

# FOR SALE



**CHACONAS GROUP**  
ANN ARBOR AREA



## 13.049 Acres Available

1005 Emerick Street | Ypsilanti, MI



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## PROPERTY HIGHLIGHTS

- 13.049 Acres
- Redevelopment Opportunity. Zoned NB: Neighborhood Business District, Supporting the Day-to-Day Needs of Immediately Adjacent Residents
- Previously Gault Village Shopping Center, Demolished in 2023
- Great Opportunity for a Retail Site for Local Households (over 16K within a 2-Mile Radius) and Community
- Over 792' of Frontage on the I-94 Service Drive with High-Traffic Counts
- Ypsilanti Township Taxes. Located in an "Opportunity Zone" – Potential for Preferential Tax Treatment
- Nearby Downtown Ypsilanti, Eastern Michigan University, Washtenaw Community College, Belleville and Surrounding Communities
- Offered at \$1,500,000 (\$114,951/Acre)



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# Zoning: NB Neighborhood Business

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Use	Code
<b>Retail and Services</b>	
Adaptive Reuse	SL-PC
Retail	P
With drive-through or drive-in facilities	SL-PC
Antique businesses	P
Secondhand apparel businesses	P
Mortuaries/funeral Homes	SL-PC
Personal service establishments	P
Adult/child day care center + preschools	P
Temporary sidewalk, outdoor and tent sales for principal use	A
Temporary sales unrelated to principal use	A
Medical offices	P
Office buildings and uses	P

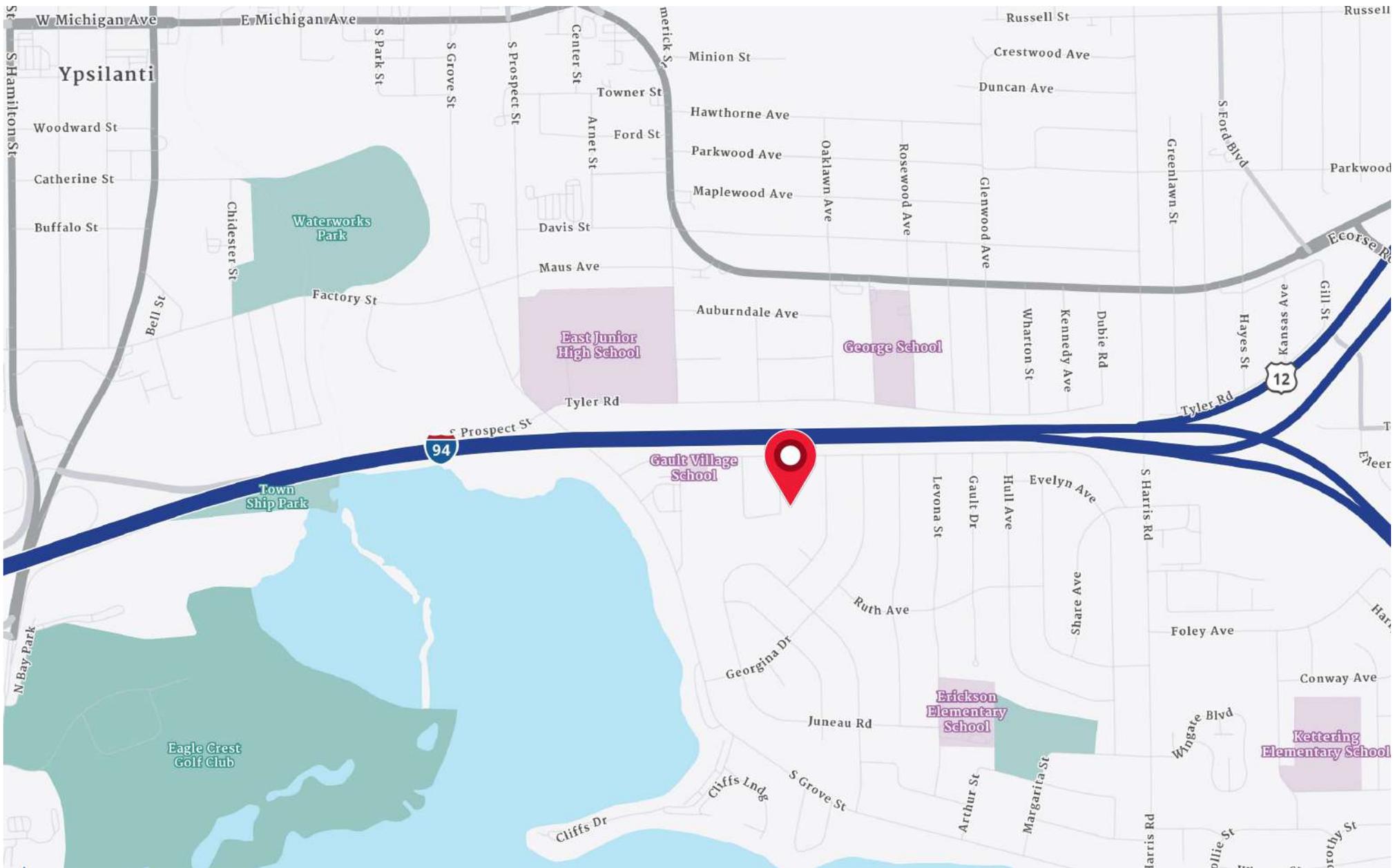
Use	Code
<b>Restaurants</b>	
Drive-through restaurants	P
Outdoor or sidewalk cafes	A
Houses of worship	SL-PC
Public/government buildings	P
<b>Recreation</b>	
Small group or one-on-one exercise studios	P
<b>Automotive/Transportation</b>	
Vehicle fueling/multi-use station with or without minor repair and sale of incidental minor accessories or convenience items.	SL-PCP
Minor automotive repair businesses	SL-PC

**NB Zoning supports small scale, convenient commercial uses that meet the daily needs of nearby residential areas.**

- P= Permitted Uses
- SL-PC= Special Use Planning Commission Approval
- SL-TB = Special Use Township Board Approval



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# LOCATION

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# PROPERTY AERIAL

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# 3-MILE RADIUS

63,534	27,530	2.22	34.5	\$62,407	\$220,055	59	96	66
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

### Wealth & income

\$62,407 Median household income	\$35.9K Per capita income	\$50,649 Median disposable income
\$220,055 Median home value	\$89,507 Median net worth	27,530 Households

### Avg Annual Transportation Spending Per HH

\$8,507 Transportation	\$2,305 Payments on Vehicles Excluding Leases	2,674 Gasoline/Diesel/EV Charging
\$1,022 Vehicle Maintenance & Repairs	\$1,699 Vehicle Insurance	\$272 Leased Vehicles

### Avg Annual Spending Per Household

\$72,564 Annual Budget Expenditures	\$23,461 Retail Goods
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### Avg Annual Household Goods Spending Per HH

652 2025 Housekeeping Supplies (Avg)	\$2,096 Household Furnishings & Equipment	\$90 Household Textiles
\$654 Furniture	\$351 Major Appliances	\$72 Housewares

### Avg Annual Food & Alcohol Spending Per HH

\$8,606 Food	\$5,585 Food at Home	\$3,021 Food Away from Home
476 2025 Alcoholic Bevs (Avg)	\$262 Alcoholic Beverages at Home	\$213 Alcoholic Beverages Away from Home

### Avg Annual Food & Alcohol Spending Per HH

\$8,606 Food	\$5,585 Food at Home	\$3,021 Food Away from Home
476 2025 Alcoholic Bevs (Avg)	\$262 Alcoholic Beverages at Home	\$213 Alcoholic Beverages Away from Home

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.

# DEMOGRAPHICS

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