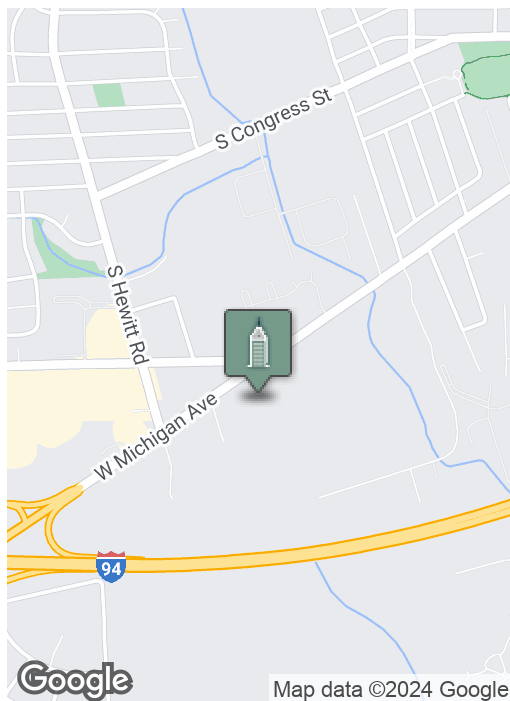


Vacant Land - Regional/Mixed Use Corridor

1879 W MICHIGAN AVE, YPSILANTI, MI 48197



SUMMARY

Sale Price:	\$375,000
Lot Size:	18.8 Acres
Zoning:	MICHIGAN AVE. FORM BASED CODE DISTRICT REGULATING PLAN

PROPERTY OVERVIEW

Ypsilanti Township recently updated its Master Plan and this property is centrally located in the Regional/Mixed Use Corridor of the newly formed Michigan Avenue Form Based Code District Plan.

The Michigan Ave. Regional/Mixed Use Corridor -Site Type D permitted use groups include Misc. Residential/Related Uses, Office/Institutional, Retail, Entertainment and Services and Light Industrial. Special use groups include Other Misc. and Automotive.

This is a unique development opportunity.

**Building
relationships.**

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Tony Caprarese

734.904.3521

TONYCAP@SWISHERCOMMERCIAL.COM

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Land For Sale - Regional/Mixed Use Corridor

1879 W MICHIGAN AVE, YPSILANTI, MI 48197



**Parcel
Aerial**



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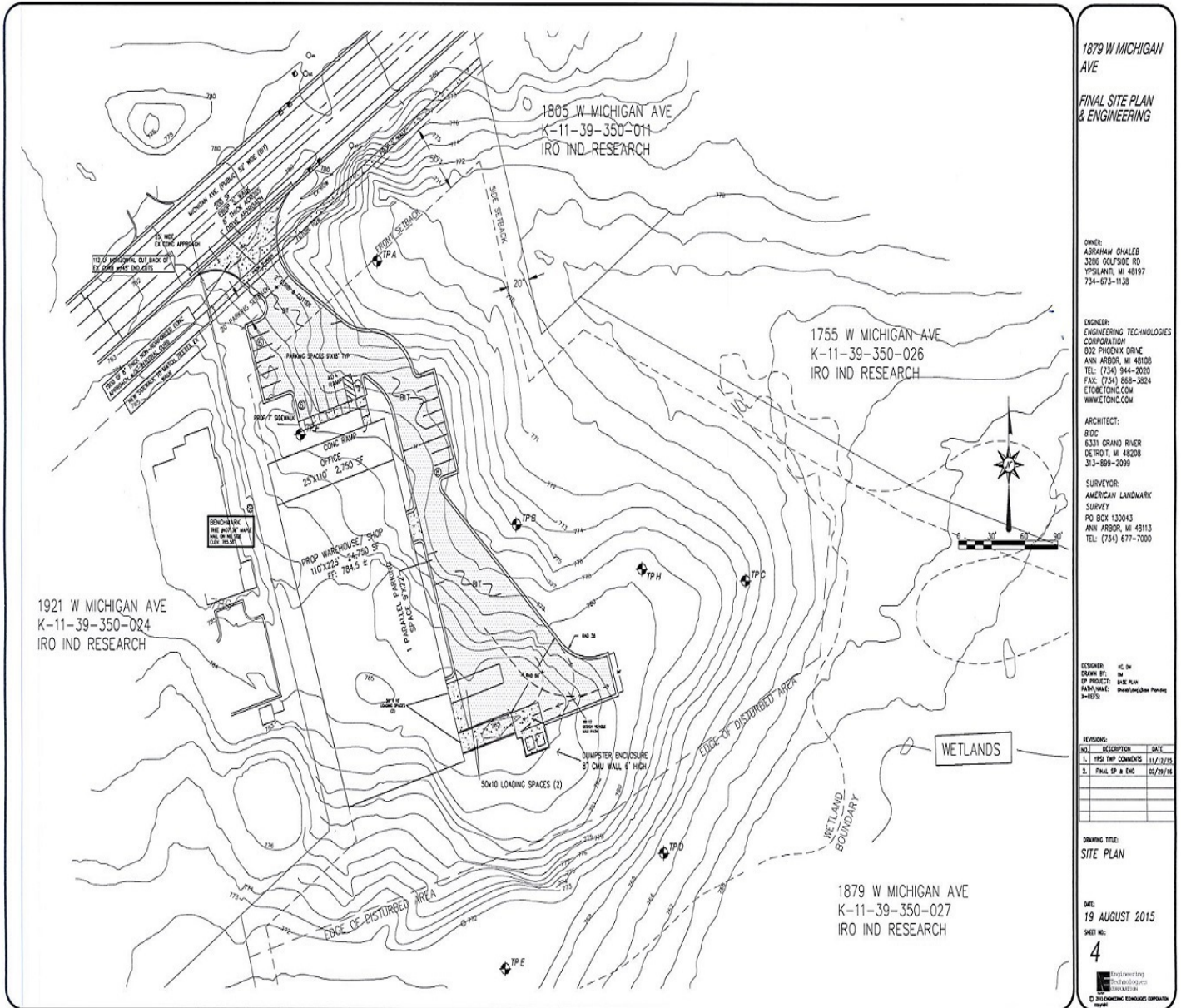
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Land For Sale - Regional/Mixed Use Corridor

1879 W MICHIGAN AVE, YPSILANTI, MI 48197



1879 W MICHIGAN AVE
FINAL SITE PLAN & ENGINEERING

OWNER:
 ABRAHAM GHALEB
 3286 GOLF SIDE RD
 YPSILANTI, MI 48197
 734-613-1138

ENGINEER:
 ENGINEERING TECHNOLOGIES CORPORATION
 802 PINECRAK DRIVE
 ANN ARBOR, MI 48106
 TEL: (734) 944-2020
 FAX: (734) 868-3824
 ETONG.COM
 WWW.ETONG.COM

ARCHITECT:
 BDC
 6331 GRAND RIVER
 DETROIT, MI 48208
 313-899-2099

SURVEYOR:
 AMERICAN LANDMARK SURVEY
 PO BOX 130043
 ANN ARBOR, MI 48113
 TEL: (734) 677-7000

DESIGNER: HC, DL
 DRAWN BY: DL
 PROJECT: BDC PLAN
 PATHNAME: D:\a\1879\Site Plan.dwg
 4-8875

REVISION	NO.	DESCRIPTION	DATE
1.	1	YPSI TWP COMMENTS	11/12/15
2.	1	FINAL SP & ENG	02/29/16

DRAWING TITLE:
SITE PLAN

DATE:
 19 AUGUST 2015

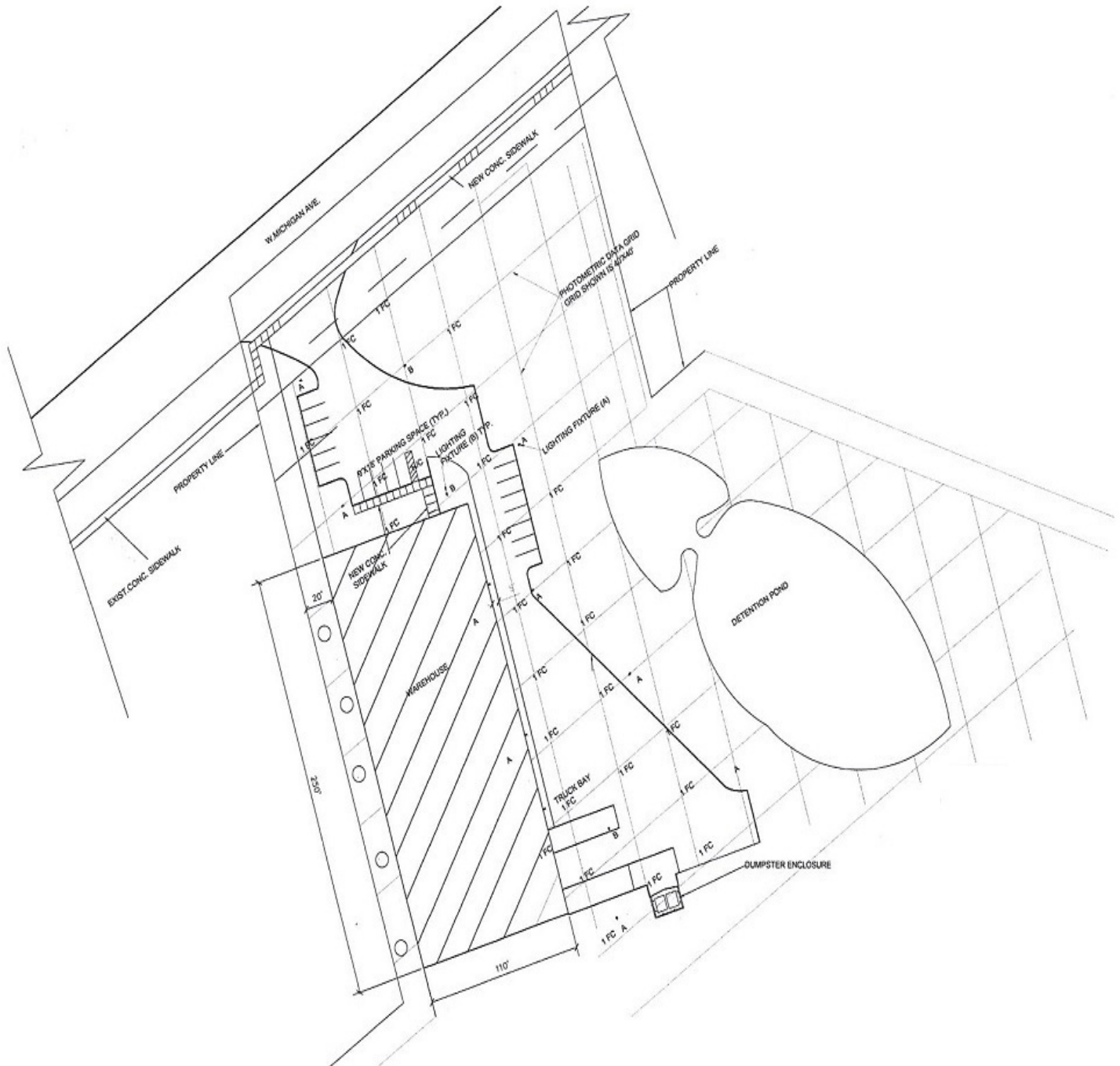
SHEET NO.:
4

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1879 W Michigan Ave Former Project Site Plan & Engineering

Building relationships.

1879 W. MICHIGAN AVE. - BUILDING ENVELOPE & STORM DETENTION



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relationships.***

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Land For Sale - Regional/Mixed Use Corridor

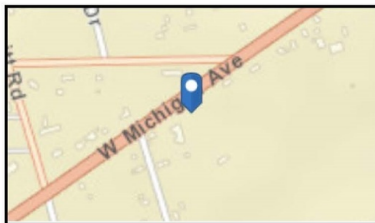
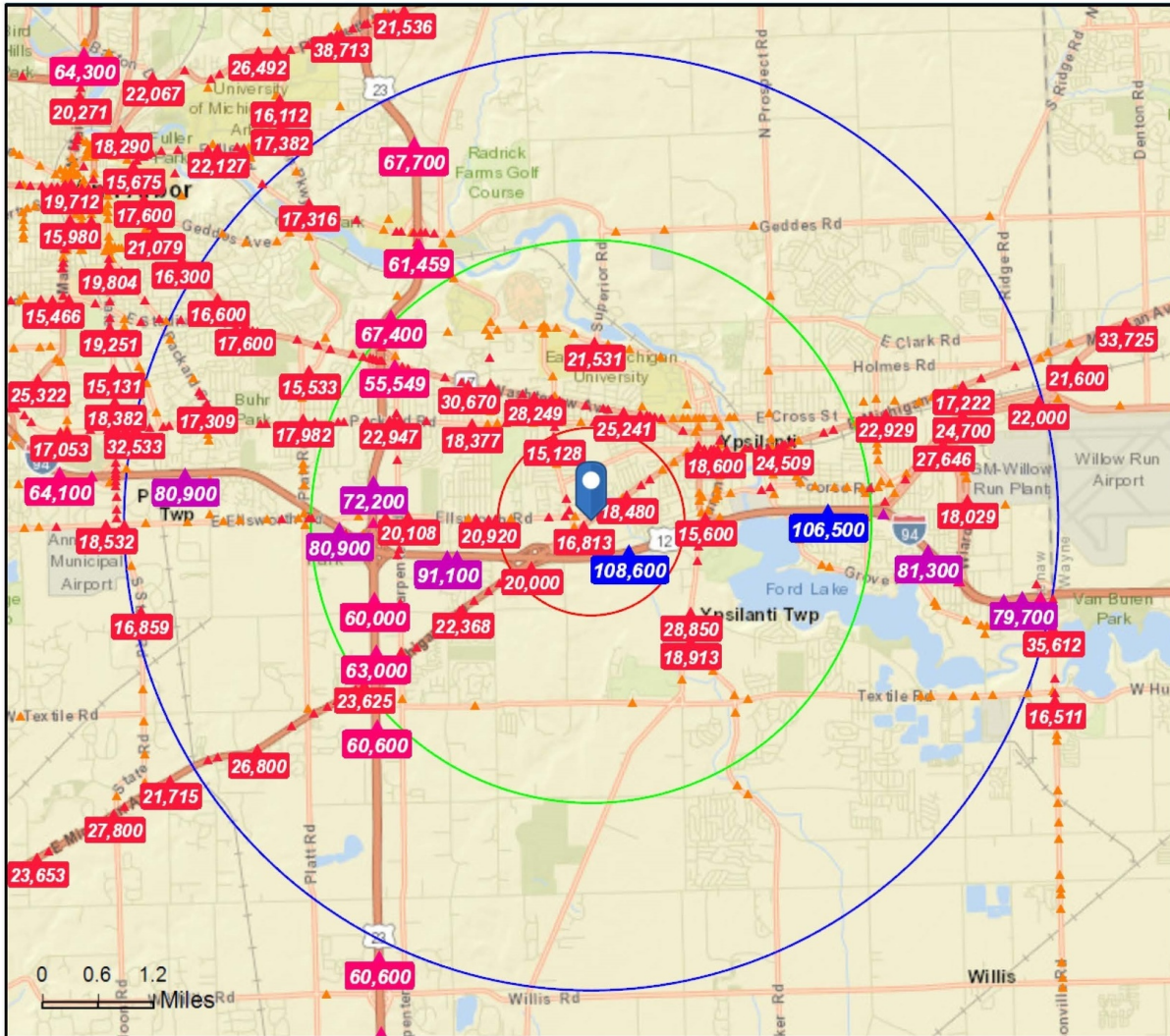
1879 W MICHIGAN AVE, YPSILANTI, MI 48197



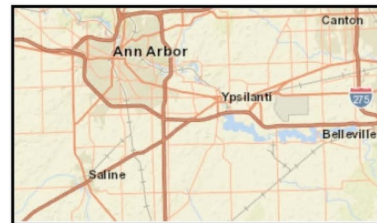
Traffic Count Map

1859-1999 W Michigan Ave
 1859-1999 W Michigan Ave, Ypsilanti, Michigan, 48197
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 42.22975
 Longitude: -83.63992



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Building relationships.

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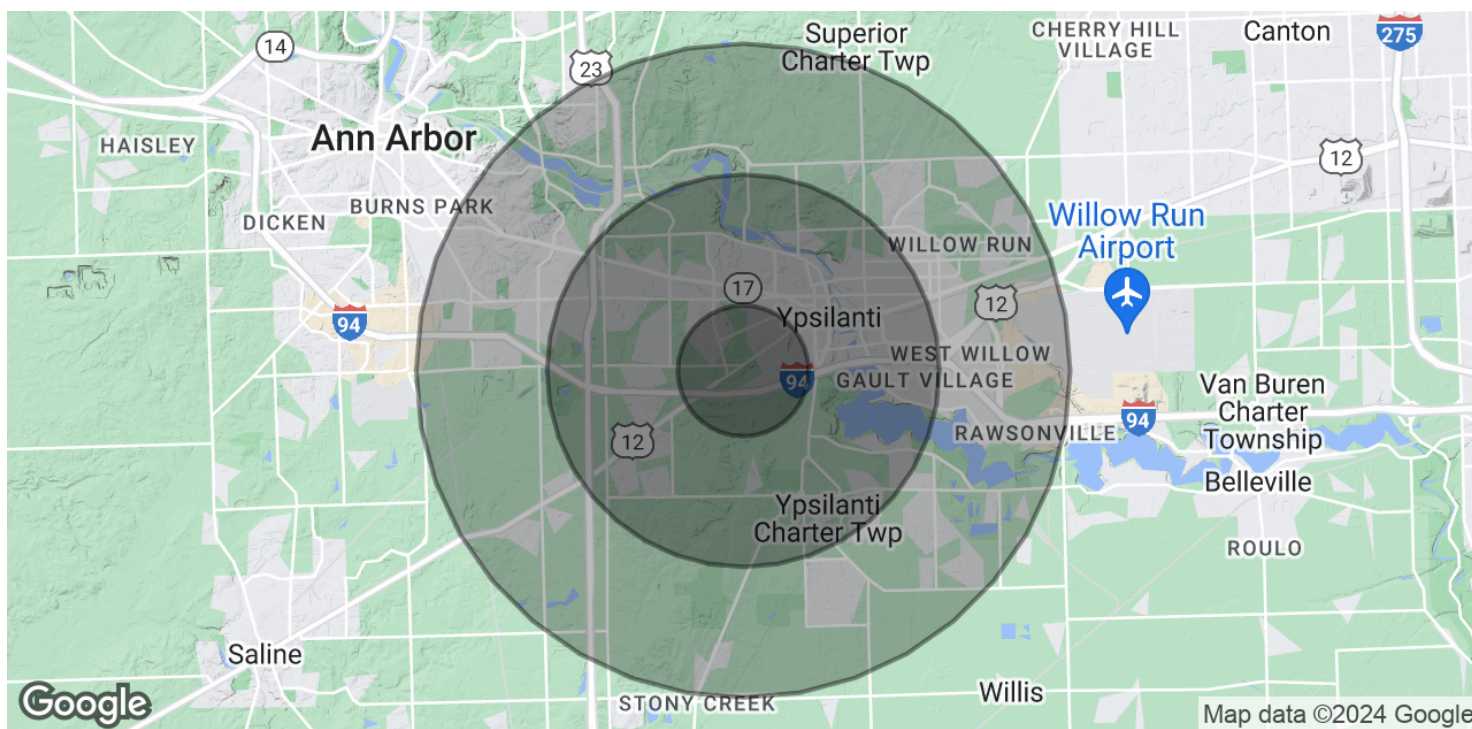
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1879 W MICHIGAN AVE, YPSILANTI, MI 48197



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,047	63,786	132,735
Average Age	31.9	31.2	33.2
Average Age (Male)	29.0	30.5	32.7
Average Age (Female)	35.6	32.5	34.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,884	26,447	54,362
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$46,628	\$53,776	\$64,001
Average House Value	\$185,890	\$185,988	\$207,657

* Demographic data derived from 2020 ACS - US Census

Building relationships.

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