



# **PREMIUM** DEVELOPMENT OPPORTUNITY

## 700 KMS Place Ann Arbor, Michigan

- ▶ More than 15 acres
- ▶ High-growth region
- ▶ Flexible zoning options
- ▶ Opportunity Zone

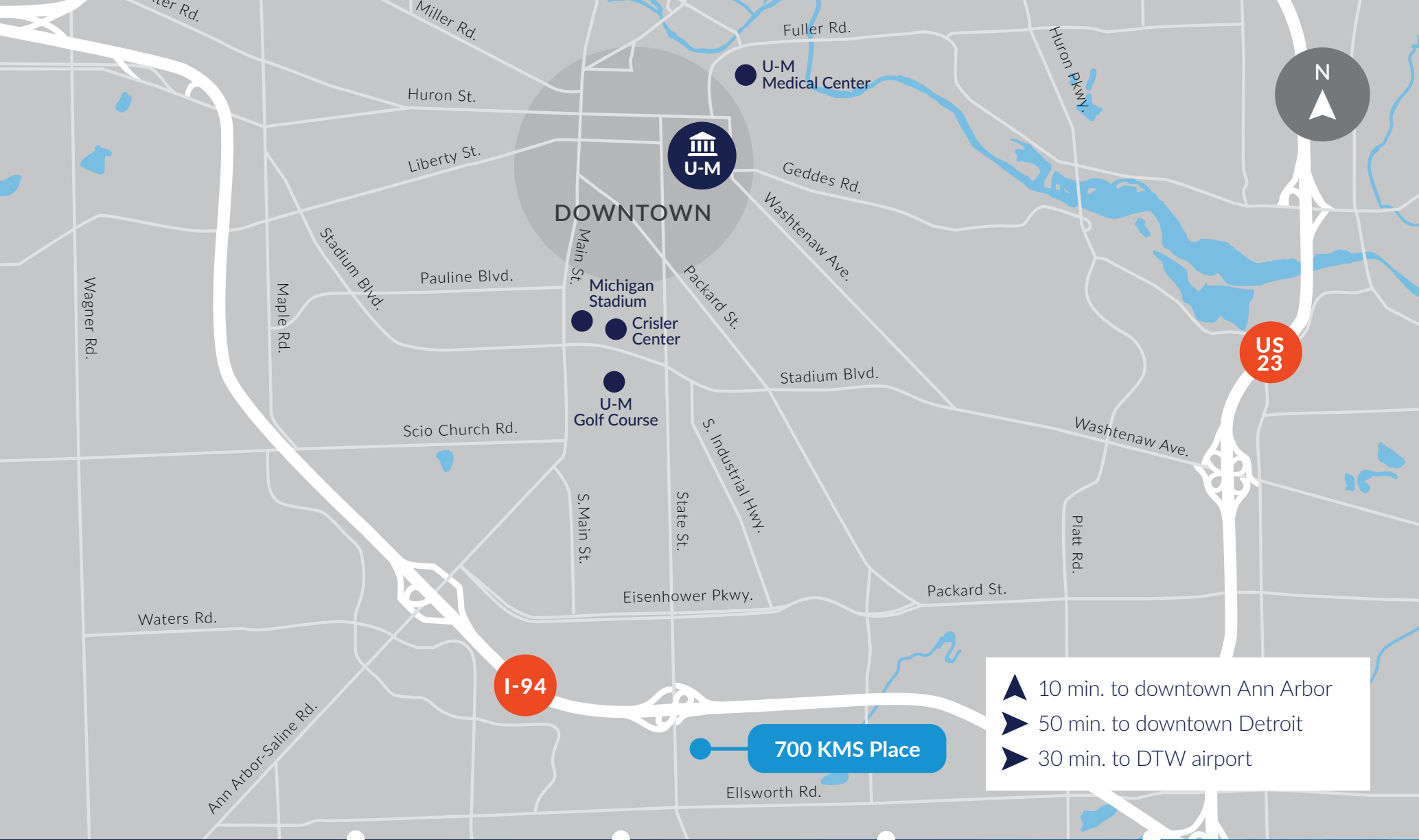
### **CONTACT**

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# ANN ARBOR LOCATION

Ideal Ann Arbor location with direct access to I-94

Near U-M, cultural venues, shopping, and business

Area transit includes bus, bike lanes, and walking paths

Convenient to Detroit and DTW Airport



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# EXISTING SITE

- ▶ 2 parcels, 15.39 acres combined
- ▶ Adjacent to I-94
- ▶ Pond and natural features
- ▶ Bordered by Mallets Creek

## ZONING

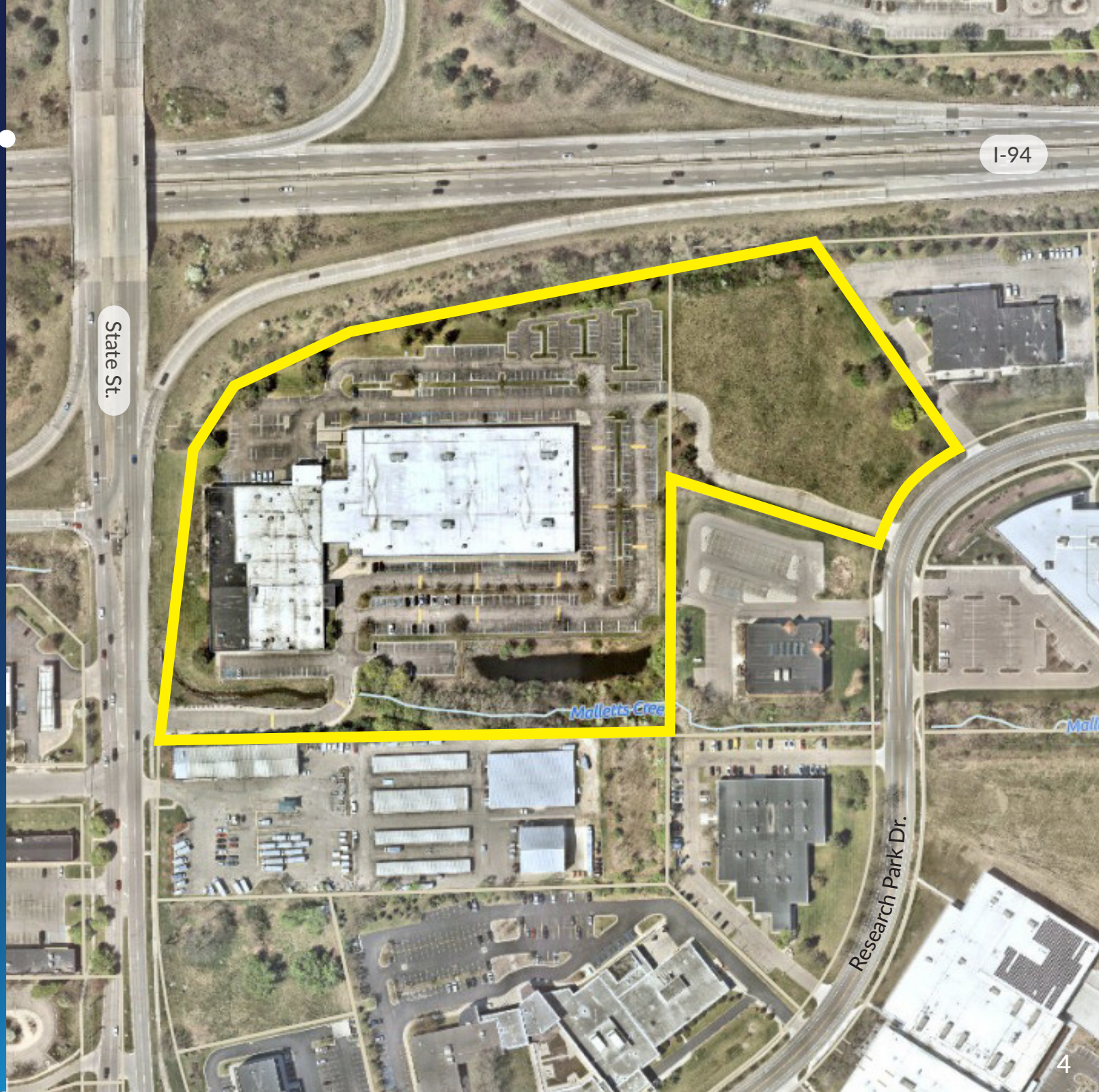
**Zoned:** M1, adjacent parcel zoned RE

**Master planned:** transition to flexible mixed-use

**Rezoning available:** PUD – Planned Unit Development

## OPPORTUNITY ZONE

Michigan Opportunity Zones offer powerful tax advantages, including deferred and potentially eliminated capital gains taxes on long-term holdings.



# ZONING INFORMATION



## CURRENT ZONING

### M1 & RE

The main property is zoned M1, which supports light manufacturing, warehousing, distribution, and storage. The adjacent 3.5 acre parcel is zoned RE and enables research and development across commercial, educational, and business applications.



## MASTER PLANNED

### Transition – Flexible Mixed-Use

Strategically positioned in a master-planned transition zone, the site offers exceptional versatility for mixed-use development that can adapt as your business evolves.

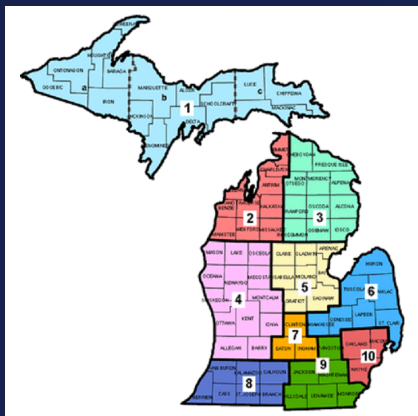


## REZONING AVAILABLE

### Planned Unit Development (PUD)

PUD rezoning is available for buyers seeking maximum design freedom and site customization—unlocking creative, integrated development opportunities that maximize operational efficiency.

Learn more at: [a2gov.org/planning/general-zoning-information/](https://a2gov.org/planning/general-zoning-information/)



## MICHIGAN OPPORTUNITY ZONE

Location within an Opportunity Zone offers powerful tax advantages, including deferred and potentially eliminated capital gains taxes on long-term holdings. The designation attracts substantial capital into the area, driving economic revitalization and property value appreciation while positioning buyers in markets primed for sustained growth.

Learn more at: [michigan.gov/opportunityzones/](https://michigan.gov/opportunityzones/)

# CONCEPTUAL SITE PLAN

Potential mixed-use development offering the following highlights:

- ▶ 970+ residential units
- ▶ 938,350 sf residential
- ▶ 15,000 sf retail
- ▶ 26,500 sf commercial
- ▶ 1,515 parking spaces—two structures provide 14,11 spaces with an additional 104 surface spaces.



# SELECT AMENITIES

## TRANSIT STOPS

### RETAIL

- 1 Whole Foods
- 2 Briarwood Mall
- 3 Costco

### RESTAURANTS

- 4 Anna's House
- 5 Mediterraneo
- 6 Sweetwaters Coffee & Tea
- 7 Shawarma Shop
- 8 Texas de Brazil
- 9 California Pizza Kitchen
- 10 Zingerman's
- 11 Black Rock

### HOTELS

- 12 Homewood Suites
- 13 Extended Stay America
- 14 Courtyard by Marriott
- 15 Sheraton
- 16 Hyatt Place
- 17 Hilton Garden Inn
- 18 Staybridge Suites



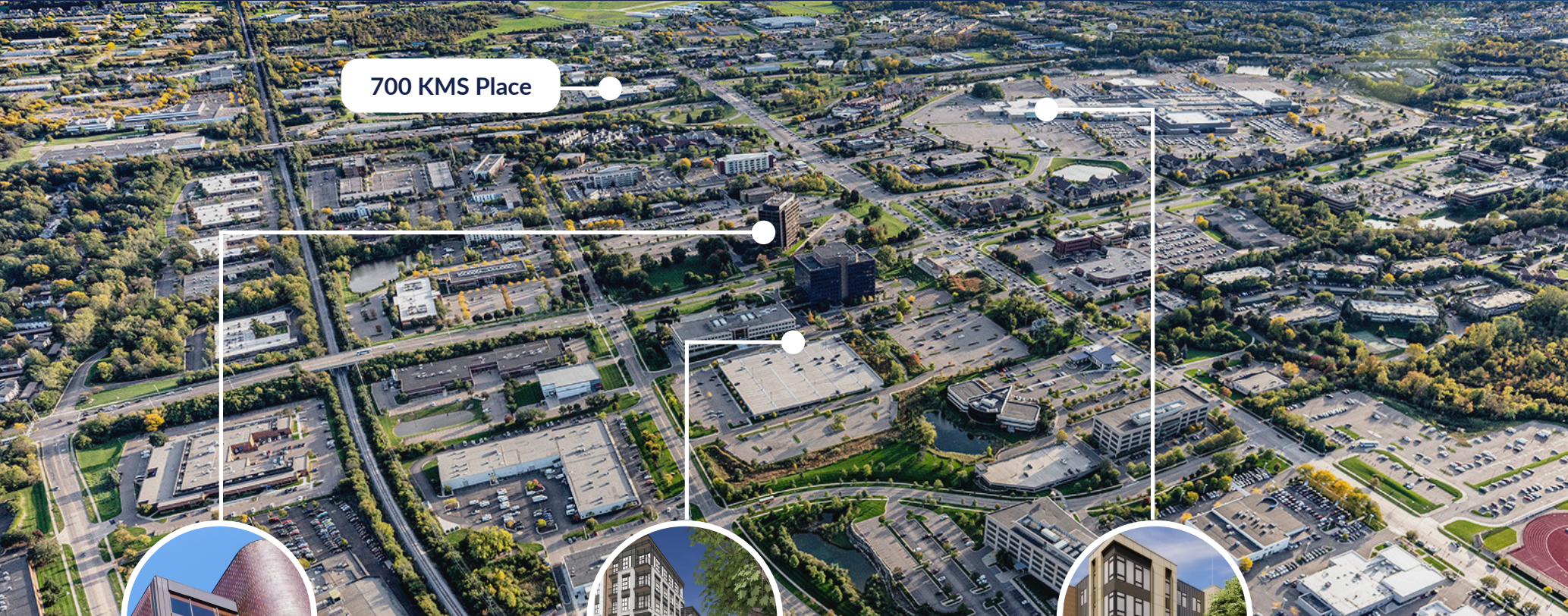
# GROWING SOUTHSIDE

Ann Arbor's Southside is experiencing a surge of development and growth.



## SOUTHSIDE ANN ARBOR

- ▶ Area designated for improvement and beautification
- ▶ People-centric design for walkability and community
- ▶ New wayfinding and welcome signage throughout
- ▶ Green spaces with attractive landscaping and public art



700 KMS Place



### WOLVERINE TOWER

- ▶ 52-year-old U-M structure
- ▶ Set for demolition in 2026
- ▶ To be redeveloped for Michigan Medicine



### ARBOR SOUTH

- ▶ 1,000+ residential units
- ▶ A 150-room hotel
- ▶ 93,500 sf of commercial space



### BRIARWOOD DEVELOPMENT

- ▶ 370 residential units
- ▶ 57,000 sf grocery
- ▶ 100,000 sf of retail

# ANN ARBOR REGION

Located just 45 miles west of Detroit, Ann Arbor is celebrated for its world-class education, vibrant downtown, and rich cultural scene. The city boasts a diverse array of art, award-winning restaurants, and outdoor activities.

As home to the University of Michigan, a renowned institution with a student body of 52,855, Ann Arbor offers an unparalleled blend of academic excellence and dynamic campus culture.

The university contributes to a highly-skilled talent pool that supports Ann Arbor's strong economic environment due to its diverse

mix of industries, startup culture, and heavy concentration of local businesses. The city is a leader in advanced industries such as automotive, information technology, biotech and life sciences, advanced manufacturing, and research and development.

## REGIONAL EMPLOYERS

- University of Michigan +/- 34,300
- Trinity Health +/- 5,900
- General Motors +/- 5,500
- Toyota +/- 1,400
- Dominos Headquarters +/- 1,100



## MARKET FACTORS

**52,855**  
STUDENTS

### Rock-Solid Demand Anchor

U-M's 52,855 students provide stable, recession-resistant occupancy as the market's largest renter base.

**5%**  
MULTI-FAMILY VACANCY

### Tightening Fundamentals

Multi-family vacancy dropping to 5%, absorption outpacing supply by 50%, rent growth at ~5%—well above the 10-year average.

**27%**  
AGE 25 - 44

### Hub for Young Professionals

Early to mid-career professionals, age 25 to 44, make up 27% of the population, with a median income of \$93,000.

**20K-UNIT**  
DEFICIT

### Housing Supply Constraints

Zero new construction starts in 2024, only 860 units underway, and a 20,000-unit deficit ensures demand will exceed supply for years.

**126K**  
MEDIAN INCOME

### Strong Affordability Cushion

Median income of \$126K and rent-to-income ratios at 23% give tenants room to absorb increases without strain.

# DOWNTOWN ANN ARBOR

Just minutes away from 700 KMS Place, the historic, vibrant, and eclectic downtown area is home to:

- ▶ 100+ unique shops
- ▶ 200+ cafes, restaurants and bars
- ▶ 50+ museums and cultural attractions

Highlights of the downtown Ann Arbor area include the University of Michigan Museum of Natural History, the historic Michigan Theater, the Ann Arbor Hands-On Museum, and Zingerman's Deli.

# ANN ARBOR ACCOLADES

Ann Arbor is frequently recognized for its one-of-a-kind culture and livability. In 2025 *U.S. News and World Report* ranked Ann Arbor as:

- ▶ The best place to live in Michigan
- ▶ #1 most educated city in America
- ▶ The best quality of life in the U.S.
- ▶ #7 startup city in America



# REGIONAL MOBILITY

Ann Arbor's commitment to safe, accessible, and sustainable mobility means a growing number of transportation options are available in the Southside neighborhood:

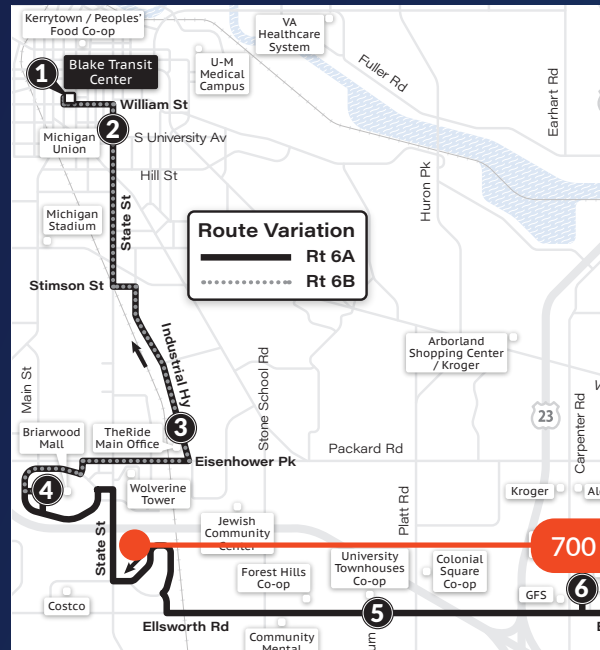
- ▶ Multiple bus routes run 5+ days per week, 12+ hours per day
- ▶ Dedicated bike lanes exist throughout the city
- ▶ Ongoing improvements to walking paths

Further transportation enhancements are planned for the area, including a pedestrian crosswalk over I-94, extended bike lanes, and connections to regional walking paths. Investments in beautification, wayfinding, and public art are ongoing as the neighborhood evolves.

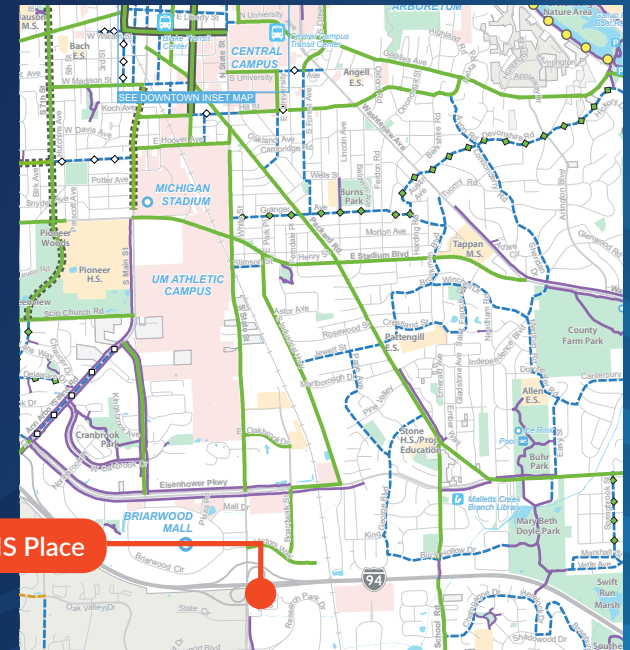
Learn more at: [a2gov.org/engineering/transportation/](http://a2gov.org/engineering/transportation/)



## BUS ROUTE



## BIKE LANES



# COMPARABLE SALES

ADDRESS	LOCATION	SALE PRICE	SALE DATE	ACRES	\$/ACRE
Packard Row (2111 Packard)	Ann Arbor, MI	\$2,800,000	Mar 2021	1.71	\$1,637,427
2040 W Stadium Blvd	Ann Arbor, MI	\$3,950,000	Listed	2.32	\$1,702,586
2160 Celebration Dr NE	Grand Rapids, MI	\$5,000,000	U/C	3.07	\$1,628,664
2160-2184 E Main St	Columbus, OH	\$7,500,000	Mar 2024	2.96	\$2,533,784
3590 Milwaukee St	Madison,WI	\$8,000,000	Aug 2024	8.00	\$1,000,000
1347 Fish Hatchery Rd	Madison,WI	\$4,250,000	Jul 2024	3.60	\$1,180,556



Packard Row



2040 Stadium Blvd.



2160 Celebration Dr.



2160-2184 Main St.



3590 Milwaukee St.



1347 Fish Hatchery Rd.

## KEY VALUE DRIVERS

- ▶ Opportunity Zone designation
- ▶ 15.39 contiguous acres (a rare scale for Ann Arbor area)
- ▶ Immediate access to I-94/US-23 interchange
- ▶ University of Michigan proximity (with strongest housing demand in the state)
- ▶ Existing 125,000 sf building could provide interim income
- ▶ Land supply in Ann Arbor is more constrained than competing areas like Madison and Columbus



## CONTACT & QUESTIONS

Contact Andy or Jeff with questions and to schedule a tour.

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