



# For Sale

Land Availability • Property Highlights

## S. State Street | Ann Arbor, MI

- 2.26 Acres
- Offered at \$875,000
- Corner of S State St & Concourse Drive
- High-Traffic area with Pittsfield Twp Taxes and Utilities
- Zoned BD – Business Development
- Permitted uses include Office/Medical, Medical Laboratories, Technology Centers/Research, Manufacturing and Assembly
- Additional Conditional Uses Possible
- Just South of Ellsworth Road, across from the AA Municipal Airport, Minutes from I-94, Michigan Ave, and Downtown Ann Arbor
- Near R&D and Industrial Parks like Avis Farms, and State Street Executive Park
- Close to Established Businesses such as Michigan Research Institute, Takara Bio USA, and Gym America
- Proximity to Saline and Newer Residential Neighborhoods

**CHACONAS GROUP**  
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## Property Photos



## Zoning: Non-Residential Districts Use Table

### BD: Business District Zoning

The BD Business District aims to create a zoning area that promotes innovative, well-organized, employment-focused mixed-use development, including research, office, and commercial spaces in a campus-like environment. This district supports consistent and cohesive site layouts, and architectural designs that attract businesses and clean, non-intrusive light industries. It seeks to foster high-skill job opportunities near residential areas, thereby reducing travel time and easing the burden on transportation infrastructure. The district emphasizes employment-intensive uses to expand job opportunities while ensuring an aesthetically pleasing setting. Limited retail uses are permitted, primarily to serve the office, research, and development activities within each campus.

P: identifies uses permitted as of right  
 C: identifies uses requiring conditional use  
 A: identifies accessory uses  
 No marking identifies uses not permitted

Use Category	BD	Standard (Article, Section)
<b>Automotive/Transportation</b>		
Vehicle fueling/multi-use stations		§ 40-11.34
Vehicle rental	C	
Vehicle repair stations (minor)		§ 40-11.32
Vehicle repair stations (major)		§ 40-11.32
Vehicle impound lot		§ 40-11.35
Vehicle washes		§ 40-11.36
Farm equipment sales and repair		§ 40-11.33, § 40-11.32
New vehicle, recreational vehicle sales		§ 40-11.33
Used vehicle, recreational vehicle sales, when not in conjunction with new vehicle facility		§ 40-11.33

Use Category	BD	Standard (Article, Section)
Office		
Business services		
Medical clinics	P	
Medical laboratories	P	
Offices, general	P	
Professional and medical offices	P	§ 40-11.24
Veterinary clinics and hospitals		§ 40-11.16
<b>Industrial</b>		
Self-storage facilities	C	§ 40-11.31
Light manufacturing	P	
Technology centers/office research	P	
Basic research, design, and pilot or experimental product development	P	
Central dry cleaning/laundry plants		
Contractors/landscapers yard		§ 40-11.40
Concrete/asphalt plants		
Data processing and computing centers	P	
Food processing		§ 40-11.02
Lumberyards		§ 40-11.29
Manufacturing and assembly	P	
Material distribution facilities		
Materials recovering facility		§ 40-11.30
Extractive operations		§ 40-11.37
Outdoor storage		§ 40-11.40
Printing and publishing	P	
Radio and television broadcasting and receiving antenna	C	
Storage of flammable liquids or gases, above or below ground		
Tool and die/plating shops		
Trade contractors, home service and repair	C	§ 40-11.42
Truck terminal facilities		
Warehouse establishments	P	
Wireless communication facilities	C	§ 40-11.38

## Zoning: Non-Residential Districts Use Table

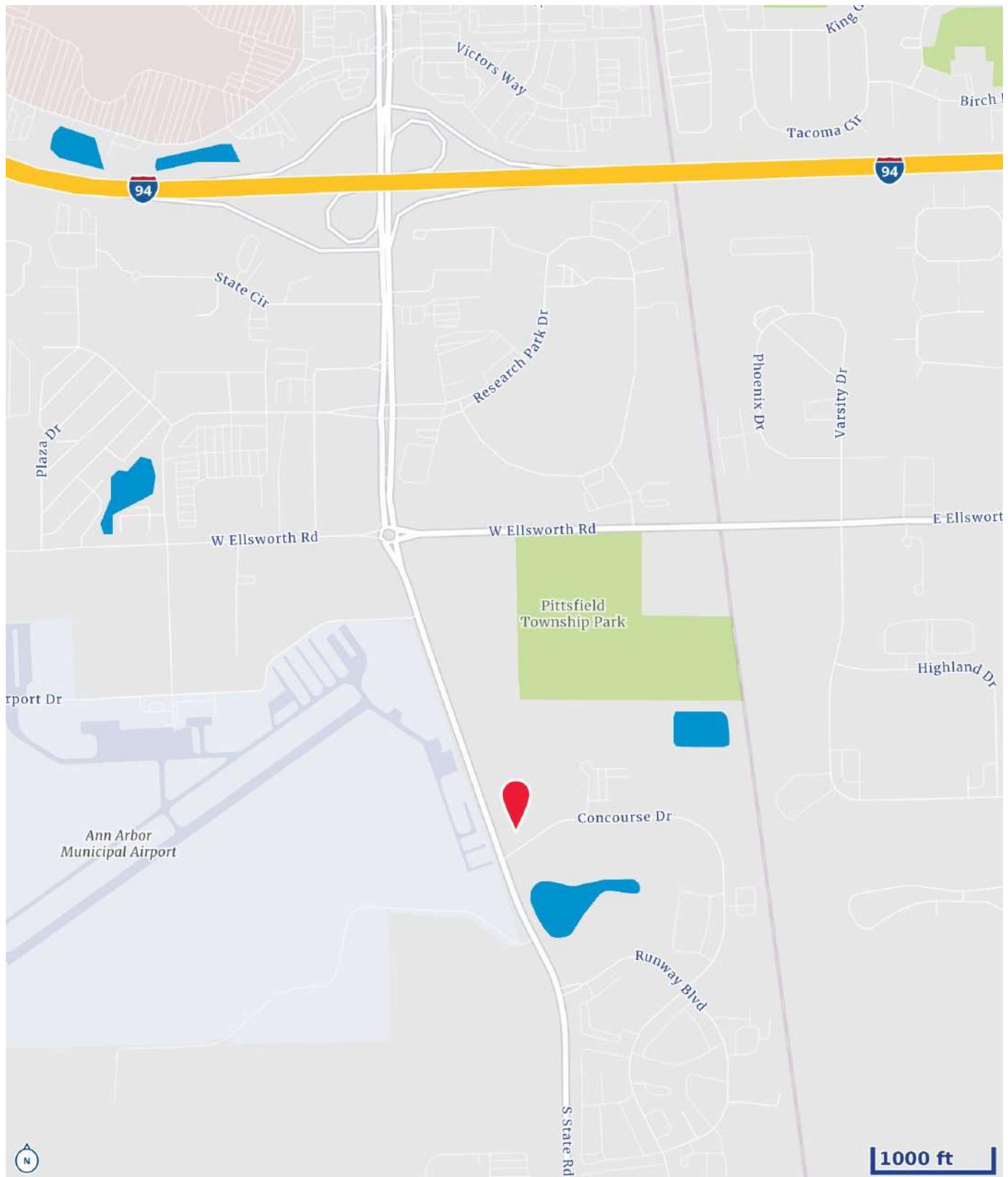
Use Category	BD	Standard (Article, Section)	Use Category	BD	Standard (Article, Section)
<b>Residential</b>			Retail, Entertainment, and Service		
Dwellings, multiple-family (on upper floors only in a mixed-use building)			Alcohol sales		
Live/work units		§ 40-11.12	Artisan food and beverage production (consumption of alcohol on premises requires a conditional use) less than 10,000 gross square feet	P	§ 40-11.46
<b>Recreation</b>			Artisan food and beverage production (consumption of alcohol on premises requires a conditional use) 10,000 gross square feet or greater	P	§ 40-11.46
Noncommercial parks and recreational facilities		§ 40-11.43	Bar/lounge		
Commercial recreational facility	C	§ 40-11.43	Building material sale		§ 40-11.26, § 40-11.29
Playground			Business service and repair		
Public arenas, stadiums, and skating rinks	C	§ 40-11.43	Commercial kennels/pet day care		§ 40-11.16
<b>Institutional/Cultural</b>			Conference, meeting, and banquet facilities	C	
Adult day-care center		§ 40-11.05	Dance, martial arts, music, and art studios	P	
Adult day-care home		§ 40-11.05	Drive-up/drive-through facilities	C	§ 40-11.25
Adult foster-care, congregate facility		§ 40-11.05	Dry cleaners and laundry		
Adult foster-care, family home		§ 40-11.05	Durable medical supplies	P	
Adult foster-care, large group home		§ 40-11.05	Farmers' market	C	§ 40-11.03
Adult foster-care, small group home		§ 40-11.05	Financial institutions	C	
Cemeteries		§ 40-11.20	Firearm sales		§ 40-11.27
Day-care centers and preschools	C		Funeral home	C	
Fine and performing arts facilities			Garden centers/nurseries		§ 40-11.29
Hospitals	C	§ 40-11.19, § 40-11.28	Health fitness centers/athletic clubs	C	
Places of worship	C	§ 40-11.21	Lodging		§ 40-11.11
Post-secondary schools (technical colleges, business schools)	C	§ 40-11.17	Massage therapy		§ 40-11.24
Primary/secondary schools		§ 40-11.18	Mortuary/crematorium		
Publicly owned/operated office and service facilities			Open air businesses, as a principal use		§ 40-11.39
Transportation terminals			Open air businesses, subordinate to principal use	A	§ 40-11.39
Utility and public service buildings and facilities			Personal services		§ 40-11.24
Commercial WECS		§ 40-14.11	Pharmacies		
On-site WECS (attached to roof)	A	§ 40-14.11	Private clubs, fraternal organizations, and lodge halls	C	
On-site WECS (freestanding)	C	§ 40-14.11	Restaurants drive-in		§ 40-11.41
Commercial solar energy system/field		§ 40-14.12	Restaurants, fast-food	C	§ 40-11.25
Solar energy systems (building-mounted)	A	§ 40-14.12	Restaurants, standard	C	§ 40-11.41
Solar energy systems (ground-mounted)	C	§ 40-14.12	Retail, general		
Geothermal energy systems	A	§ 40-14.13	Retail, large-scale		§ 40-11.26
			Retail, wholesale	C	§ 40-11.28
			Sexually oriented businesses		§ 40-11.23
			Shopping centers		§ 40-11.26
			Smoking lounge	C	§ 40-11.47
			Theaters and places of assembly		

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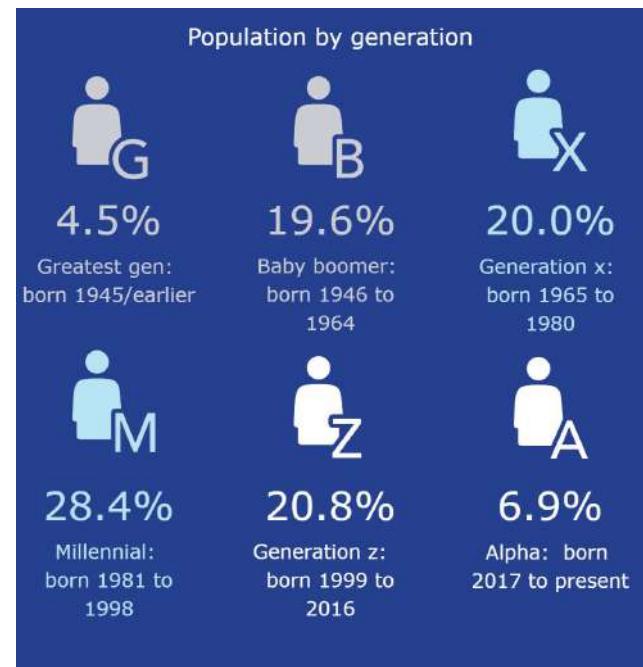
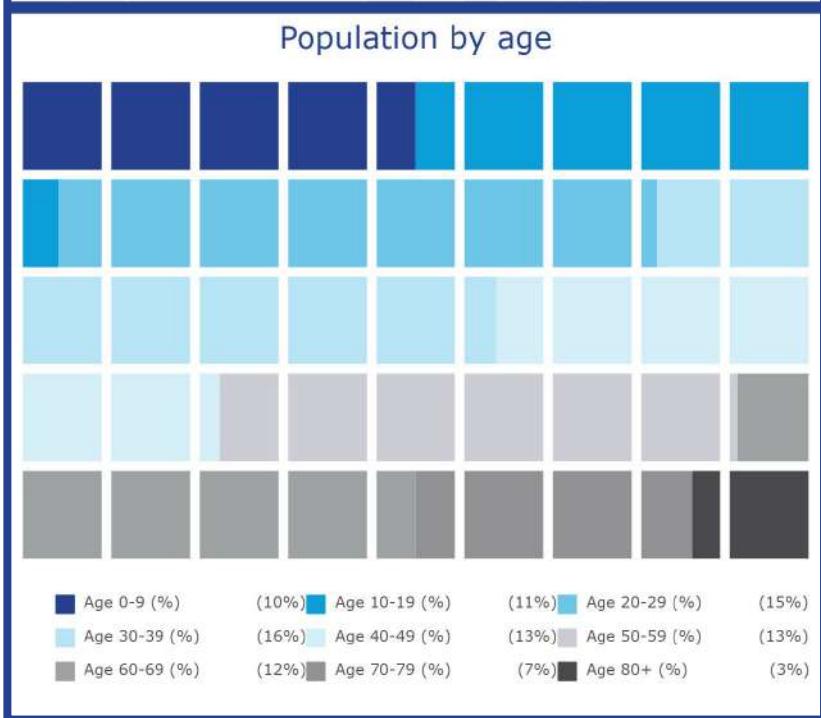
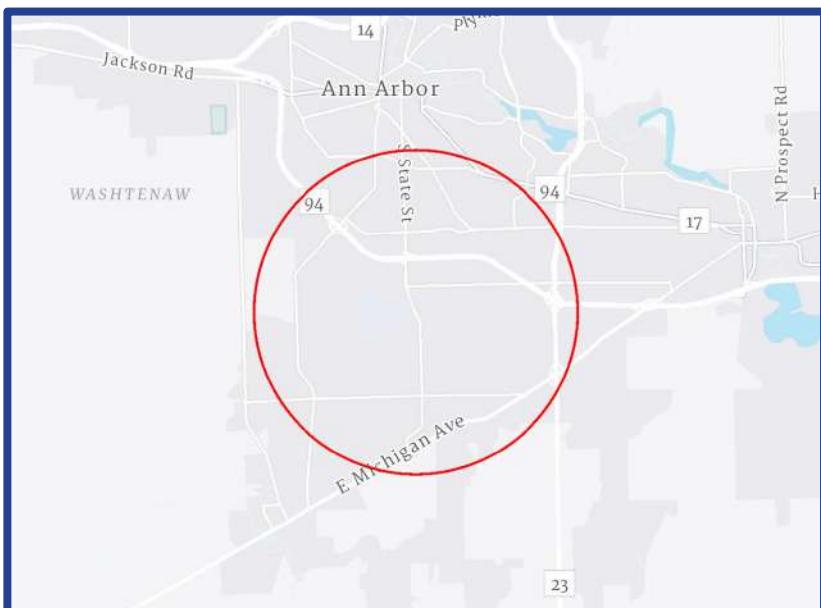
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### Location



## Demographics -3 Mile Radius

47,872	21,536	2.21	38.8	\$94,297	\$395,994	133	87	58
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index



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### Aerial



We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it.  
All information should be verified prior to purchase and/or lease.

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