



PITTSFIELD TOWNSHIP DEVELOPMENT SUTHERLAND SQUARE

FOR MORE INFORMATION ON THE SUTHERLAND SQUARE DEVELOPMENT, CONTACT:

CHARLEY HENNEGHAN

Director | (248) 359 3838
chenneghan@signatureassociates.com

DRAKE FILIPPIS

Associate Broker | (248) 799 3161
dfilippis@signatureassociates.com

SCOTT ELLIOTT

Vice President | (248) 948 4182
sellriott@signatureassociates.com

JEFF HIGGINS

Associate Broker | (248) 359 0650
jhiggins@signatureassociates.com

Sutherland Square presents a premier “Shovel Ready” development opportunity for a 199-unit luxury multifamily/for sale community, ideally positioned right outside of Ann Arbor, Michigan. Spanning across 21.14 acres, this thoughtfully planned project is poised to deliver a variety of housing options such as Townhomes, Single Family Lots, and Garden Loft Apartments. Sutherland Square merges high-end living with modern design, resort-style amenities, and a serene residential setting next to a 10-acre nature preserve.

The site’s central location provides residents with exceptional connectivity to I-94, US-23, State Street, and Michigan Avenue, placing top-tier retail, dining, and lifestyle destinations just minutes away.

- Located in Pittsfield Township—an affluent, highly educated city with strong demographics and access to major employment centers—Sutherland Square offers unparalleled potential for long-term value, sustained rental demand, and an attractive single-family home execution.
- With limited new Class A supply in the immediate area, the project is well-positioned to capture unmet demand from high-income renters and/or well-qualified home purchasers.
- Sutherland Square represents a rare opportunity to deliver scale, luxury, and lifestyle in one of Michigan’s most affluent and stable submarkets.

DEVELOPMENT SNAPSHOT

- Preliminary Site Plan Approved
- Site work CDs approximately 50% complete
- Signoff from three outside 3rd parties (required for final site plan approval):
 - Drain Commission
 - Road Commission
 - EGLE Wetland Permit
- Additional DD reports completed:
 - Soil Borings
 - Soil Infiltration
 - Environmental

SIGNATURE ASSOCIATES | INVESTMENT DIVISION

This information contained in this Offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the Proposed Sutherland Square Development (“Properties”) and is not to be used for any other purpose or made available to any other person without the expressed written consent of Signature Associates.

**REQUEST OFFERING
MEMORANDUM**

