

75 Acres SWC US23 & Clyde Road

SWC US23 & Clyde Road Hartland, MI 48430



FOR SALE/BTS

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LISTED BY:

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Contact Agent for Sale Price & BTS Pricing.

DESCRIPTION

Industrial Vacant Land. Foundation for 65,000 SF has been poured, and property has been balanced.

PROPERTY HIGHLIGHTS

- BUILD TO SUIT OPPORTUNITY.
- Mini/Climate controlled storage permitted in LI Zoning.
- Strategically located between Flint and Ann Arbor.
- Foundation for 65,000 sf poured with steel on site.
- Large portion of Property is balanced and ready for development.
- Unrivaled visibility from north and southbound US23

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PROPERTY INFORMATION

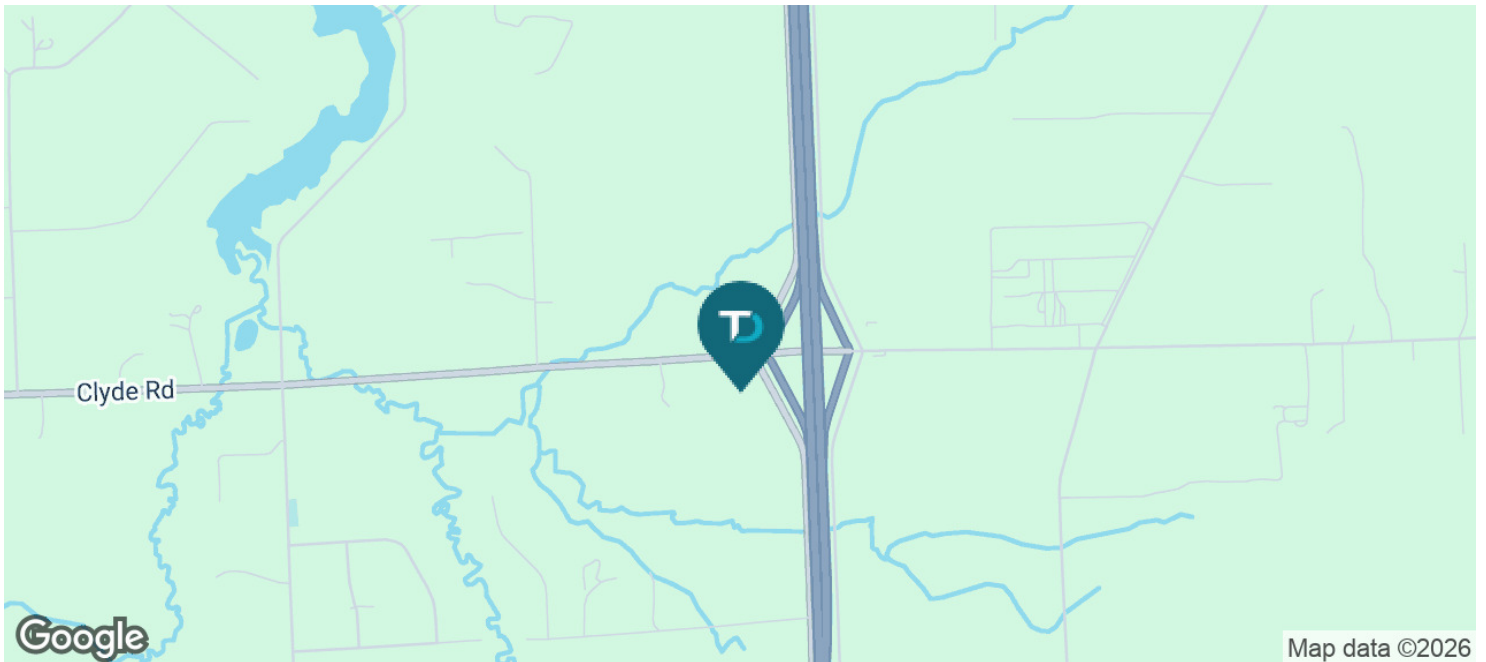
SALE PRICE:	Contact Agent
BUILD TO SUIT PRICE:	Contact Agent
Utilities:	Well & Sanitary Sewer
Taxes:	2026 Summer - \$52,831.03 2025 Winter - \$27,229.11
Zoning:	LI - Light Industrial

PROPERTY INFORMATION

Lot Size:	75 Acres
Property Type:	Land
Traffic Count:	Clyde Road = 6,423
Legal Description:	SEC 8 T3N R6E COM NE COR, TH N89°43'24" W 1304.37 FT ALG E-W 1/4 LN OF SAID SEC 8 & CL OF TOWNLEY RD; THE N02°08'03" E
APN:	08-08-200-027

LOCATION INFORMATION

Located on the southwest corner of US-23 & Clyde Road. Strategically located between Flint & Ann Arbor.



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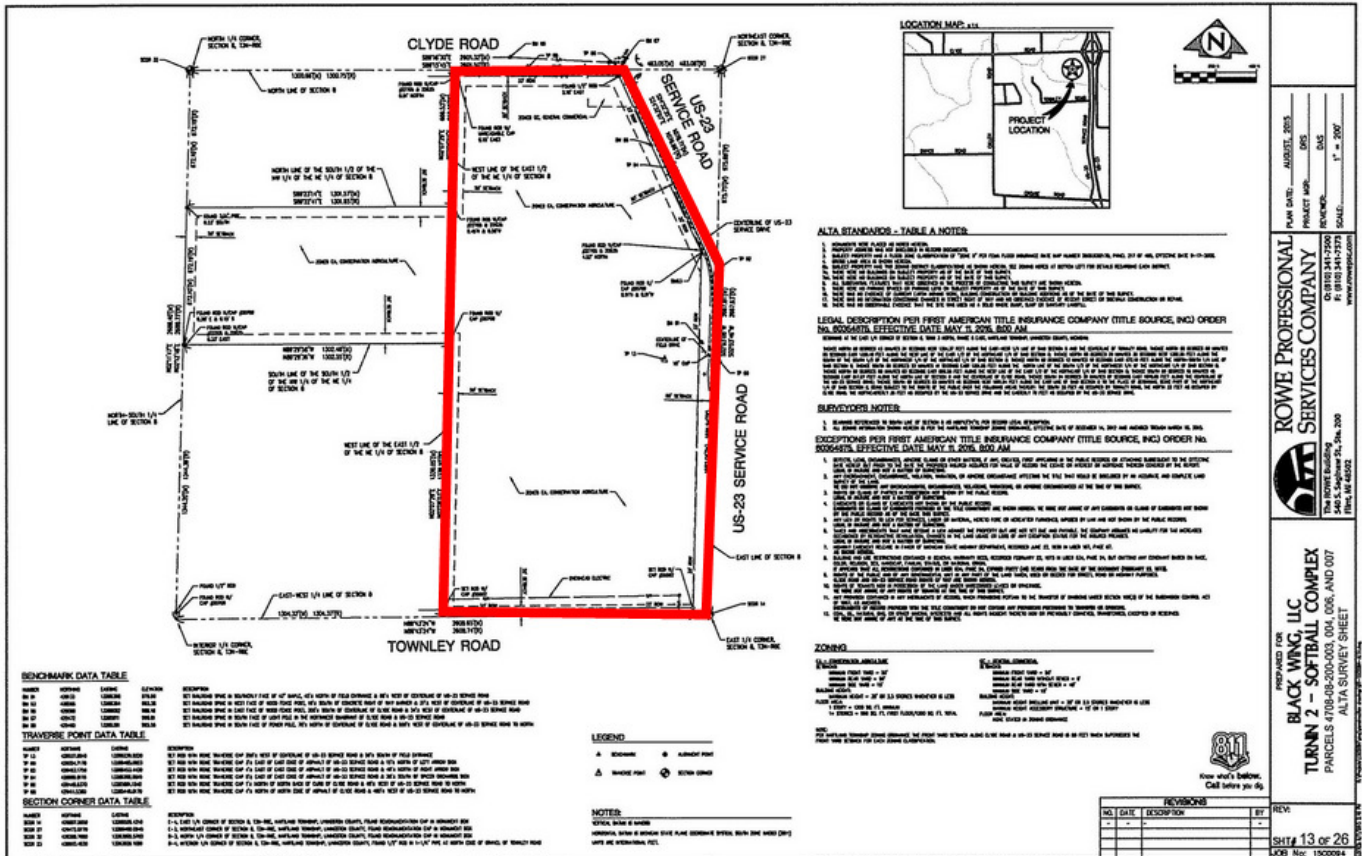
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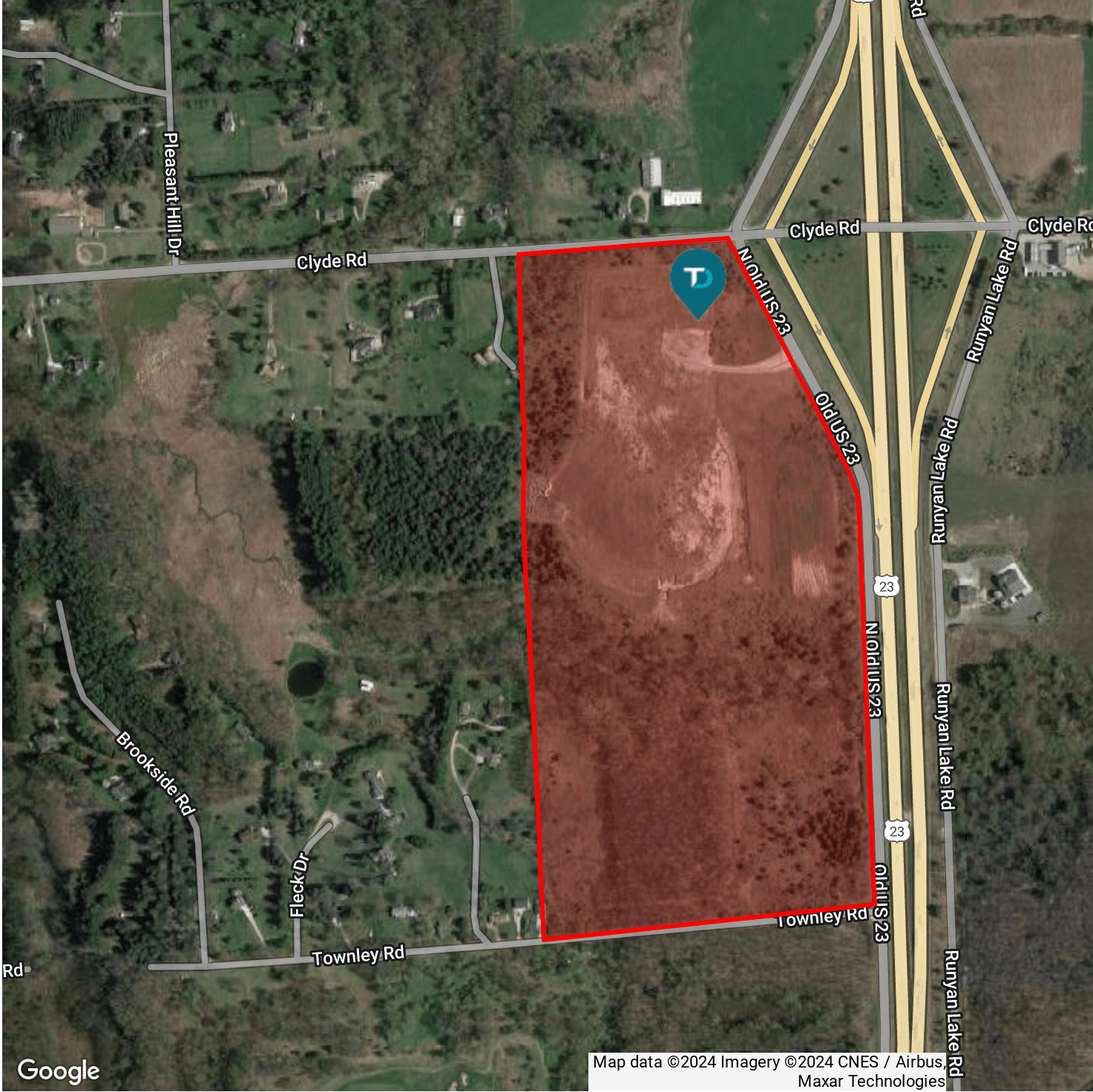
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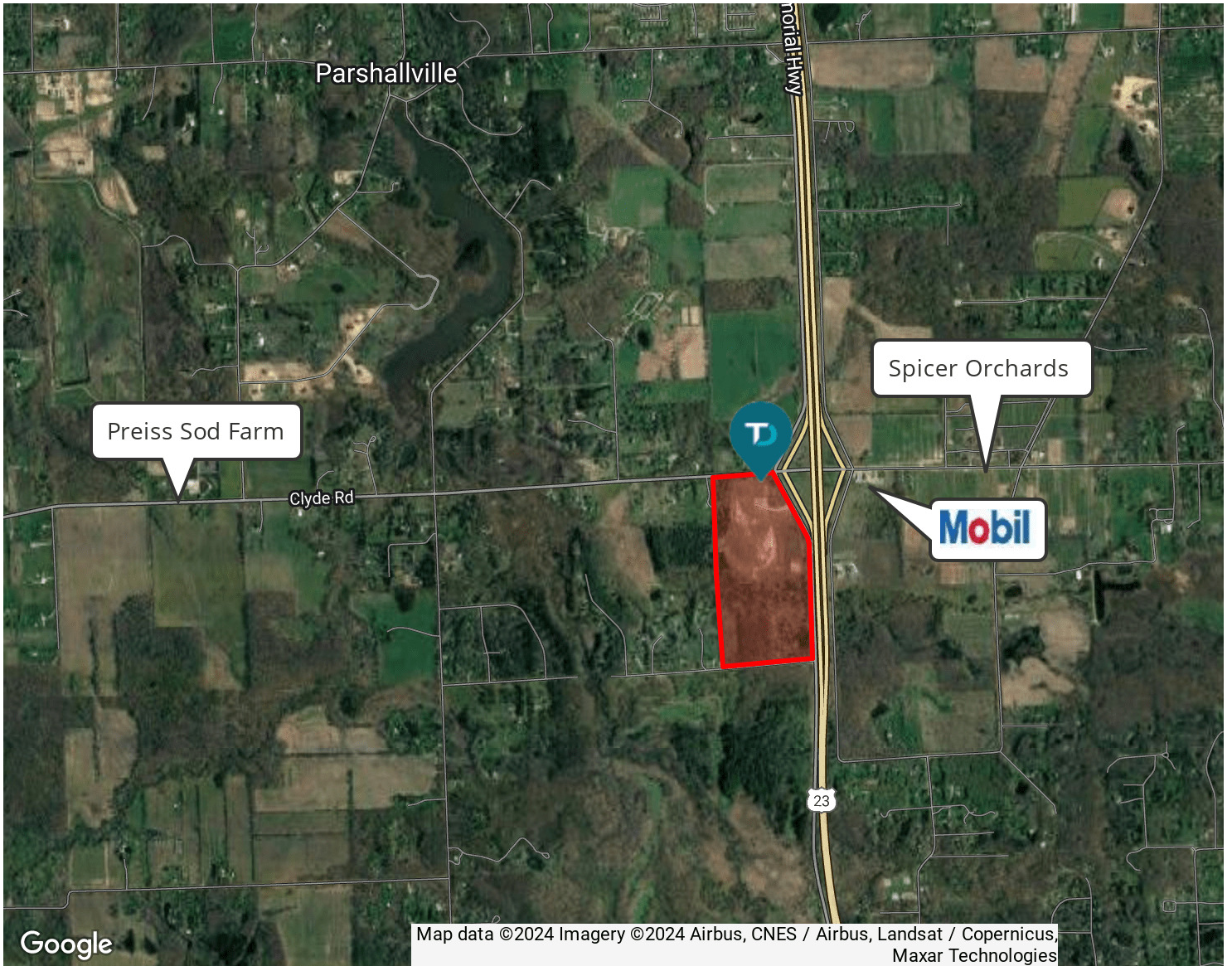
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DEMOGRAPHIC INFORMATION

	1 MILE	5 MILES	10 MILES
Total population	672	25,671	123,172
Median age	43	41	43
Total households	260	9,203	47,001
Average HH income	\$126,599	\$129,970	\$127,275
Average house value	\$418,436	\$433,602	\$407,801

3.1.16

LI Light Industrial

A. INTENT

The LI, Light Industrial District is designed so as to primarily accommodate industrial parks, wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the district and in no manner detrimentally affect any of the surrounding districts. The LI District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location is not to be permitted.

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Any use with the principal function of conducting research, design, testing and pilot or experimental product development.
- ii. Vocational schools and other types of technical training facilities.
- iii. Computer programming, data processing and other computer related services.
- iv. Professional & medical offices
- v. (Reserved)
- vi. **Financial institutions with drive-through service** §4.57
- vii. Publicly owned and operated facilities
- viii. **Essential services, buildings and storage yards** §4.26
- ix. Public or private parks and open space
- x. **Outdoor seating and dining areas** §4.47
- xi. Light industrial uses[□]
- xii. Business services
- xiii. **Mini warehouses** §4.35
- xiv. Commercial greenhouses
- xv. Lumber yards and millworks, provided any mills are completely enclosed
- xvi. Public buildings, post offices, libraries, libraries, community centers, including outdoor storage.
- xvii. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations.

C. ACCESSORY USES

- i. **Sales at a commercial greenhouse** §3.22.1
- ii. **Personal fitness centers[□] accessory to industrial use** §3.22.2
- iii. **Caretaker living quarters** §4.51
- iv. **Accessory buildings, uses and activities customarily incidental to any of the above-named principal permitted uses** §5.14

D. SPECIAL LAND USES

- i. **Child day care[□] and adult day care centers[□]** §4.12
- ii. **Indoor tennis facilities, fitness and recreation centers** §4.40
- iii. Urgent care facilities
- iv. **Motels[□] and hotels** §4.36
- v. Standard restaurants[□]
- vi. Freezer locker plants and cold storage
- vii. **Heliports** §4.13
- viii. **Radio, television and other communication towers[□]** §4.39
- ix. **Outdoor storage accessory to a permitted use** §3.27
- x. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
- xi. **Automobile repair - major[□]** §4.59



E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[ⓘ]: 40,000 sq ft
 Minimum lot width[ⓘ]: 120 ft

Maximum Lot Coverage[ⓘ]

Principal structure 75%

Setbacks[ⓘ]

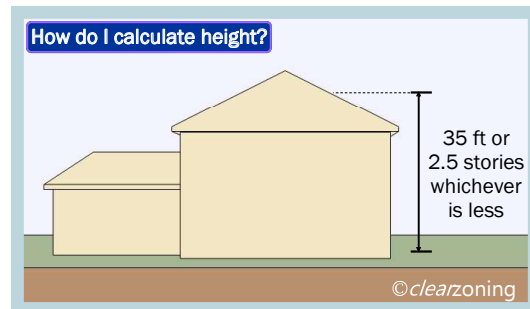
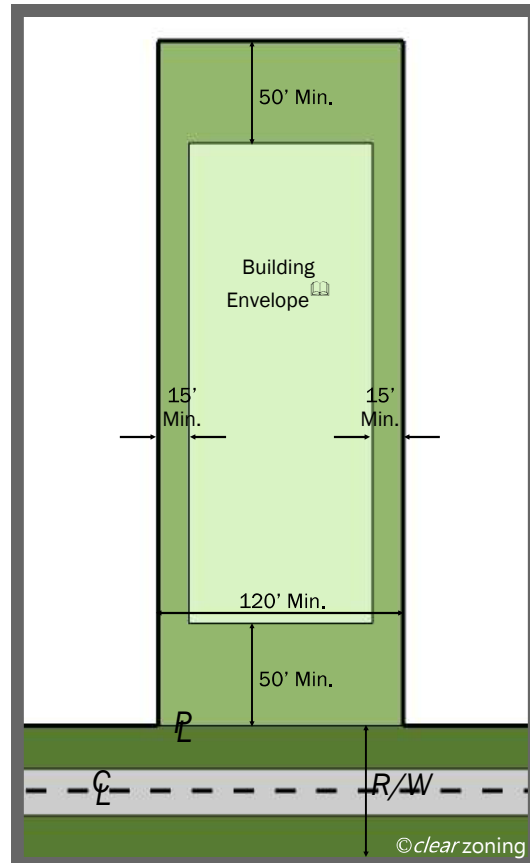
Minimum front yard setback: 50 ft
 Minimum rear yard setback: 50 ft
 Minimum side yard setback: 15 ft

Building Height[ⓘ]

Maximum building height: 35 ft or 2.5 stories whichever is less

NOTES

- For additions to the above requirements, refer to Section 3.24: 2, 5, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27, 28.
- See *Suggested References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- **Planned Development** §3.1.18
- **Light Industrial District** §3.22
- **Commercial Greenhouse** §3.22.1

5. Site Standards

- **Paved Access** §5.22.3
- **Off-Street Parking Requirements** §5.8
- **Access Management and Driveways** §5.10
- **Sidewalks and Pathways** §5.12
- **Landscaping and Screening** §5.11
- **Lighting** §5.13
- **Walls and Fences** §5.20
- **Performance Standards** §5.19
- **Architectural Standards** §5.24

6. Development Procedures

- **Site Plan Review** §6.1
- **Traffic Impact Assessment** §6.5
- **Special Uses** §6.6

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

