

+/- 2.52 Acres on Willis Rd.

Willis Rd. Augusta Twp., MI 48197



FOR SALE

Get**Real** *quality*
248.476.3700

LISTED BY:

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Sale Price: \$500,000

DESCRIPTION

2.52 Acres of Vacant Commercial Land on Willis Rd.

PROPERTY HIGHLIGHTS

- Corner Lot
- Less Than Five Minutes Away From US-23
- Just South of Ann Arbor



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LAND INFORMATION

Price/AC:	\$198,413
Utilities:	Well & Septic

PROPERTY INFORMATION

Lot Size:	2.52 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	Commercial
Traffic Count:	4,438
Legal Description:	Available Upon Request
APN:	T-20-07-200-025

LOCATION INFORMATION

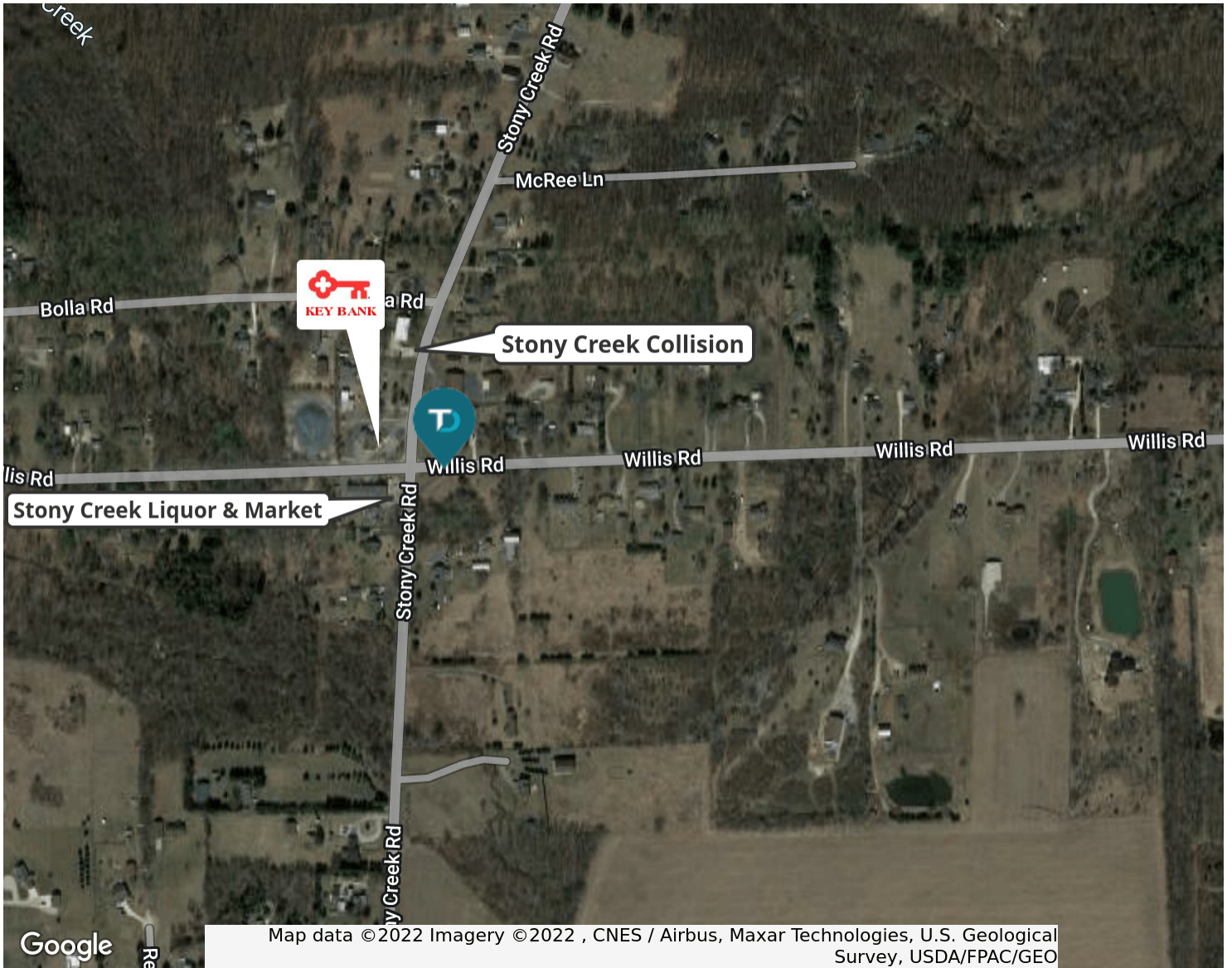
Corner of Willis Rd. and Stony Creek Rd.



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DEMOGRAPHIC INFORMATION

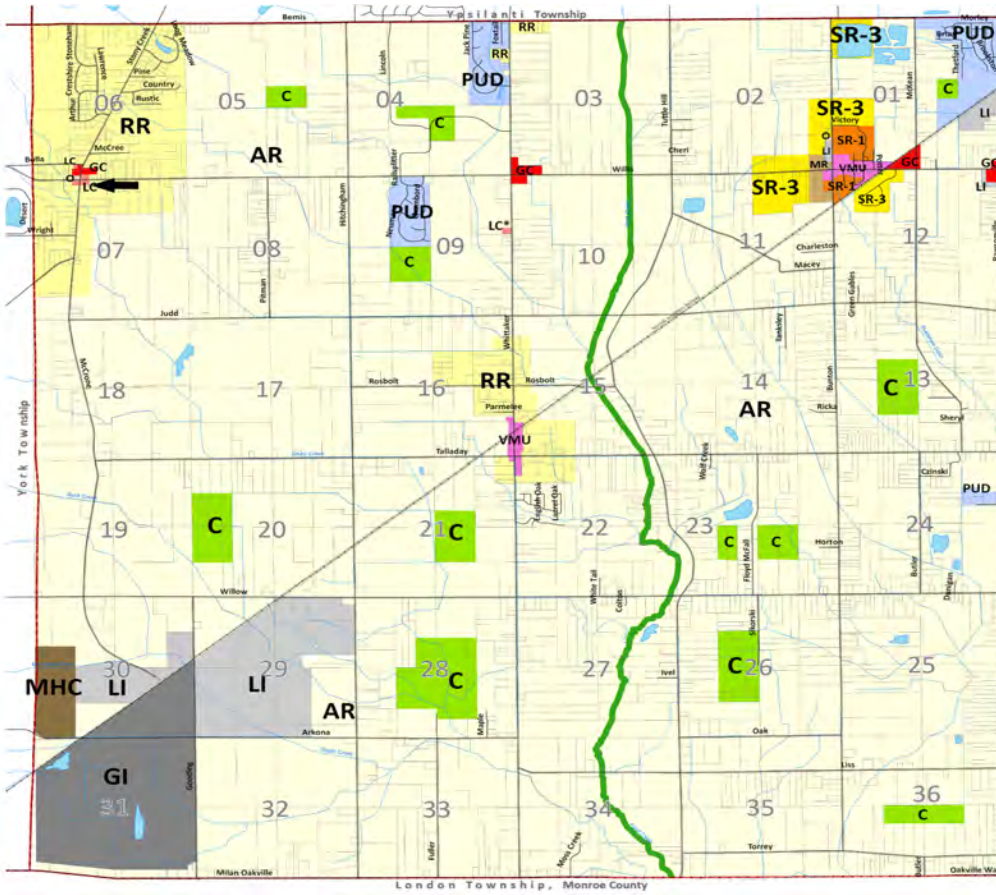
	1 MILE	3 MILES	5 MILES
Total population	938	11,612	36,069
Median age	35.8	39.4	38.2
Total households	319	4,091	13,082
Average HH income	\$118,409	\$108,198	\$96,317
Average house value	\$856,628	\$342,067	\$304,673



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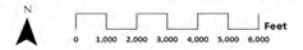


Legend

- PAINT CREEK OVERLAY (100' SETBACK)
- CONSERVATION (10 ac.)
- AGRICULTURE (2.5 ac.)
- AGRICULTURAL/ RESIDENTIAL (1 ac.)
- RURAL RESIDENTIAL (1 ac.)
- SR-3 SINGLE FAMILY RESIDENTIAL (21,780 s.f.)
- SR-2 SINGLE FAMILY RESIDENTIAL (17,000 s.f.)
- SR-1 SINGLE FAMILY RESIDENTIAL (13,000 s.f.)
- VR VILLAGE SINGLE FAMILY RESIDENTIAL (9,000 s.f.)
- MR MULTIPLE FAMILY RESIDENTIAL
- MHC MOBILE HOUSING COMMUNITY
- VMU VILLAGE MIXED USE
- LC LOCAL COMMERCIAL
- GC GENERAL COMMERCIAL
- O OFFICE
- LI LIMITED INDUSTRIAL
- GI GENERAL INDUSTRIAL
- PUD PLANNED UNIT DEVELOPMENT
- SUBJECT TO CONDITIONAL REZONING AGREEMENT

ZONING DISTRICTS MAP

AUGUSTA TOWNSHIP
Washtenaw County, Michigan



9-25-2018
Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects



Local Commercial District

Intent: The intent of the Local Commercial district is to provide personal service and convenience shopping facilities aimed at satisfying the needs for such in adjacent and surrounding neighborhoods, rather than addressing the needs of the community or region as a whole. These regulations are meant to discourage strip development, and to encourage stable and desirable development in a clustered or planned pattern.

Commercial Land Use

Intent: The intent of the Commercial designation is to provide locations for commercial uses to service Township residents.

Description: The areas designated for Commercial land use are provided at major intersections within the Township such as Willis/Whittaker and Willis/Rawsonville.

Relationship to Physical and Natural Features: The areas planned for commercial development are located within the Urban Service areas where adequate utilities are available for commercial development.

Most Compatible Land Uses: Desirable land uses and elements in the Commercial land use category include:

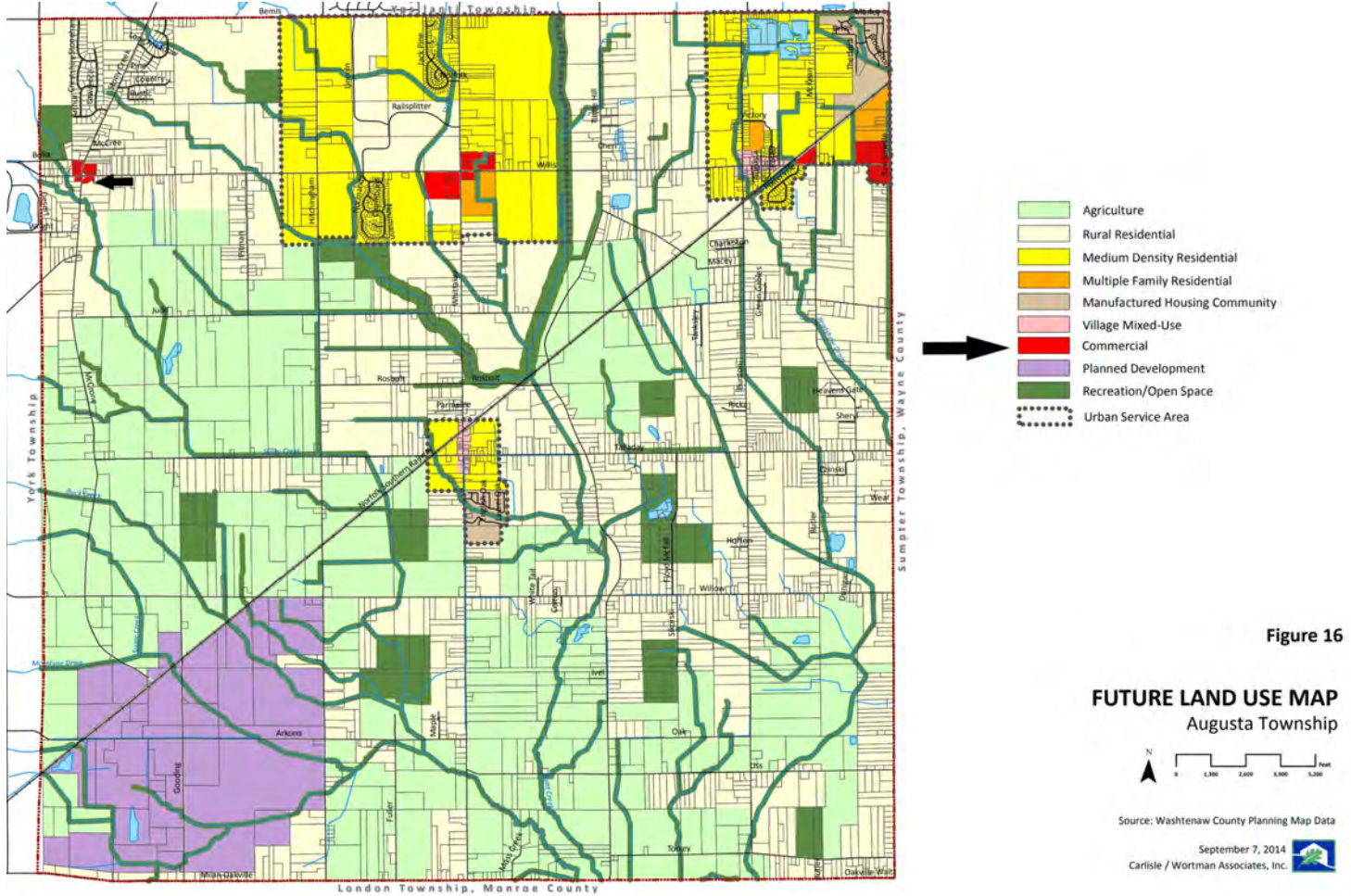
- Retail and service businesses
- Specialty shops
- Office uses
- Restaurants
- Financial Institutions; and
- Community support facilities such as churches, schools, and public buildings

Most Compatible Zoning Districts: The Commercial land use classification coincides with the O, Office, GC, General Commercial and LC, Local Commercial zoning districts. The GC district coincides with those areas adjacent to major intersections, whereas the O and LC districts are intended to integrate commercial uses within existing neighborhoods.

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JAMES PORTH

Vice President, CCIM

jporth@thomasduke.com

Direct: 248.760.5805

PROFESSIONAL BACKGROUND

An Executive Vice President, Jim heads up our Washtenaw County team. He's developed specialized expertise in the sale of student-housing apartments near the University of Michigan. Representing some of the most prestigious student-housing management companies, Jim is unmatched by any other broker in the area, leading the market in sales and investment acquisitions of these properties. His versatility and extensive knowledge of the local market enable him also to excel in the brokerage of commercial, office, industrial, and retail properties, as well as residential and commercial land for development.

James has led his team to more than \$100 million in closed transactions. Foundational to this accomplishment is his commitment to strong working relationships with all players, including government officials, in the growing Ann Arbor market. Jim is an incomparable asset to anyone looking to buy or sell commercial property in Washtenaw County.

Thomas Duke Company

37000 Grand River Ste. 360
Farmington Hills, MI 48335
248.476.3700



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MICHAEL PERALES

Associate

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Direct: 248.907.0439 x1153 | **Cell:** 734.725.9018

PROFESSIONAL BACKGROUND

For Thomas Duke Company associate Michael Perales, every problem is just an opportunity to learn and improve.

Michael's zest for problem solving began in the retail industry. After winning top sales honors at a distribution and brokerage firm for several consecutive years, he became the company's operations manager. In that role Michael developed and established policies, procedures, and marketing campaigns firmly rooted in data analytics to move the company forward. While guiding team members through all aspects of the company's projects, he also built relationships with hundreds of clients nationwide. His statistical analysis presentations helped the company cut expenses and increase revenue.

Michael brings this knowledge of business—out front and behind the scenes—to real estate brokerage. He sees clearly a commercial client's perspective. Focused on client care, he develops YouTube walkthroughs and well-researched marketing campaigns that address clients' needs and enhance their experience.

Looking for more opportunities to help clients solve problems, Michael created Real Estate in Ten. A website and podcast, Real Estate in Ten provides real estate research, news, and statistics for metro Detroit.

At the Thomas Duke Company, Michael contributes his considerable energy to the Jim Porth Team, working in the Washtenaw County area.

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