement



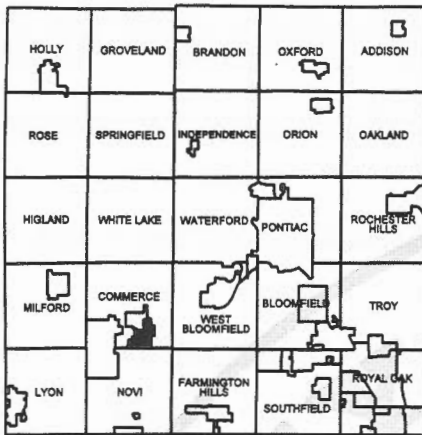
Source: 1990 US Bureau of Census

Medical Facilities

William Beaumont Hospital
 Henry Ford Medical Center

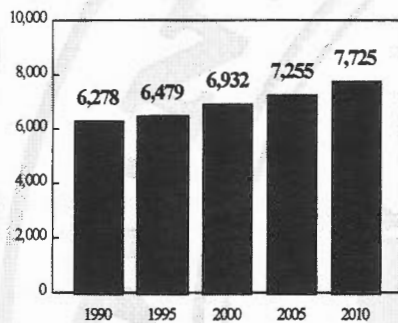
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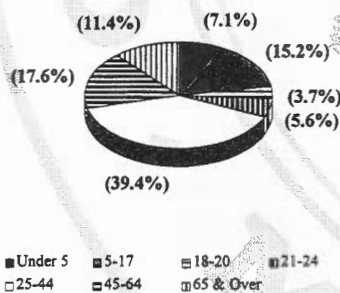
The City of Walled Lake surrounds a lake of the same name. Many of the homes were built for seasonal use in the 1930's and have been converted and the neighborhoods gentrified. The city continues to develop and redevelop its downtown through the establishment of a Downtown Development Authority in May of 1990. Walled Lake has been the center of commerce in the southwestern area of the county since the 1930's.

Population Projections



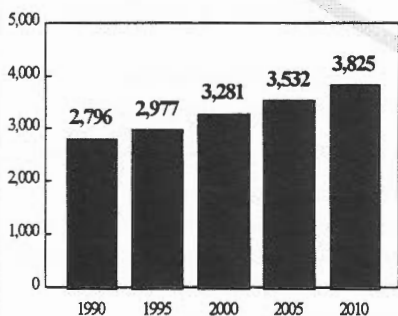
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- American Plastic Toys Inc./255
- Arnie's Goodyear/15
- Behr Engineering
- CF Long & Sons/21
- Dedoes Industries Inc./105
- E. Binger Manufacturing
- Erin Industries/15
- Farmer Jack/100
- GT Specialty Fasteners/100
- Hansen Marketing/20
- Heat Transfer
- Husky Envelope Products Inc./95
- Key Largo/95
- L&L Food Center/120
- Lawson Manufacturing/14
- S&H Fabricating & Engineering/170
- Shuman Motor Sales/30
- Trailer Technologies/25
- V-Line Precision Products/30

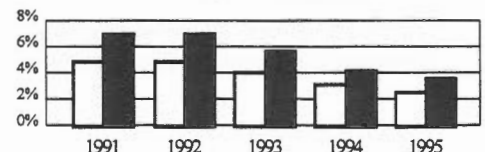
PRODUCT/SERVICE

- Plastic Toys
- Tires
- Cement Products
- Special Industrial Machinery
- Auto Parts
- Grocery Store
- Fastener Manufacturer
- Building Products Distributor
- Heat Transfer Products
- Envelopes/Shipping Materials
- Restaurant
- Grocery Store
- Valves & Cylinders
- Automotive Parts
- Auto Dealer
- Specialty Semi-Trailers
- Specialty Parts

LABOR MARKET

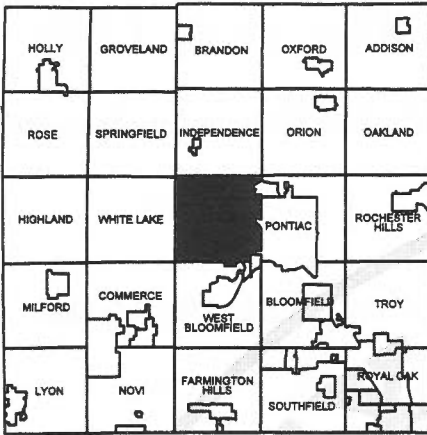
- 2.65 % Unemployment
- 3,950 Total Labor Force
- 3,850 Employed

Unemployment Rate

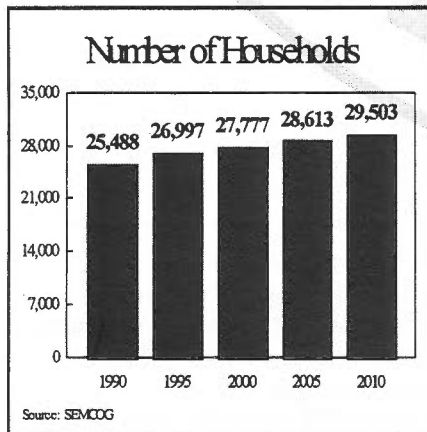
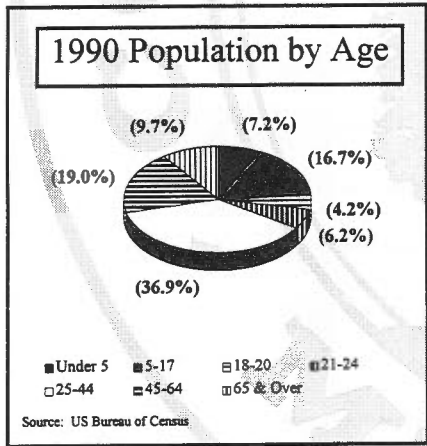
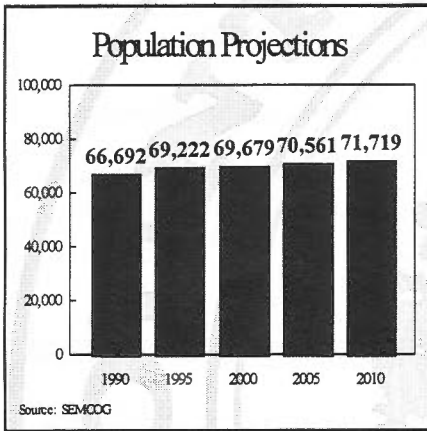


□ Walled Lake ■ Oakland County

Source: MESC



The Township of Waterford is a residential community with many lakes. M-59 traverses the center of the township and links Pontiac and the Oakland Pontiac Airport to the cities of Brighton and Howell. Commercial development continues to expand along M-59, Dixie Highway and Telegraph Road.



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Atlas Supermarket Inc./375
- Builders Square/170
- Canterbury On The Lake/115
- Dayton Hudson Corp./400
- Felice Quality Market/150
- GM Parts Division/1,000
- JC Penney Co. Inc./215
- Kohl's/125
- K Mart Corp./395
- Meijer Inc./645
- Montgomery Ward & Co./135
- Oak Distributing Co. Inc./115
- Oakland Schools/250
- Sears Roebuck Co./310
- Specialists Inc./235
- Target/140
- Terry Machine Co./115
- Tru Val Tubing Co./130
- Walmart-Sams/160
- Waterford Schools/1,660
- Waterford Township/316

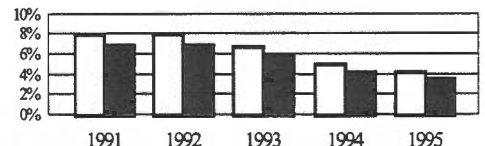
PRODUCT/SERVICE

- Grocery Store
- Hardware Department Store
- Senior Living/Health Care
- Department Store
- Grocery Store
- Automotive Parts
- Department Store
- Department Store
- Department Store
- Department Store
- Intermediate Schools Offices
- Department Store Staffing
- Department Store
- Grocery/Department Store
- Education
- Local Government

LABOR MARKET

- 4.3% Unemployment
- 39,525 Total Labor Force
- 37,850 Employed

Unemployment Rate



□ Waterford Twp. ■ Oakland County

Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
Williams Lake Industrial Park:	Light Industrial	31

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Sanitary Sewers Intercepted by Detroit Metro Sewer, Water & Solid Waste
Water System:	Integrated Municipal Well System

TRANSPORTATION

Major Highways: M-59, Dixie Hwy. (US-10), Telegraph Rd. (US-24)

Public Transit Available: None

Airport: Oakland International

GOVERNMENT

- Support Services**

Township Supervisor:
Economic Development:

Dennis M. Ritter (810)674-3111 Ex:201
Edward Fisch (810)674-3111 Ex:226

- Incentives**

Waterford has participated in tax abatement.

- 1995 Tax Rate**

Homestead: \$27.92 - \$30.76 Per \$1,000 State Equalized Value
Non-Homestead: \$45.92 - \$48.76 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$41,966

Average Housing Costs

1995: \$104,548

Education

Waterford School District
Clarkston School District
Pontiac School District

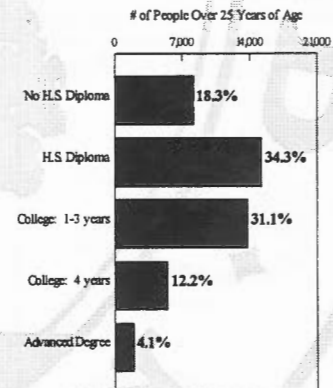
Private/Parochial Schools:

Laurel Montessori: Pre-5
Mt. Zion Christian School: K-8
Our Lady of the Lakes: K-12
St. Benedict: 1-8
St. Stephan Lutheran School: K-8
Waterford Adventist School: 1-8

Colleges/Universities:

Oakland Community College

Educational Achievement



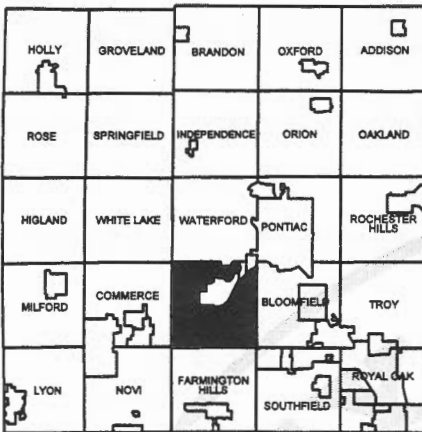
Source: 1990 US Bureau of Census

Medical Facilities

St. Joseph Mercy Hospital
MercyCare Family Medical Center
North Oakland Medical Center-Waterford
Ambulatory Care Center (24 Hour)

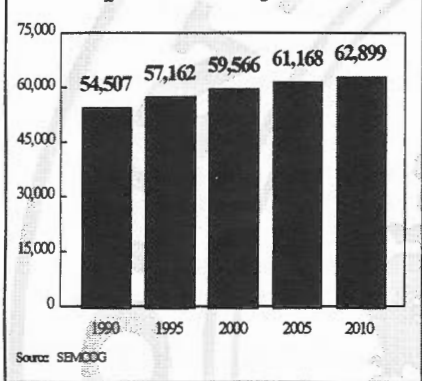
For more information contact:

Jeffrey A. Kaczmarek, Manager
Oakland County Development & Planning
1200 N. Telegraph Road, Dept. 412
Pontiac, Michigan 48341-0412
(810)858-0720 Fax:(810)975-9555

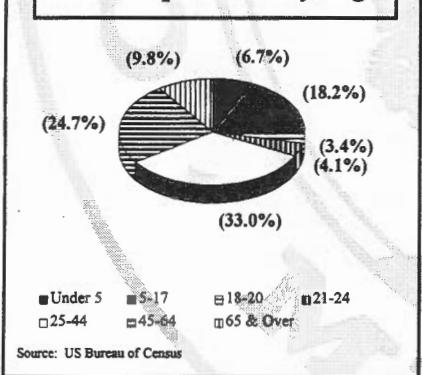


Rolling hills provide the setting for fine homes in West Bloomfield. Development pressures and vanishing farmland has helped residents create a sensitivity to environmental quality and preservation of natural resources which contributes to the quality and character of the Township of West Bloomfield. Commercial, retail and dining/entertainment activities are located primarily along Orchard Lake Road

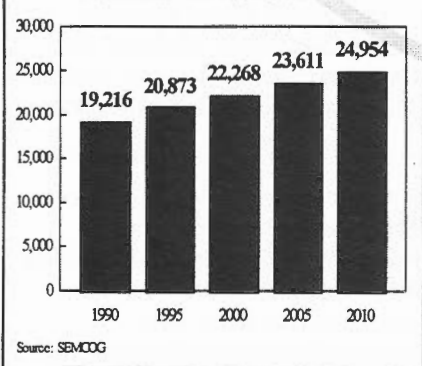
Population Projections



1990 Population by Age



Number of Households



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Audette Cadillac Inc./228
- EG Nicks/145
- Elias Brothers/180
- Fitness Management Corp./260
- Fitness USA Health Spas/250
- Henry Ford Medical Center/435
- Jack Cauley Chevrolet Inc./235
- Jewish Community Center/1,095
- Knollwood Country Club/380
- Kroger Co./465
- Michigan Bone & Joint Institute/150
- New Life Services/242
- West Bloomfield Township/300
- West Bloomfield Township Library/105
- Pine Lake Country Club/135
- Consolidated Employment Benefit Corp./130
- Pella Window & Door Co./90
- William Beaumont Medical Center/50

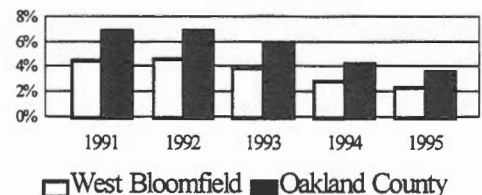
PRODUCT/SERVICE

- Automobile Dealership
- Restaurant
- Restaurant
- Recreational Facility
- Hospital
- Automobile Dealership
- Recreational Facility
- Golf Club
- Grocery Store
- Local Government
- Library
- Golf Club
- Building Supplies
- Outpatient Services

LABOR MARKET

- 2.4% Unemployment
- 31,925 Total Labor Force
- 31,175 Employed

Unemployment Rate



Source: MESC

INDUSTRIAL PARKS

<u>NAME</u>	<u>ZONING</u>	<u>ACRES</u>
West Bloomfield Tech. Center:	Light Industrial	62

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	West Bloomfield Sewer
Water System:	West Bloomfield Water

TRANSPORTATION

Major Highways: Maple Rd. (15 Mile Rd.), Middlebelt Rd., Orchard Lake Rd.

Public Transit Available: SMART

GOVERNMENT

- Support Services**

Chamber of Commerce:	Dorothy M. Friedl	(810)626-3636
Township Supervisor:	Geraldine Hood	(810)682-1200

- Incentives**

West Bloomfield had no programs at the time of publication.

- 1995 Tax Rate**

Homestead:	\$24.68 - \$36.52 Per \$1,000 State Equalized Value
Non-Homestead:	\$39.88 - \$43.07 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$75,540

Average Housing Costs

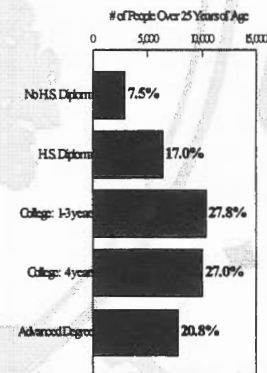
1995: \$188,287

Education

West Bloomfield School District
 Birmingham School District
 Bloomfield Hills School District
 Farmington School District
 Pontiac School District
 Walled Lake School District
 Waterford School District

Private/Parochial Schools:
 Brookfield Academy: Pre-5
 West Bloomfield Academy: Pre-5

Educational Achievement

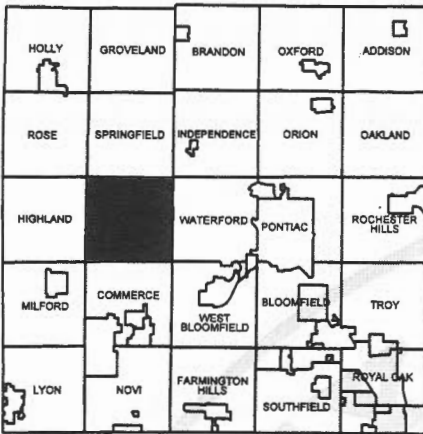


Source: 1990 US Bureau of Census

Medical Facilities

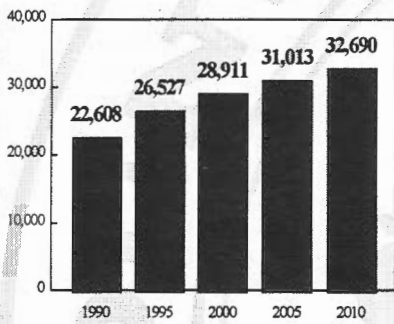
William Beaumont Hospital
 Medical Office Building
 Henry Ford Medical Center

For more information contact:
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 Oakland County Development & Planning
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 Pontiac, Michigan 48341-0412
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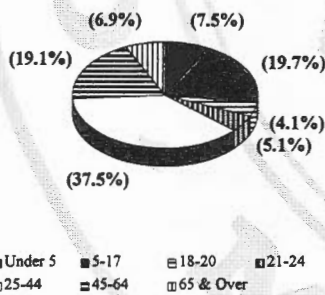
Hills, lakes, farms and forests comprise the Township of White Lake's character where large portions are preserved as state recreation areas and a county park. Rural residential development and lake living is typical. Although M-59 crosses the township, little commercial development has occurred.

Population Projections



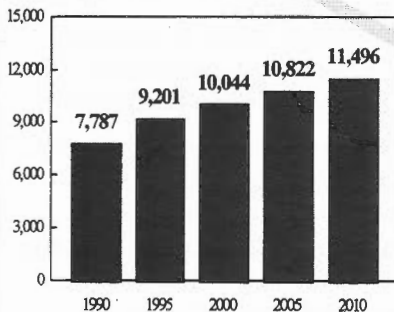
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Bogie Lake Greenhouse Inc./30
- Inter-Lakes Design Inc./40
- Inter-Lakes Steel Products/70
- K Mart Corp./170
- Kroger Co./165
- Oxbowindo/25
- Rose Chrysler Plymouth Jeep Eagle/50
- White Lake Township/60

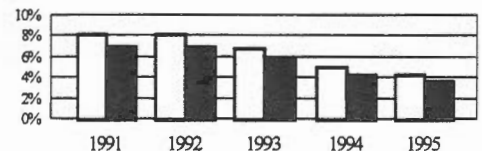
PRODUCT/SERVICE

- Assembly Line Design
- Manufacture Assembly Lines
- Department Store
- Grocery Store
- Window Manufacturing
- Auto Dealership
- Local Government

LABOR MARKET

- 4.3% Unemployment
- 13,375 Total Labor Force
- 12,400 Employed

Unemployment Rate



White Lake Twp. Oakland County

Source: MESC

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech/GTE
Natural Gas:	Consumers Power Co.
Sewer System:	Mostly Septic & Drain Field - Sewer System in Planning Stages
Water System:	Community Wells/ Individual Wells

TRANSPORTATION

Major Highways: M-59, Elizabeth Lake Rd.

Public Transit Available: None

GOVERNMENT

- **Support Services**

Township Supervisor:
Economic Development:

Terrence E. Lilley (810) 698-3300
Terrence E. Lilley (810) 698-3300

- **Incentives**

White Lake Township has an Economic Development Corporation.

- **1995 Tax Rate**

Homestead: \$23.62 - \$27.30 Per \$1,000 State Equalized Value
Non-Homestead: \$41.05 - \$44.38 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$45,826

Average Housing Costs

1995: \$132,835

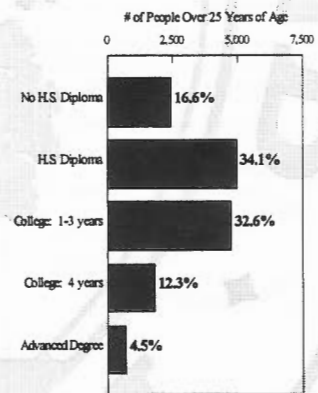
Education

Clarkston School District
Holly School District
Huron Valley School District
Walled Lake School District
Waterford School District

Private/Parochial Schools:

St. Patrick: 1-8

Educational Achievement

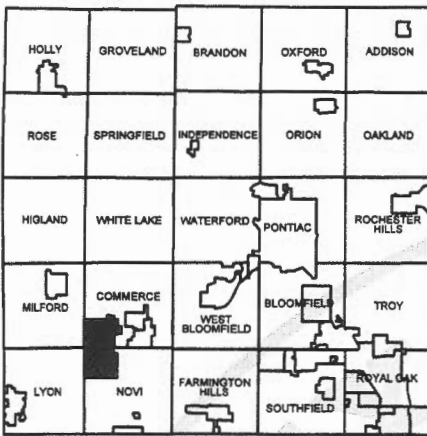


Source: 1990 US Bureau of Census

Medical Facilities

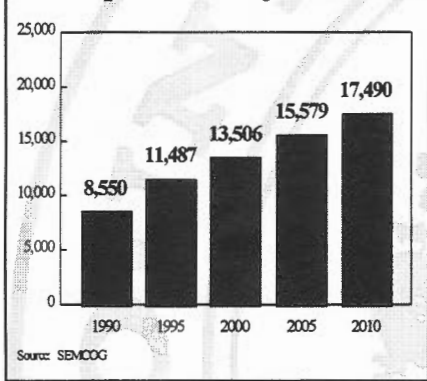
None

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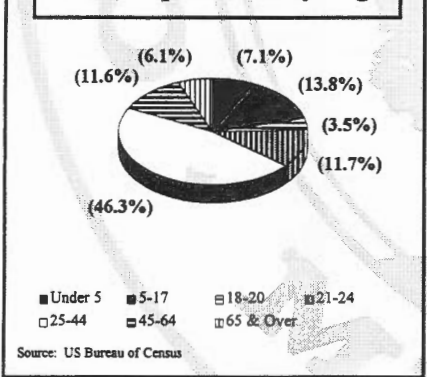


The City of Wixom is characterized by its balanced approach to land use development, mixing the best of country living with a strong industrial base. All forms of residential housing types are available, with a significant concentration of multiple family. There is limited commercial development at the present time; however, several new commercial centers are under development. Excellent highway and railroad access provide attractive transportation links.

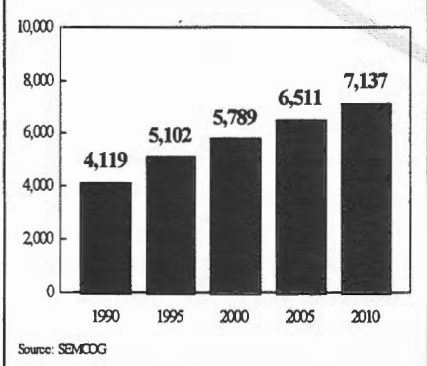
Population Projections



1990 Population by Age



Number of Households



MAJOR EMPLOYERS

FIRMS/EMPLOYEES

- Acromag Inc./70
- Atmosphere Furnace Co./65
- B & V Construction Inc./225
- Commerce Industries/60
- Courtyard Management Co. Inc./65
- Durr Industries/200
- Filtra Systems Co./100
- Ford Motor Co./3,650
- Grinders for Industry Inc./110
- Korex Co./185
- Kawasaki Robotics/150
- Mac Valves Inc./Great Lakes Rubber/800
- NLB Corp./105
- Sebro Plastics Inc./3,089
- Trijicon/300
- United Parcel Service/100
- Waterland Trucking Service Inc./260
- Wixom City/60
- Wixom Foods Inc./70
- W Toebe Construction Co./95

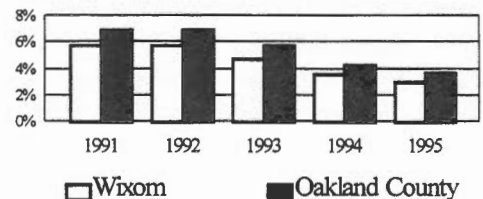
PRODUCT/SERVICE

- Computer Equipment
- Heat Treating Equipment
- Earth Moving/Construction
- Motor Vehicle Assembly
- Soap Products
- Hydraulic & Pneumatic Valves
- Water Blasting Equipment
- Plastics
- Package Delivery
- Local Government
- Construction

LABOR MARKET

- 3.0% Unemployment
- 6,000 Total Labor Force
- 5,800 Employed

Unemployment Rate



Source: MESG

INDUSTRIAL PARKS

NAME	ZONING	ACRES
Avanti Industrial Park:	Light Industrial	13
Beck-Tec Industrial Park:	Light Industrial	22
Bruce Industrial Park:	Light Industrial	42
Dennis Industrial Complex:	Light Industrial	17
Grand Oaks Commerce Center:	Light Industrial/Research/Office	55
Martin Industrial Park:	Heavy Industrial	18
Schonsheck Industrial Park:	Light Industrial	15
Wixom Business Center:	Light Industrial	50
Wixom Grand River Ind. Park:	Light Industrial	22
Wixom Industrial Park:	Light Industrial	38

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Oakland County Sewer, Water & Solid Waste
Water System:	Community & Individual Wells

TRANSPORTATION

Major Highways: I-96

Public Transit Available: None

Rail Service: C&O Railroad

Airport: Spencer Memorial Airport

GOVERNMENT

• Support Services

City Manager:	J. Michael Dornan	(810) 624-0894
City Mayor:	Michael McDonald	(810) 624-0894

• Incentives

Wixom has participated in ACT 198, PA 1974 tax abatement for industrial facilities an ACT 197, PA 1975 Downtown Development Authority tax increment financing. Also, an Economic Task Force, Economic Development Corporation and Tax Abatement Review Board are available

• 1995 Tax Rate

Homestead:	\$29.33 - \$34.74 Per \$1,000 State Equalized Value
Non-Homestead:	\$43.74 - \$47.24 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$37,464

Average Housing Costs

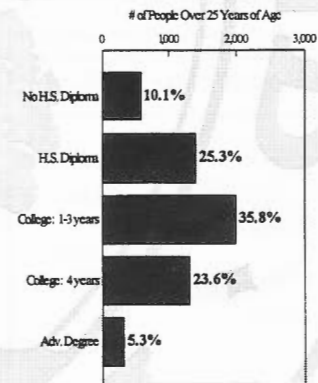
1995: \$142,895

Education

Novi School District
South Lyon School District
Walled Lake School District

Private/Parochial Schools:
Wixom Christian School: K-10

Educational Achievement

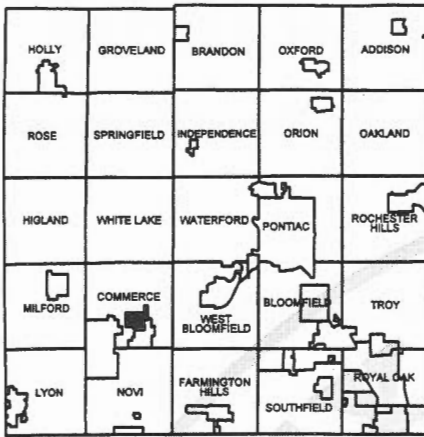


Source: 1990 US Bureau of Census

Medical Facilities

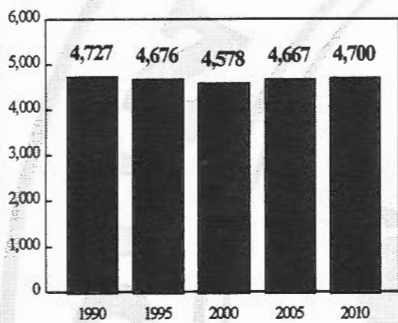
None

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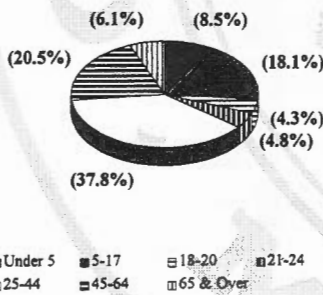
The Village of Wolverine Lake is a residential community built around a 265 acre all-sports lake. Virtually all residents have access to the lake through parks that dot the shoreline. Most of the subdivision parks have swimming beaches and boat launch facilities so that residents can fully enjoy the lake.

Population Projections



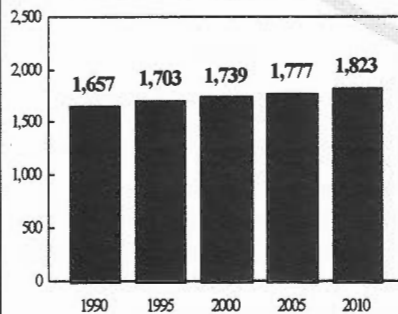
Source: SEMCOG

1990 Population by Age



Source: US Bureau of Census

Number of Households



Source: SEMCOG

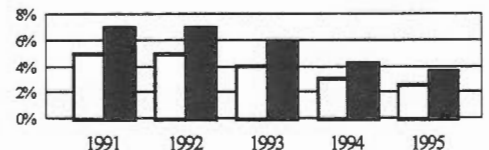
MAJOR EMPLOYERS

None

LABOR MARKET

- 2.6% Unemployment Rate
- 16,375 Total Labor Force
- 15,950 Employed

Unemployment Rate



□ Wolverine Lake ■ Oakland County

Source: MESC Includes Commerce Township

INDUSTRIAL PARKS

None

UTILITIES

Electric:	Detroit Edison Co.
Telephone:	Ameritech
Natural Gas:	Consumers Power Co.
Sewer System:	Private
Water System:	Community Wells/Private
Cable System:	TCI Cablevision

TRANSPORTATION

Major Highways: Benstein Rd., S. Commerce Rd.

Public Transit Available: None

GOVERNMENT

- Support Services**

Village Administrator:	Sharon Miller	(810)624-1710
Village Clerk:	Barbara Ayre	(810)624-1710
Village Treasurer:	Frances Barber	(810)624-1710
Police Chief:	Jim Davis	(810)624-1335

- Incentives**

Wolverine Lake had no programs at the time of publication.

- 1995 Tax Rate**

Homestead:	\$34.20 Per \$1,000 State Equalized Value
Non-Homestead:	\$48.04 Per \$1,000 State Equalized Value

QUALITY OF LIFE

Median Household Income

1995: \$56,062

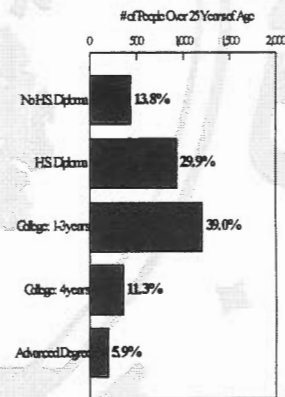
Average Housing Costs

1995: \$129,353

Education

Walled Lake School District

Educational Achievement



Source: 1995 Census of Census

Medical Facilities

None

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