

## 10.32 ACRES FORD RD

35777 Ford Road, Westland, MI 48185



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 35777 Ford Road | Westland, MI 48185

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**PROPERTY OVERVIEW**

10.32 Acres of Vacant Land for Development on Ford Road in Westland, Michigan.

**OFFERING SUMMARY**

Sale Price: \$3,200,000  
Lot Size: 10.32 Acres  
Zoning: CB-3 General Commercial Business & Ford Road Overlay District

**PROPERTY HIGHLIGHTS**

- 10.32 Acres
- CB-3 Zoning
- Approximately 500' of frontage on Ford Road
- Exceptional Development opportunity in a growing market
- Close proximity to I-275, I-96, and I-94
- Location central to serve the communities of Westland/Garden City, Dearborn/Dearborn Heights, Livonia, and Canton

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**BUILDING/PROPERTY INFORMATION:** 35777 Ford Road | Westland, MI 48185

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**BUILDING INFORMATION**

Sale Price: \$3,200,000  
Price/AC: \$310,078

**PROPERTY INFORMATION**

Lot Size: 10.32 Acres  
Property Type: Land  
Property Subtype: Multifamily  
Taxes: 2024 Winter - \$2,519  
2025 Summer - \$14,381  
Zoning: CB-3 General Commercial  
Business  
& Ford Road Overlay District  
Traffic Count: Ford Rd - 33,729 VPD  
Wayne Rd - 32,858 VPD  
(MPSI 2025)  
School District: Wayne-Westland Community  
Legal Description: Available Upon Request  
APN: 56-045-99-0014-001

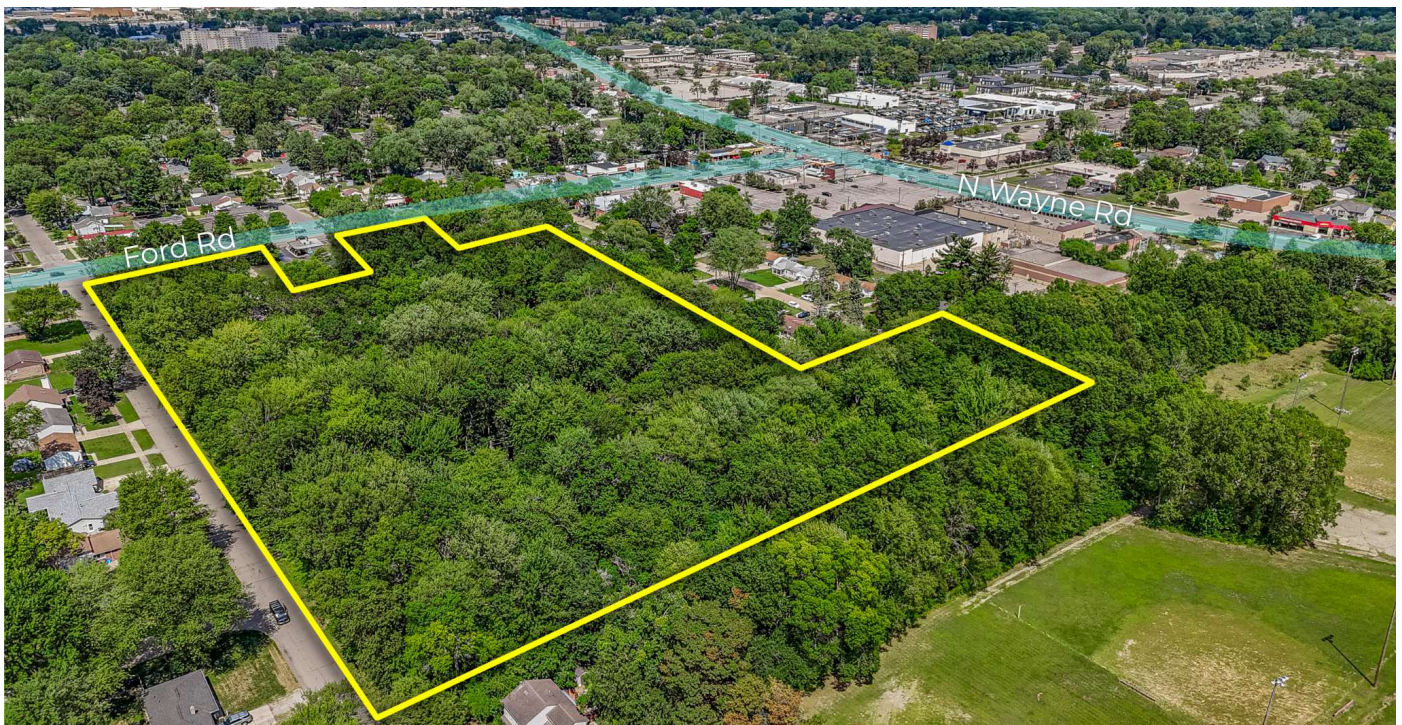
**LOCATION INFORMATION**

Located on the South side of Ford Road, just West of Wayne Road.



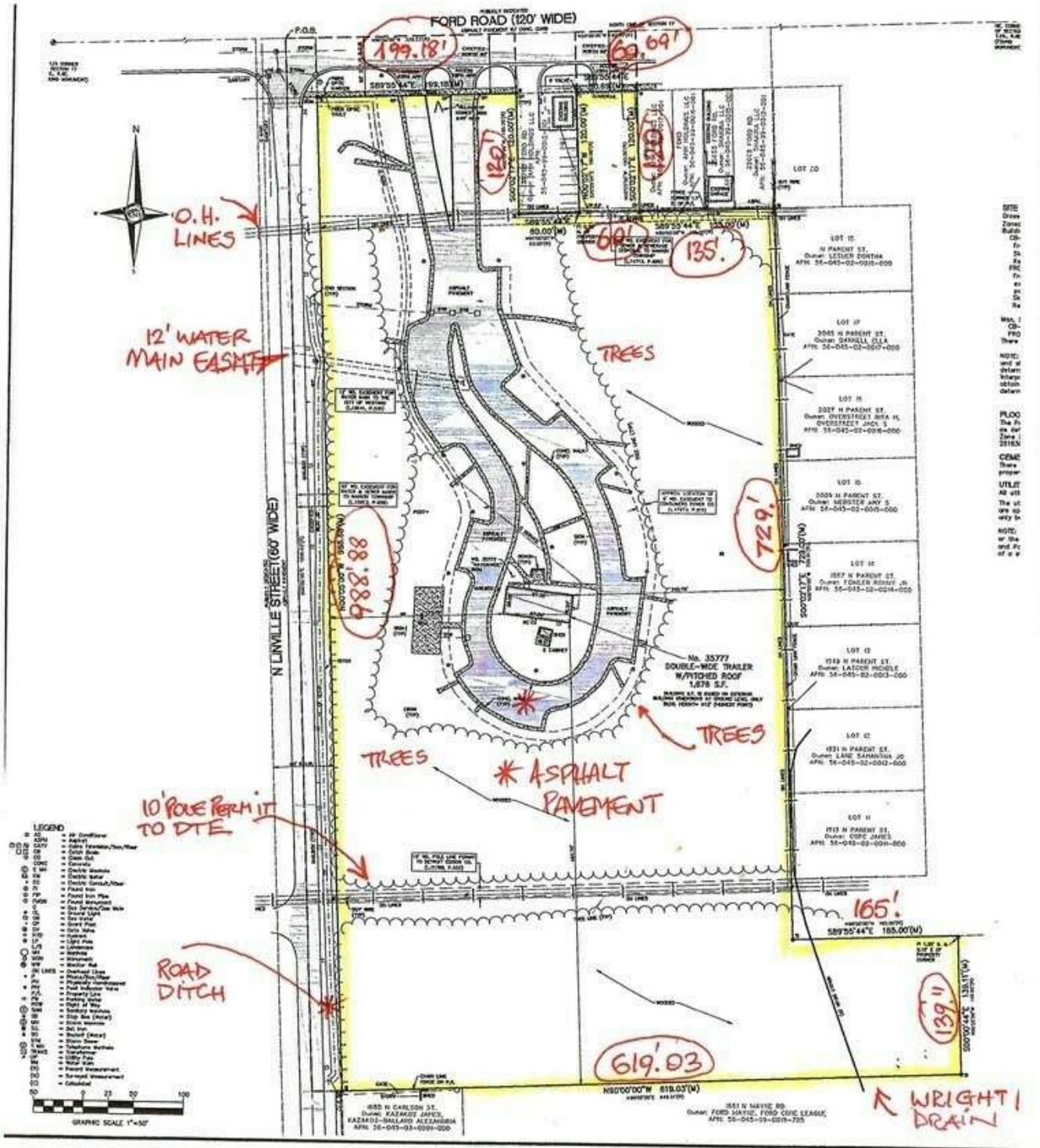
**ADDITIONAL PHOTOS:** 35777 Ford Road | Westland, MI 48185

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**LAND SURVEY: 35777 Ford Road | Westland, MI 48185**





**RETAILER MAP: 35777 Ford Road | Westland, MI 48185**





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**DEMOGRAPHICS MAP & REPORT: 35777 Ford Road | Westland, MI 48185**

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	15,374	109,042	281,001
Average Age	44	42	41
Average Age (Male)	41	41	40
Average Age (Female)	45	43	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	8,052	48,555	117,122
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$62,585	\$84,509	\$93,516
Average House Value	\$214,604	\$208,087	\$235,909

*Demographics data derived from AlphaMap*



Table 5.2: Commercial/Mixed-Use Districts Use Table

	Office Business	Low Intensity Commercial Business	Shopping Center Commercial	General Commercial	City Center District	Ford Road Overlay	Use Standards
Use Category/Use	OB	CB-1	CB-2	CB-3	CCD	FORD	
<b>RESIDENTIAL USES</b>							
Townhouses	SLU	SLU	SLU	SLU	P	P	<a href="#">Sec. 8.8</a>
Multiple-family residential dwellings	SLU		SLU	SLU	SLU	SLU	<a href="#">Sec. 8.9</a>
Upper-story residential dwelling units located above a nonresidential use	P	P	P	P	P	P	-
<b>HUMAN CARE USES</b>							
Child care centers and nursery schools	P	P	P	P	P	P	-
<b>RECREATION USES</b>							
Parks and playgrounds	P	P	P	P	P	P	-
Noncommercial recreation and social facilities, as follows: recreation buildings and community centers; swimming pools; tennis clubs and courts	SLU	P	P	P	SLU	SLU	-
Indoor commercial recreation, gaming and amusement establishments, including arcades, haunted houses, bowling alleys, pool halls, dance halls, gymnasiums, swimming pools, skating rinks and similar uses		P	P	P	SLU	SLU	-
Fitness center or health club		P	P	P	P	P	-
Outdoor commercial recreation			SLU	SLU			-
<b>INSTITUTIONAL, EDUCATIONAL, AND ASSEMBLY USES</b>							
Cultural facilities, as follows: public libraries and public art galleries; public museums and aquariums	SLU	SLU	SLU	SLU	SLU	SLU	-
Educational facilities (nonboarding), as follows: elementary schools; junior and senior high schools; colleges and universities.	SLU	SLU	SLU	SLU	SLU	SLU	-





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	Office Business	Low Intensity Commercial Business	Shopping Center Commercial	General Commercial	City Center District	Ford Road Overlay	Use Standards
Use Category/Use	OB	CB-1	CB-2	CB-3	CCD	FORD	
Public service uses and buildings, as follows: public administration buildings, local, county, state, and federal; fire stations; police stations.	SLU	SLU	SLU	SLU	SLU	SLU	-
Places of worship	SLU	SLU	SLU	SLU	SLU	SLU	-
Clubs or lodges, private nonprofit		P	P	P	P	P	-
Trade and vocational schools			P	P	P	P	-
<b>MEDICAL USES</b>							
Assisted living facilities	SLU		SLU	SLU	SLU	SLU	-
Convalescent or nursing homes	SLU		SLU	SLU	SLU	SLU	-
Hospitals	SLU	SLU	SLU	SLU	SLU	SLU	-
Clinic, medical or dental	P	P	P	P	P	P	-
Laboratories, medical and dental	P	P	P	P	P	P	-
Urgent care centers	SLU	SLU	SLU	SLU	SLU	SLU	-
Massage establishments		SLU	SLU	SLU			-
Drug stores and pharmacies		P	P	P	P	P	<a href="#">Sec. 8.14</a>
Blood plasma donation centers			SLU	SLU			-
Marijuana provisioning centers/retailers	SLU	SLU	SLU	SLU		SLU	<a href="#">Section 8.24; Westland Code Ch. 27</a>
Marijuana safety compliance facilities	SLU	SLU	SLU	SLU		SLU	<a href="#">Section 8.24; Westland Code Ch. 27</a>
<b>OFFICE AND SERVICE USES</b>							
Real estate, insurance, financial and other business offices including banks, credit unions, insurance agencies, realtors, travel agents, savings and loan associations, and similar uses	P	P	P	P	P	P	<a href="#">Sec. 8.14</a>



**Table 5.2: Commercial/Mixed-Use Districts Use Table**

	Office Business	Low Intensity Commercial Business	Shopping Center Commercial	General Commercial	City Center District	Ford Road Overlay	
Use Category/Use	OB	CB-1	CB-2	CB-3	CCD	FORD	Use Standards
Offices for professional, executive, medical, governmental, legal, or administrative uses including accountants, doctors, dentists, writers, attorneys, realtors, architects, engineers, planners, and similar professions and occupations	P	P	P	P	P	P	
Studios for painters, photographers, dance, martial arts, decorators, dressmakers, artists, upholsterers, tailors, sculptors, musicians, taxidermists, and similar vocations	P	P	P	P	P	P	-
Business service establishments, including management consulting services, consumer credit reporting agencies, printing and copy centers, mailing and stenographic services, business machine sales and other similar business services	P	P	P	P	P	P	-
Offices, but not banquet halls, of nonprofit organizations including: professional membership organizations; labor unions, civic, social and fraternal organizations; political organizations; stock, bond, and other brokerage establishments	P	P	P	P	P	P	-
Data processing and computer centers, including service and maintenance of electronic data processing equipment.	P	P	P	P	P	P	-





Table 5.2: Commercial/Mixed-Use Districts Use Table

	Office Business	Low Intensity Commercial Business	Shopping Center Commercial	General Commercial	City Center District	Ford Road Overlay	Use Standards
Use Category/Use	OB	CB-1	CB-2	CB-3	CCD	FORD	
Personal service uses, including barber shops, beauty salons, nail care, tanning salons, tattoo artist establishments, locksmiths, and similar uses		P	P	P	P	P	-
Self-service laundries and dry-cleaners		P	P	P	SLU	SLU	-
Drive through windows accessory to a permitted use	SLU	SLU	SLU	SLU	SLU	SLU	<a href="#">Sec. 8.14</a>
<b>FOOD, DRINK AND SIMILAR ESTABLISHMENTS</b>							
Standard and carry-out restaurants, bakeries, coffeehouses, delicatessens, and similar places serving food or beverages	SLU	P	P	P	P	P	-
Sidewalk café		P	P	P	P	P	<a href="#">Sec. 8.15</a>
Drive-in restaurants		SLU	SLU	SLU	SLU	SLU	<a href="#">Sec. 8.14</a>
Drive-through restaurants		SLU	SLU	SLU	SLU	SLU	<a href="#">Sec. 8.14</a>
Establishments serving alcoholic beverages for consumption on the premises		P	P	P	P	P	-
Brewpubs, taverns/pubs and bars/lounges		SLU	P	P	P	P	-
Smoking lounge		SLU	SLU	SLU	SLU	SLU	-
Micro-breweries, small wine makers and small distilleries		SLU	P	P	P	P	<a href="#">Sec. 8.16</a>
<b>COMMERCIAL USES</b>							
Generally recognized retail businesses which supply commodities on the premises; such as but not limited to groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing, and notions or hardware		P	P	P	P	P	-





Table 5.2: Commercial/Mixed-Use Districts Use Table

	Office Business	Low Intensity Commercial Business	Shopping Center Commercial	General Commercial	City Center District	Ford Road Overlay	Use Standards
Use Category/Use	OB	CB-1	CB-2	CB-3	CCD	FORD	
Any retail business whose principal activity is the sale of merchandise in an enclosed building		P	P	P	P	P	-
Food stores, including grocery stores, supermarkets and specialized food stores, such as bakeries and delicatessens		P	P	P	P	P	-
Clubs or lodges, commercial		SLU	SLU	SLU			-
Retail tobacco, hookah and vape shops		SLU	SLU	SLU			<a href="#">Sec. 8.17</a>
Catering establishments		P	P	P	P	P	-
Newspaper distribution agencies		P	P	P	P	P	-
Printing and publishing shops, limited to no more than 10,000 square feet in the CB-1, CCD and FORD		P	P	P	P	P	-
Veterinary clinics		P	P	P	P	P	-
Auction rooms				P			-
Kennels			SLU	SLU			-
Theaters, indoor			P	P	P	P	-
Bed and breakfast establishments	P	P					-
Lodging facilities			SLU	P	SLU	SLU	-
Banquet halls			SLU	SLU	SLU	SLU	-
Workshops for the repair or service of bicycles, electronics, household appliances, furniture, shoes, and similar items	SLU	P	P	P	P	P	-
Small engine repair for lawn mowers, snow blowers, and similar devices		P	P	P	P	P	-



Table 5.2: Commercial/Mixed-Use Districts Use Table

	Office Business	Low Intensity Commercial Business	Shopping Center Commercial	General Commercial	City Center District	Ford Road Overlay	Use Standards
Use Category/Use	OB	CB-1	CB-2	CB-3	CCD	FORD	
Showroom of a plumber, electrician, contractor or similar trade, without outdoor storage				P	P	P	-
Manufacturing/production facility with at least 25% of floor space dedicated to retail sales or showroom		P	P	P	P	P	-
Greenhouses and nurseries				P			-
Funeral homes and mortuaries		P	P	P	P	P	-
Adult-oriented commercial uses				SLU			<a href="#">Sec. 8.18</a>
Any permitted principal use within the CB-1 or CB-2 Districts in the same building as an OB District use, provided such uses shall not occupy more than 25% of the structure or complex of structures	SLU						-
Any permitted principal use within the CB-2 District in the same building as a CB-1 District use, provided such uses shall not occupy more than 25% of the structure or complex of structures		SLU					-
<b>VEHICULAR RELATED USES</b>							
Motor vehicle retail parts stores, indoor		P	P	P			<a href="#">Sec. 8.19</a>
Motor vehicle washing establishments				SLU			<a href="#">Sec. 8.23</a>
Indoor sales or showroom for new or used motor vehicles, boats, trailers, recreational vehicles or similar items				SLU			-
Outdoor sales of new motor vehicles, not including repair				SLU			-



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	Office Business	Low Intensity Commercial Business	Shopping Center Commercial	General Commercial	City Center District	Ford Road Overlay	
Use Category/Use	OB	CB-1	CB-2	CB-3	CCD	FORD	Use Standards
Gasoline service stations with or without convenience food store or food shop				SLU			<a href="#">Sec. 8.20</a>
Motor vehicle repair, minor				SLU			<a href="#">Sec. 8.21</a>
INDUSTRIAL USES							
Wholesale and e-commerce businesses, including warehousing				SLU			<a href="#">Sec. 6.5</a>
Mini- or self-storage warehouses				SLU			<a href="#">Sec. 6.5</a>