

EST. **TD** 1978

# THOMAS DUKE

COMMERCIAL REAL ESTATE

## 2.8 Acres Allen Road

19179 Allen Road Brownstown Township, MI 48183



# FOR SALE

GetReal *quality*  
248.476.3700

LISTED BY:

Frank Rakipi

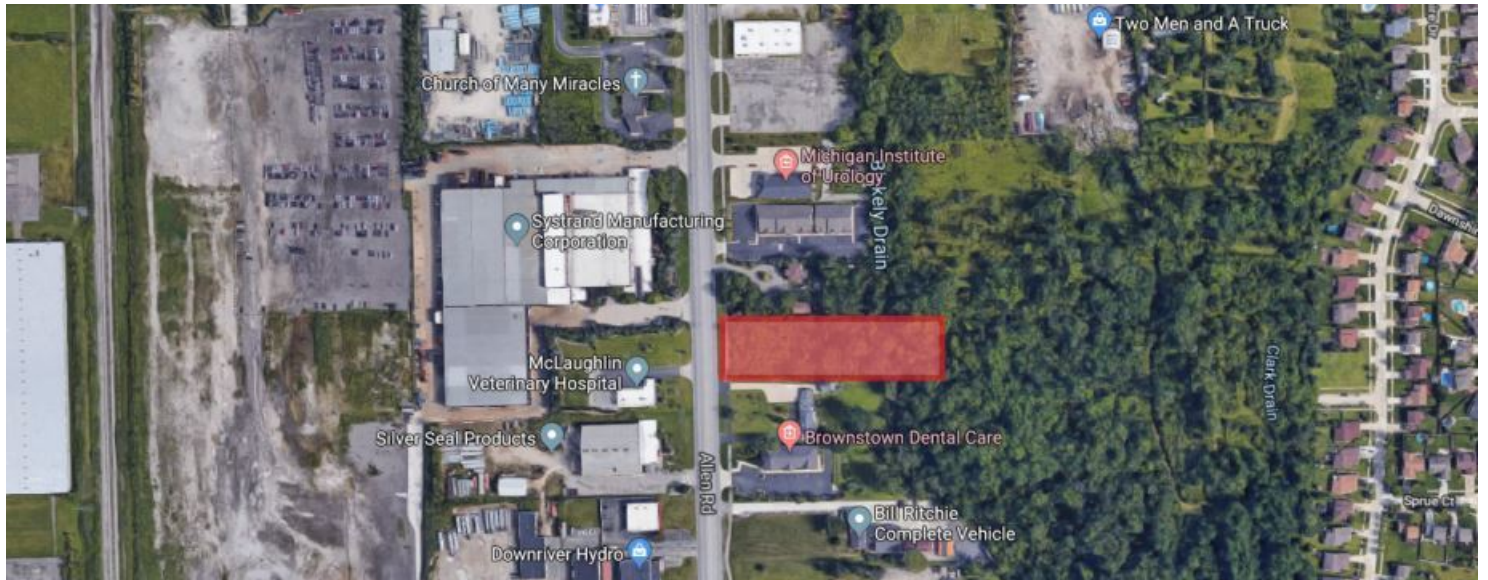
Senior Associate

frakipi@thomasduke.com

# FOR SALE

## 2.8 Acres Allen Road

19179 Allen Road Brownstown Township, MI 48183



Sale Price: \$159,000

### DESCRIPTION

2.8 acres of vacant land site-plan approved for a 5,000 square foot office building. Ideal for medical, professional, or other business services consistent with the current zoning. Bio-retention stormwater management system approved by Wayne County providing for a cost-effective site development. This “shovel-ready” project has been approved by Brownstown Township and awaits your ideas for interior layout.

### PROPERTY HIGHLIGHTS

- Site plan approved for 5,000 SF office building.
- Bio-retention system approved by Wayne County for storm water management.
- 145' of frontage on Allen Road.
- Easy access to I-75 & Sibley Road exit.



# FOR SALE

## 2.8 Acres Allen Road

19179 Allen Road Brownstown Township, MI 48183

### LAND INFORMATION

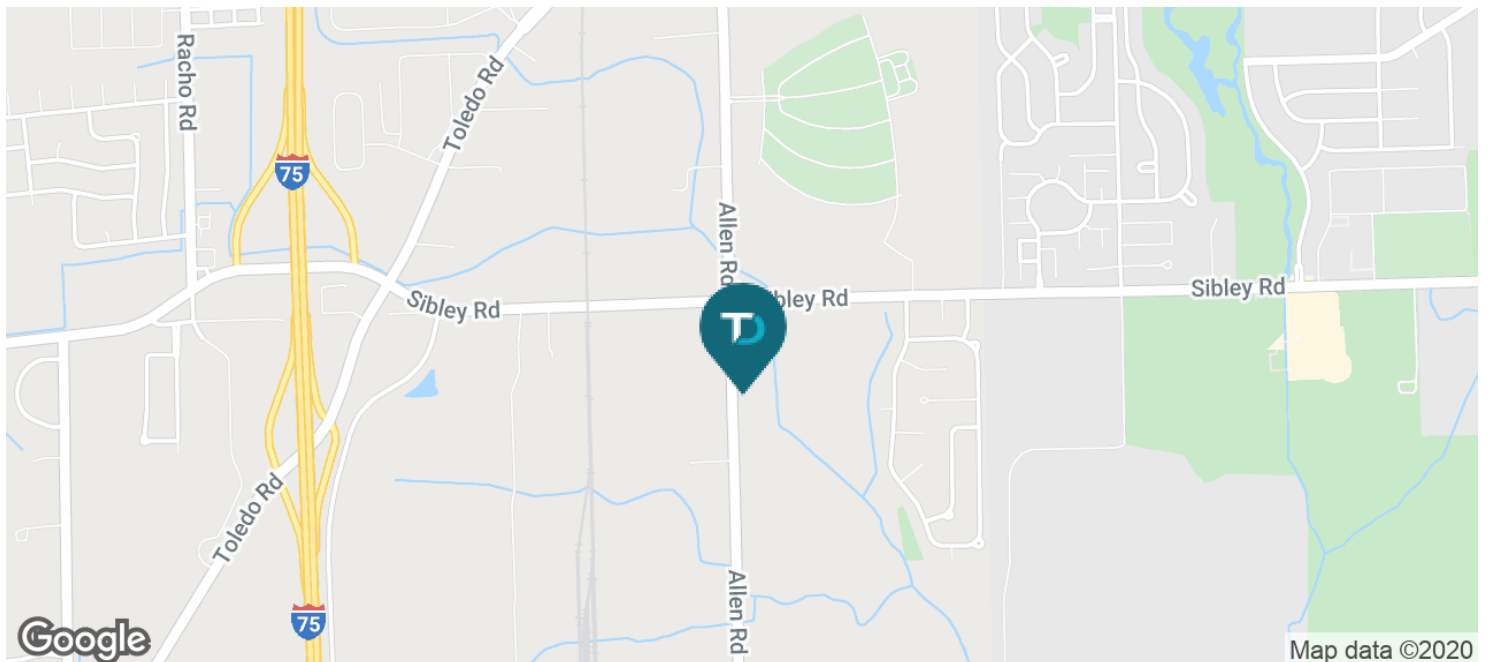
Price/AC:	\$56,786
Utilities:	All at site
Parking Spaces:	18

### PROPERTY INFORMATION

Lot Size:	2.8 Acres
Property Type:	Land
Property Subtype:	Office
Zoning	B-2
Traffic Count:	29,736
Legal Description:	Available upon Request
APN:	70-035-99-0019-000

### LOCATION INFORMATION

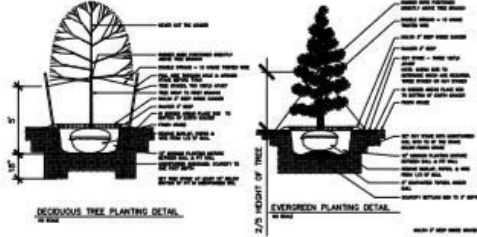
Located on Allen Road just south of Sibley Road.



# FOR SALE

## 2.8 Acres Allen Road

19179 Allen Road Brownstown Township, MI 48183



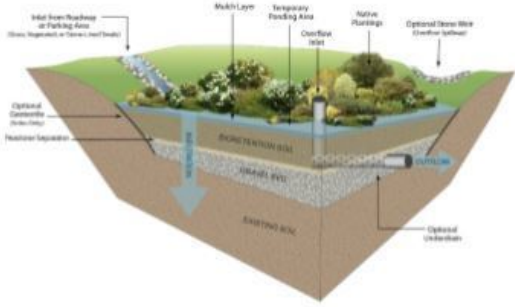
Plant List	Quantity	Plant Name	Plant Size	Notes
1	1	Deciduous Tree	10' - 12'	
2	1	Evergreen Tree	6' - 8'	
3	1	Shrub	6' - 8'	
4	1	Flowering Shrub	6' - 8'	
5	1	Perennial	18" - 24"	
6	1	Annual	18" - 24"	
7	1	Groundcover	18" - 24"	
8	1	Grass	18" - 24"	

**LANDSCAPE NOTES**

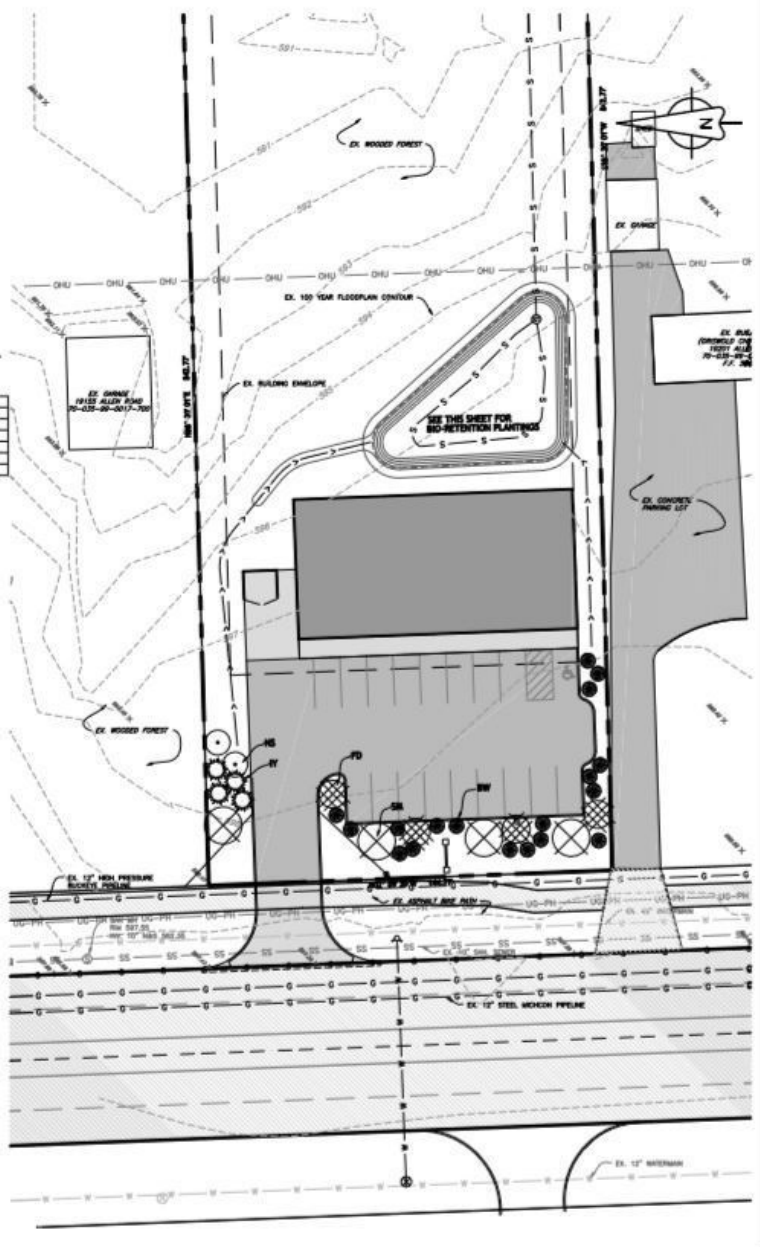
- All landscaping shall be established in a healthy, neat, and orderly state free from refuse and debris.
  - Any dead or diseased plants shall be removed and replaced within one (1) year from the date that they were first.
  - In-ground automatic irrigation shall be provided for all landscaped areas.
  - Trees required on the site plan must be maintained as long as they remain healthy and shall not be removed unless approved by the City as a site plan amendment.
- All areas not occupied by building, pavement or storage shall be landscaped with living plant material. Shales shall not be used as ground cover unless part of a drainage erosion control.

**LANDSCAPE REQUIREMENTS**

- The work shall consist of installing necessary materials, labor, equipment, and supplies to complete the project in accordance with the drawings.
- The work shall include providing and installing all necessary irrigation systems for the entire site.
- The work shall include providing and installing all necessary landscape lighting.
- The work shall include providing and installing all necessary landscape maintenance.
- The work shall include providing and installing all necessary landscape water management.
- The work shall include providing and installing all necessary landscape erosion control.
- The work shall include providing and installing all necessary landscape site preparation.
- The work shall include providing and installing all necessary landscape site cleanup.
- The work shall include providing and installing all necessary landscape site security.
- The work shall include providing and installing all necessary landscape site access.
- The work shall include providing and installing all necessary landscape site signage.
- The work shall include providing and installing all necessary landscape site furniture.
- The work shall include providing and installing all necessary landscape site art.
- The work shall include providing and installing all necessary landscape site amenities.
- The work shall include providing and installing all necessary landscape site utilities.



TYPICAL BIO-RETENTION SCHEMATIC



# FOR SALE

## 2.8 Acres Allen Road

19179 Allen Road Brownstown Township, MI 48183



Google

Map data ©2020 Imagery ©2020 , CNES / Airbus, First Base Solutions, Landsat / Copernicus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency

### DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
Total population	6,104	59,448	133,342
Median age	40.1	40.5	39.9
Total households	2,209	22,540	51,129
Average HH income	\$62,982	\$71,106	\$68,009
Average house value	\$157,563	\$166,136	\$176,935

