

RESIDENTIAL  
DEVELOPMENT  
OPPORTUNITY

# TEXTILE & TUTTLE HILL

YPSILANTI, MI

ACREAGE: ± 120

ZONING: R3/R4

PROXIMITY TO  
I-94 AND US-23

HIGHLY REGARDED  
SCHOOL DISTRICT

20-MINUTES TO ANN  
ARBOR AND DTW

CBRE





# EXECUTIVE SUMMARY

## Investment Highlights

CBRE is pleased to offer a development opportunity located near Textile & Tuttle Hill road in Ypsilanti, Michigan. The site consists of one parcel of land, totaling 120 acres.

Zoning for a medium to high-density residential development leaves the door open for a variety of options. The location of the site is extremely desirable; situated within walking distance to Ford Lake and a 20-minute drive to downtown Ann Arbor.

In addition, the city of Ypsilanti offers its residents a wide range of commerce, including; specialty grocers, restaurants, and a variety of retail shops. This residential development site offers close proximity to I-94, Detroit Metro Airport, and Willow Run Airport.

# LOCAL AMENITIES



**BUFFALO  
WILD  
WINGS**



**FAIRFIELD  
INN & SUITES  
Marriott**

*Tim Hortons*



**Hungry Howies**  
FLAVORED CRUST PIZZA

**FANTASTIC SAM'S**  
CUT & COLOR



**ANYTIME  
FITNESS**



**Kroger**



**Domino's**

Grove Rd

GAU  
VILLA

Ford Lake

Iron River Dr

Textile Rd

Tuttle Hill Rd

ik Rd

# SITE PHOTOS





# SITE AERIAL



# DEMOGRAPHICS



190,000+

WASHTENAW COUNTY JOBS



\$232,213

MEDIAN 5 MILE HOME VALUE



3.0%

UNEMPLOYMENT RATE



53,646

HOUSEHOLDS WITHIN 5 MILES



\$91,719

5 MILE HOUSEHOLD INCOME



4.5 Miles

TO EASTERN MICHIGAN UNIVERSITY



12 Miles

TO THE UNIVERSITY OF MICHIGAN

# MARKET OVERVIEW

## POPULATION

### 2 MILES

### 5 MILES

### 10 MILES

2028 Population – Five Year Projection	39,234	127,324	416,754
2020 Population Census	40,145	127,149	412,955
2020 – 2023 Annual Population Growth Rate	-0.30%	0.15%	0.21%
2023 – 2028 Annual Population Growth Rate	-0.26%	0.05%	0.20%
2023 Median Age	31.6	34.5	34.8

## HOUSEHOLDS

### 2 MILES

### 5 MILES

### 10 MILES

2023 Household – Current Year Estimate	17,106	53,646	165,001
2028 Households – Five Year Projection	16,966	53,770	166,651
2020 Households - Census	17,240	53,390	162,889
2020 – 2023 Annual Household Growth Rate	-0.24%	0.10%	0.40%
2023 – 2028 Annual Household Growth Rate	-0.16%	0.05%	0.20%
2023 Average Household Size	2.15	2.30	2.39

## HOUSEHOLD INCOME

### 2 MILES

### 5 MILES

### 10 MILES

2023 Average Household Income	\$85,665	\$77,250	\$96,730
2023 Medium Household Income	\$70,953	\$59,578	\$70,662
Household Income < \$100,000	20.7%	30%	42.3%
Household Income > \$100,000	79.3%	70%	57.7%



## HOUSING UNITS

2 MILES

5 MILES

10 MILES

2023 Owner Occupied Household	7,868	29,644	102,294
2023 Renter Occupied Household	9,238	24,002	62,707
Median Home Value	\$175,260	\$232,213	\$319,745
Median Year Built	1963	1976	1979

## PLACE OF WORK

2 MILES

5 MILES

10 MILES

2023 Businesses	1,264	3,374	12,518
2023 Employees	15,517	51,067	250,757

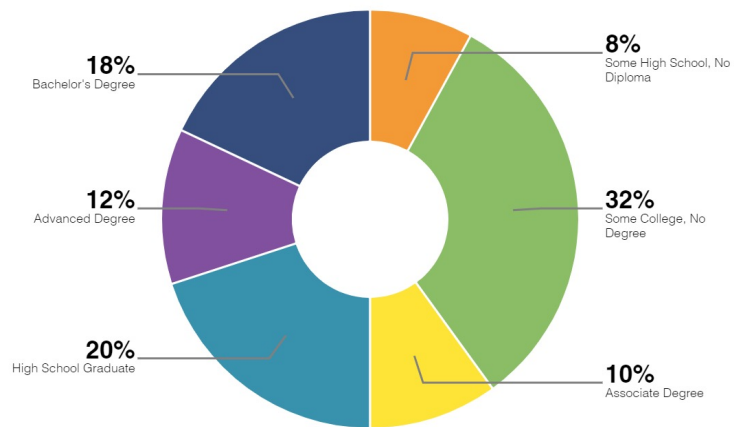
## EDUCATION

2 MILES

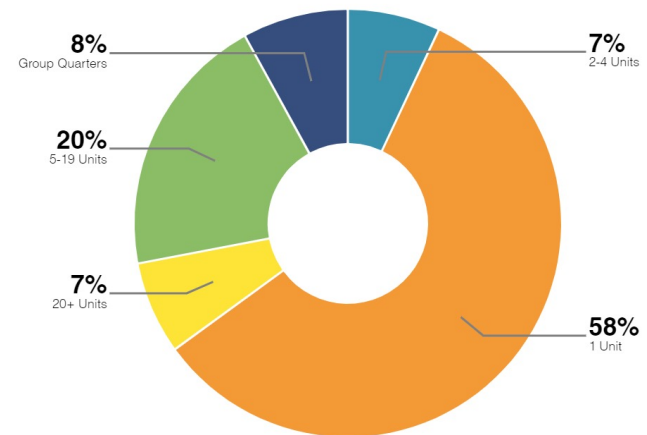
5 MILES

10 MILES

Bachelor's Degree or Higher	20.8%	25.2%	28.7%
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5 mile 2021 % of Population



5 mile 2021 Housing Units

# TEXTILE & TUTTLE HILL

## YPSILANTI, MI



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