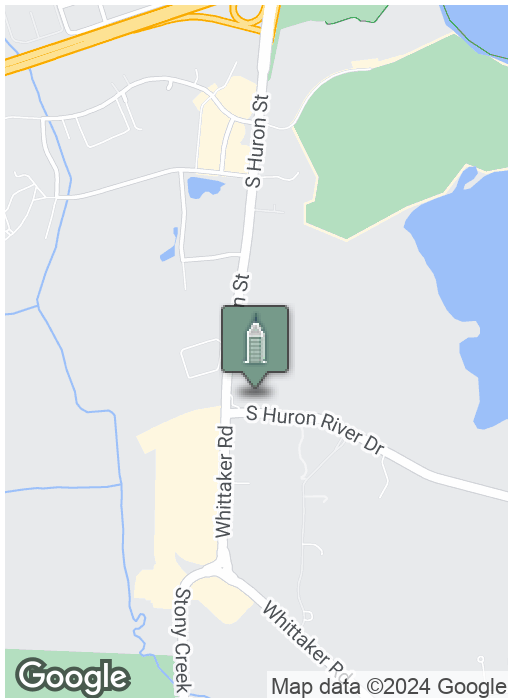
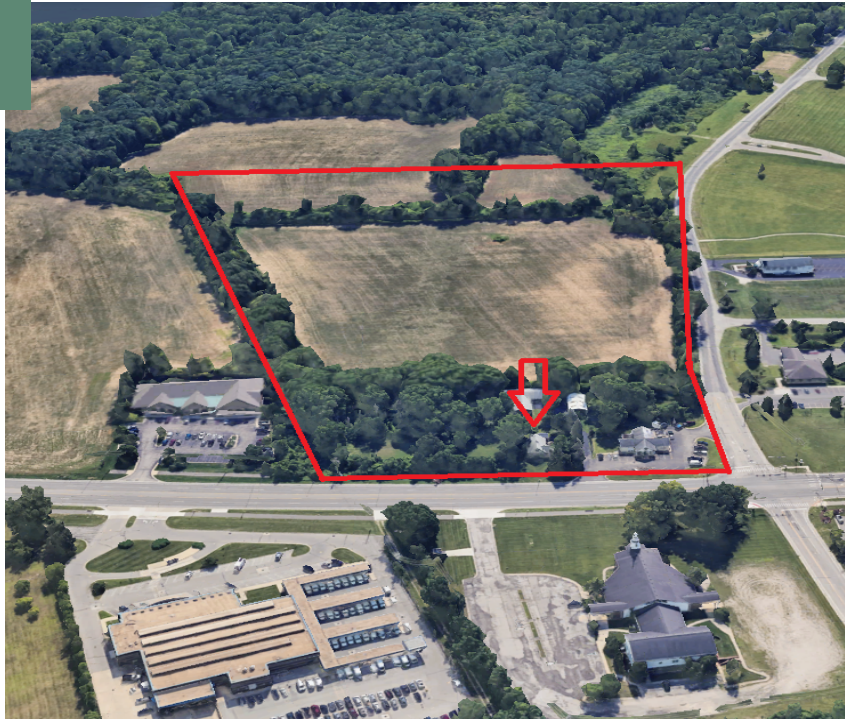


# Prime Commercial Development Opportunity

1765 S HURON , YPSILANTI, MI 48197



**FOR SALE**



## SUMMARY

Sale Price:	\$3,000,000
Lot Size:	20.55 Acres
Zoning:	TC (Town Center)
Parcel #:	K-11-38-150-004
2023 Taxes:	\$16,973

## PROPERTY OVERVIEW

Offering 20.55 acres of prime real estate, this parcel located at 1765 S Huron St in Ypsilanti, MI, presents a significant opportunity for commercial redevelopment. Currently, there are five (5) buildings on the property including barns, a residential home, and a retail building with a current NNN lease through December 31, 2029. Situated in a high-traffic area with excellent visibility, this site is ideally positioned for a mixed-use development, benefiting from the heavy daily flow of vehicles and easy access to I-94.

***Building relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

734.926.0230

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**PROPERTY DESCRIPTION**

Location Highlights:

- High Visibility: Positioned on S Huron Street and S. Huron River Drive, a major artery with consistent vehicle traffic and a traffic light at the intersection.
- Accessibility: Exceptional access to I-94, facilitating convenient entry and exit to major regional thoroughfares.
- Zoning: Ypsilanti Township zoned TC (Town Center), allowing for a wide range of commercial uses including retail, offices, and services.

Surrounding Amenities:

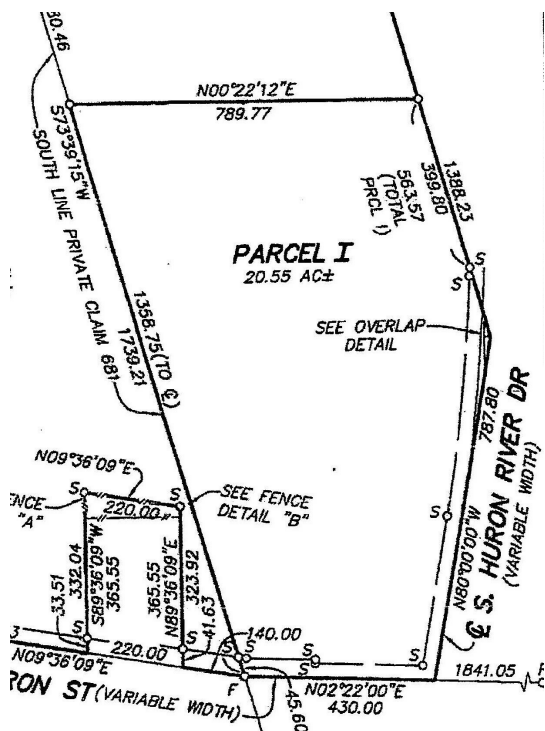
- Close proximity to major retailers such as Aldi and Kroger, driving continual traffic to the area.
- A mix of restaurants, retail and offices.

Investment Potential: This site offers substantial redevelopment potential to create a landmark commercial complex that could include retail spaces, offices, and dining establishments.

Site Specifications:

- Area: 20.55 acres
- Frontage: 430' road frontage on S Huron St. & 787' on S. Huron River Drive.
- Utilities: All necessary utilities are available to the site, ensuring a smooth development process.

There is a first right of refusal on the property. Seize the opportunity to transform this space.



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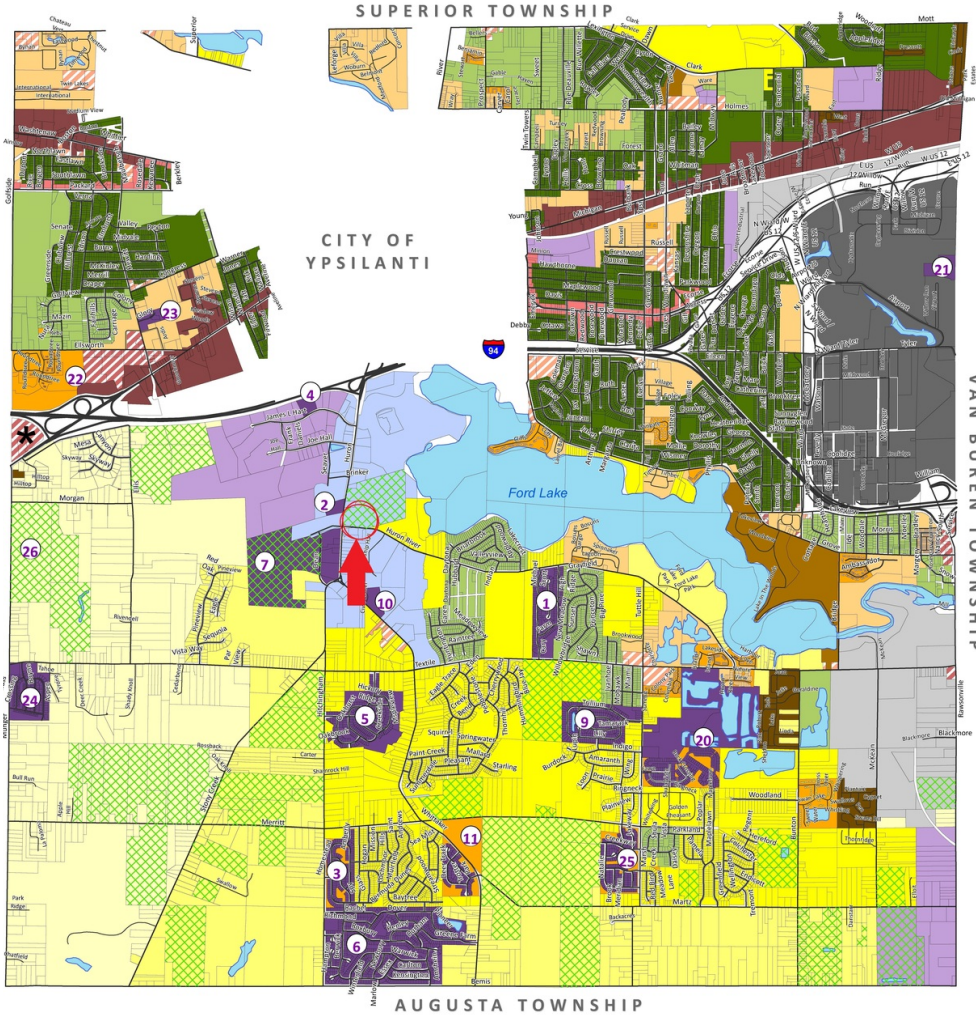
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## Zoning Map Charter Township of Ypsilanti

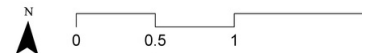
7200 South Huron River Drive  
Ypsilanti, Michigan 48197

Adopted: February 15, 2022

- Agricultural Overlay District
- R-1 One Family Residential
- R-2 One Family Residential
- R-3 One Family Residential
- R-4 One Family Residential
- R-5 One Family Residential
- RM-LD Multiple Family (Low Density)
- RM-MD Multiple Family (Medium Density)
- RM-HD Multiple Family (High Density)
- MHP Mobile Home Park
- NB Neighborhood Business
- GB General Business
- RC Regional Corridor
- NC Neighborhood Corridor
- I-T Innovation and Technology
- L-M Logistics and Manufacturing
- I-C Industrial and Commercial
- PD Planned Development
- TC Town Center
- Conditional Zoning

### Planned Developments

- |                             |                                  |
|-----------------------------|----------------------------------|
| 1 Ford Lake Village         | 11 Whittaker Village Condominium |
| 2 Post Office               | 12-19 N/A                        |
| 3 Amberly Grove Condominium | 20 Majestic Lakes                |
| 4 Burning Bush              | 21 Yankee Air Museum (YAM)       |
| 5 Paint Creek Farms         | 22 Villas at McCalla Woods       |
| 6 Greene Farms              | 23 Latta Rain Ministries         |
| 7 Paint Creek Crossing      | 24 Aspen Ridge                   |
| 8 N/A                       | 25 Creekside South/Manors        |
| 9 Whispering Meadows        | 26 Forestview Estates            |
| 10 Library                  |                                  |



Source: Ypsilanti Township, Washtenaw Co  
Prepared by Carlisle/Wortman Associate:  
April,

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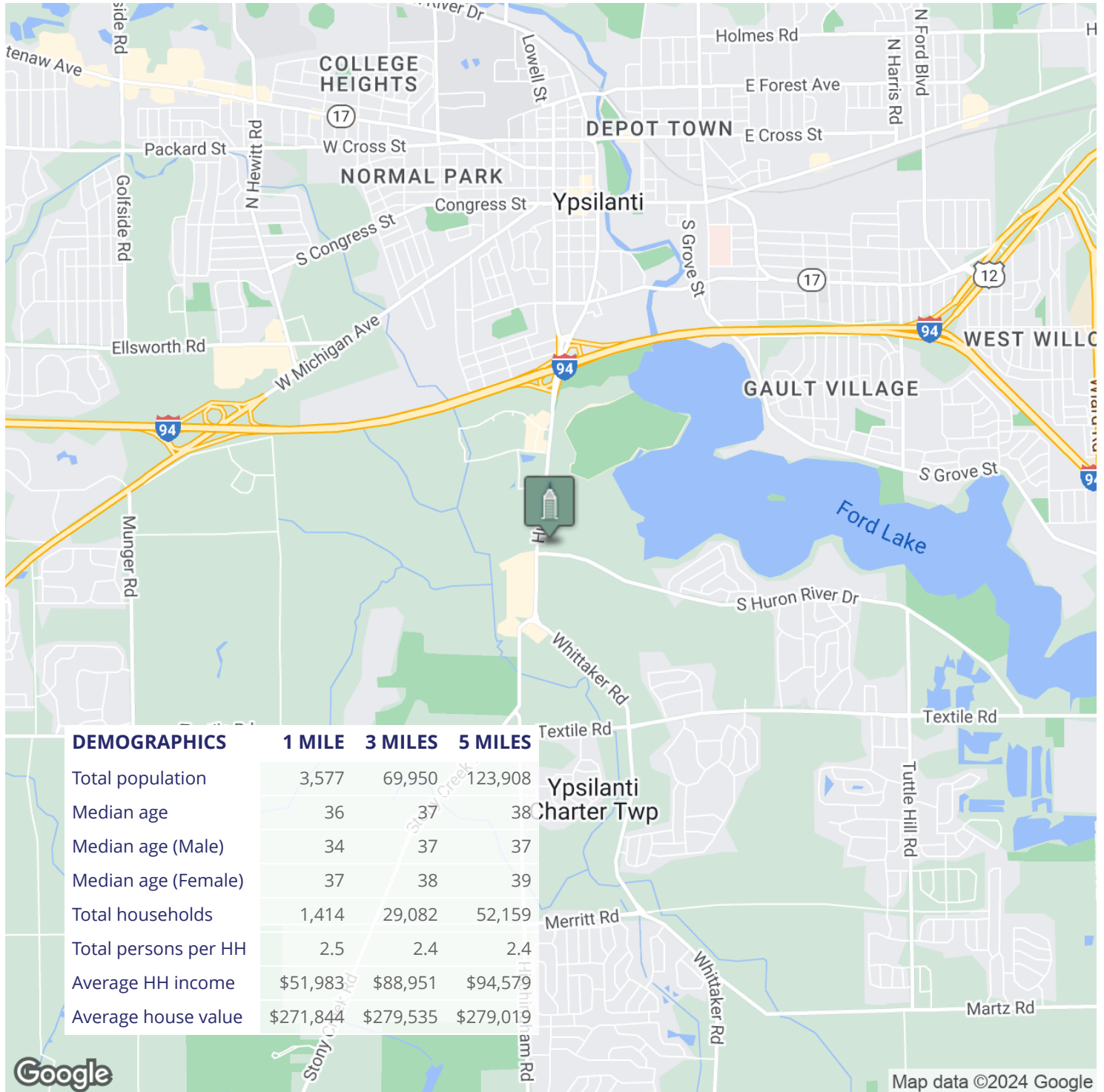
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