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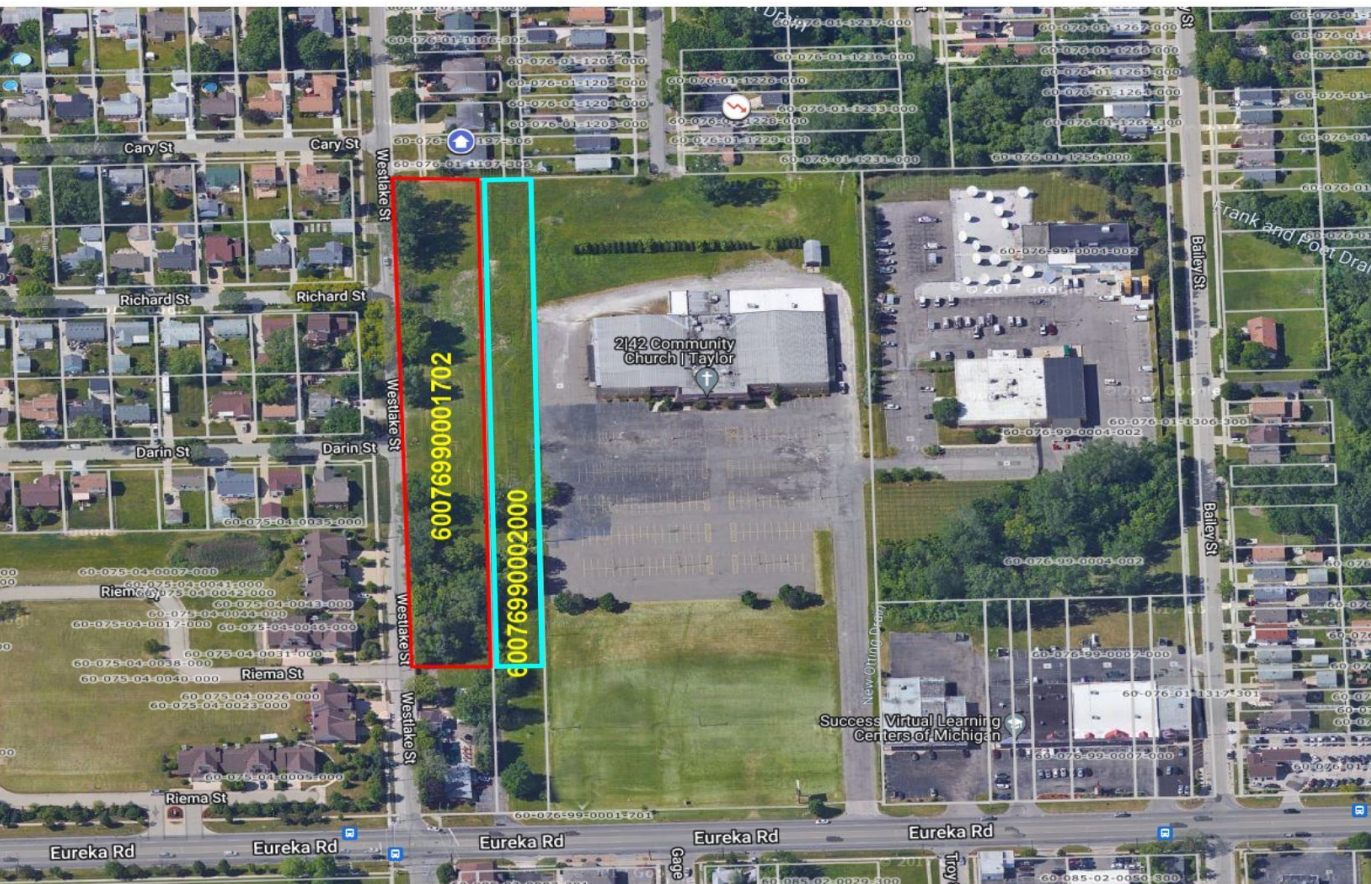
# THOMAS DUKE

COMMERCIAL REAL ESTATE

## 2.19 Acres Eureka - Taylor

Westlake Street & Eureka Road Taylor, MI 48180

- For Sale Parcel (2.19ac)
- Additional For Sale (approx 1.25ac)



# FOR SALE

GetReal *quality*  
248.476.3700

LISTED BY:

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Associate

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Vice President

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# FOR SALE

## 2.19 Acres Eureka - Taylor

Westlake Street & Eureka Road Taylor, MI 48180

For Sale Parcel (2.19ac)

Additional For Sale (approx 1.25ac)



Sale Price: \$125,900.00

### DESCRIPTION

Business zoned land with potential for a residential assemblage. In talks with eastern 1.25 acre parcel owner (LOI in hand) to add lot width.

### PROPERTY HIGHLIGHTS

- 2.19 Acre Zoned B-2 (Regional Business District)
- Master Planned Residential.
- Additional 1.25+/- Acre Parcel available to the East.
- All Utilities Available.
- Potential for both Residential and Business Uses.
- Open Landscape and Quiet Church Abutting.





# FOR SALE

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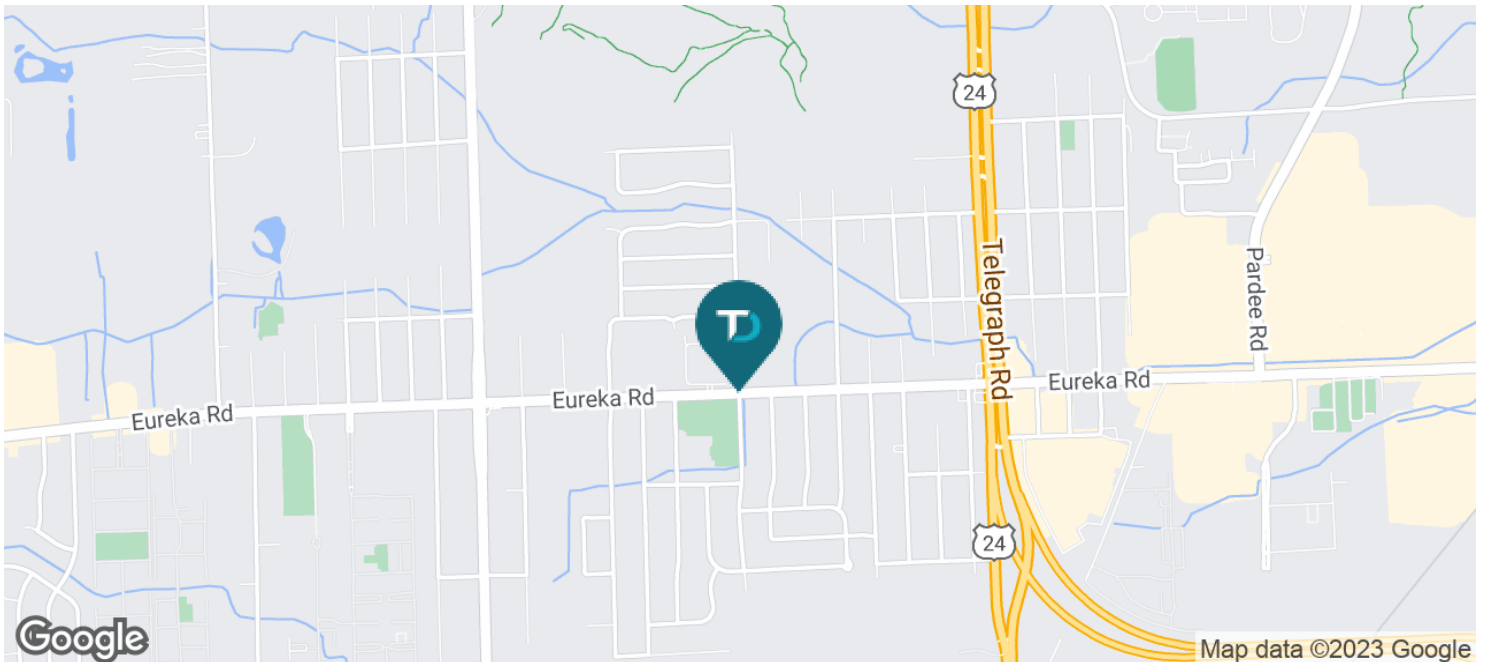
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### PROPERTY INFORMATION

SALE PRICE:	PRICE REDUCED! Was: \$185,000.00 NOW: \$125,900.00	Lot Size:	2.19 Acres
Price/AC:	\$57,077.63	Property Type:	Land
Utilities:	Municipal Water & Sanitary Sewer	Zoning	B-2
2022 Traffic Counts:	Eureka Road = 27,753; Telegraph Road = 54,372	School District:	Taylor School District
		Legal Description:	29AA1A2* N 900.00 FT OF THAT PT OF THE SE 1/4 OF SEC 29 T3S R10E DESC AS BEG AT S 1/4 COR SAID SEC 29; TH N 89D 41M 30S E 106.01FT - TH N 00D 16M 30S E 1312.00 FT - TH S 89D 41M 30S W 106.01FT - TH S 00D 16M 30S W 1312.00 FT - TO POB 2.19 AC - K - 2.19
		APN:	60-076-99-0001-702

### LOCATION INFORMATION

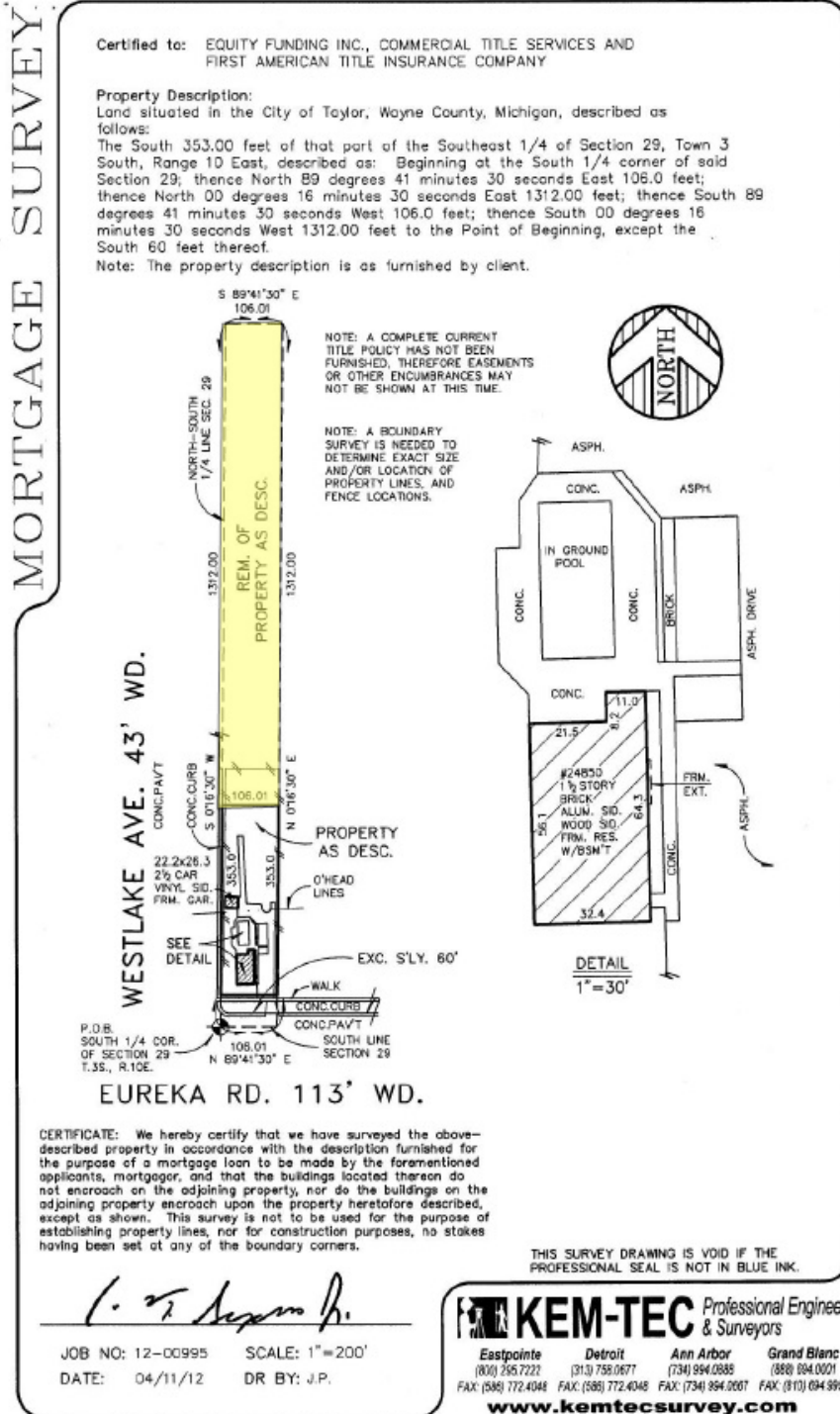
Located on the north side of Eureka, east of Westlake Street, just west of Telegraph and I-75.



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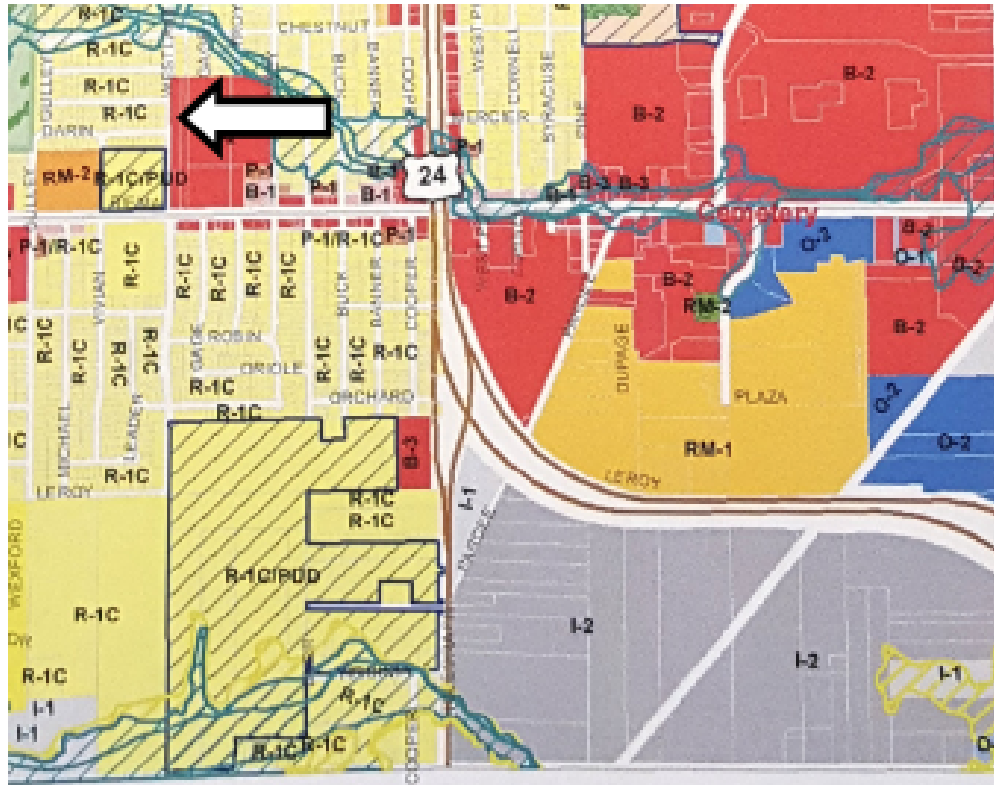
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


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### Legend

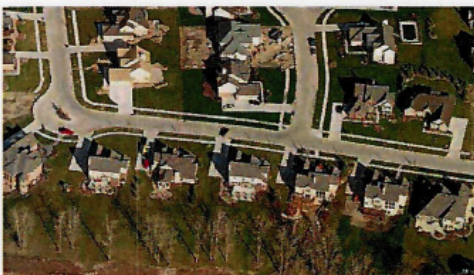
Residential District		B-1 Local Business District
Residential District		B-2 Regional Business District
Residential District		B-3 General Business District
Office District		P-1 Vehicular Parking
Industrial District		I-1 Light Industrial District
Industrial District		I-2 General Industrial District
Industrial (High Rise) District		TRO Technology-Research-Office District
		MT-1 Midtown Taylor Office/Institutional District
		MT-2 Midtown Taylor Mixed Use Commercial



**Table 3.03**  
**Single-Family Residential Districts Area, Height & Placement Requirements**

Zoning District	Minimum Zoning Lot Size Per Unit (a)		Maximum Height of Buildings		Minimum Yard Setbacks (Ft.) (d, e, f)				Minimum Floor Area Per Unit (sq. ft.) (k)	Maximum Percent of Lot Area Covered (l)	
	Area (sq. ft.)	Width (ft.)	Stories	Feet (c)	Front (g, h, i)	Sides		Rear (j)		All Buildings (%)	All Impermeable Surface (%)
						Least One	Total Both				
R-1A	15,000 (m)	100 (m)	2.5	30	35	10	25	50	1,800	25	65
R-1B	9,600	80	2.5	25	25	8	20	35	1,500	30	65
R-1C	7,200	60	2.5	25	20	5	15	25	1,350	30	75

### Residential



**Low-Intensity Residential:** This category includes areas intended for single family dwellings on individual lots and covers many of the established residential neighborhoods throughout the City. The term “single family” has also been applied to tracts of vacant land in and around such neighborhoods. Within the older neighborhoods of the City, single family residential neighborhoods are around five or six dwelling units per acre; and infill development should be consistent with the existing neighborhood character. Newer developments should be on larger lots to accommodate the larger homes that are typical of these newer subdivisions with densities between three and four dwelling units per acre. While there are some existing scattered duplexes within this designation on the Future Land Use Map, it is not intended to encourage such uses for future development.

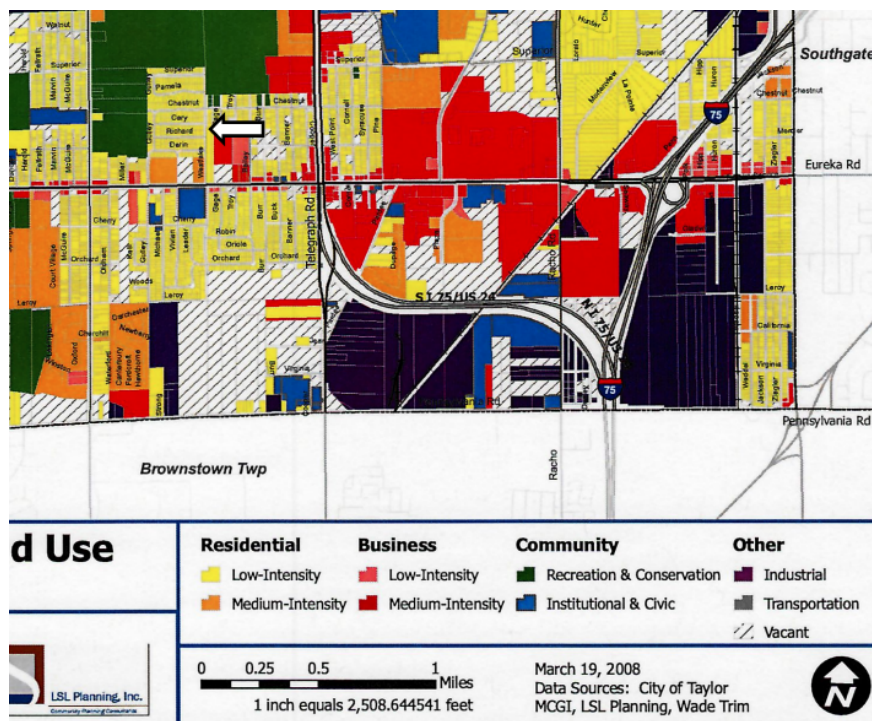
Existing schools and churches within residential neighborhoods are also designated as Single Family on the Future Land Use Map; however, future development or redevelopment of such uses may be considered appropriate





### Low-Intensity Residential

This category includes single family homes and low-density attached residential, such as clustered, low-rise condominiums. Significant areas of the City were developed with single family detached housing on smaller lots shortly after World War II with between four and six units per acre. These small-lot subdivisions are scattered throughout the City, with the greatest concentration in the northeastern quadrant of the City. The western portion of the City is comparatively less developed with low density residential uses on larger parcels. There have been a number of newer subdivisions in the western portion of the City with lots between two and four units per acre, with most on the west side of the City.





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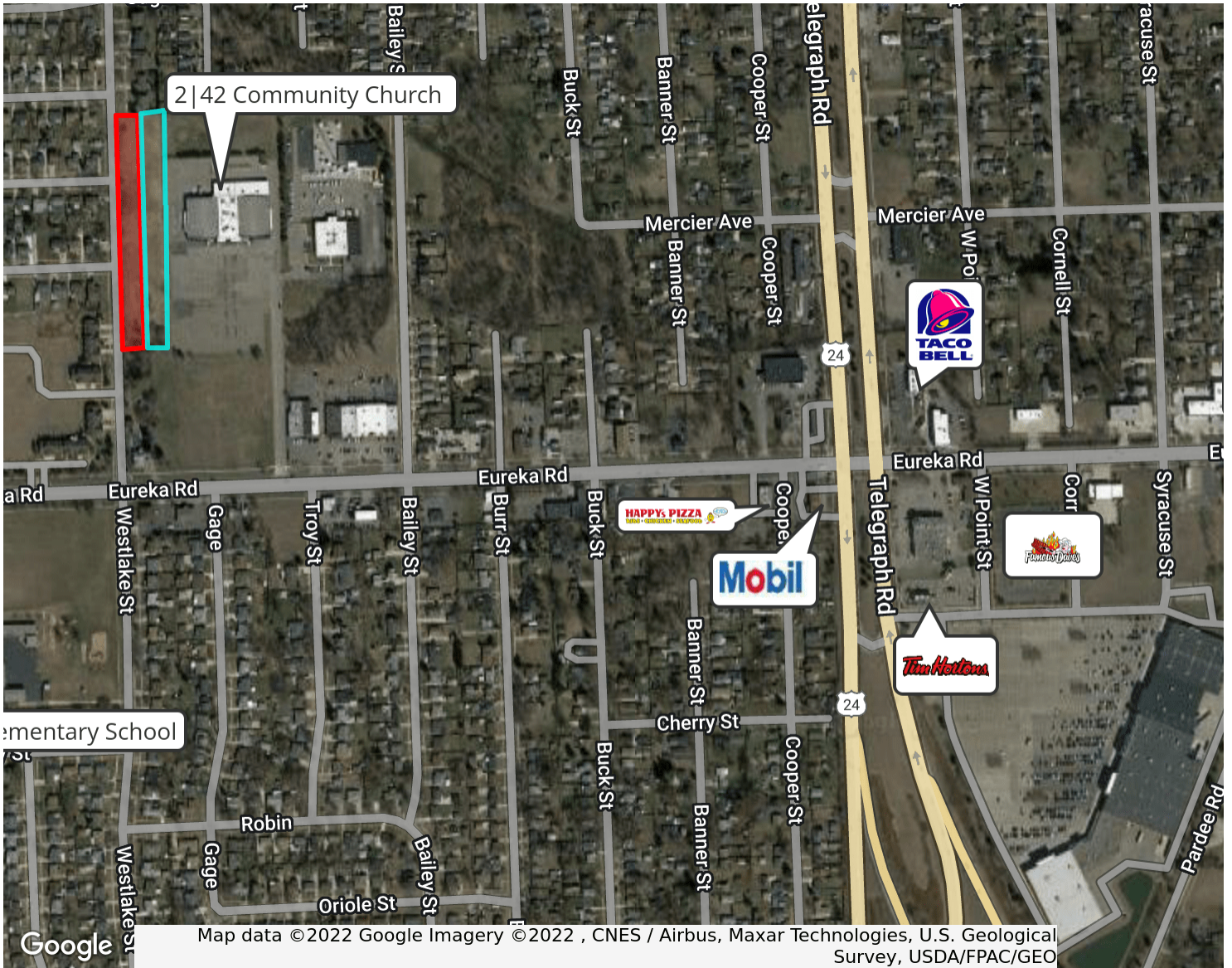




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### DEMOGRAPHIC INFORMATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
Total population	610	1,837	7,066
Median age	48.5	47.0	37.8
Total households	288	861	3,070
Average HH income	\$54,859	\$55,051	\$50,328
Average house value	\$382,233	\$292,701	\$161,140

