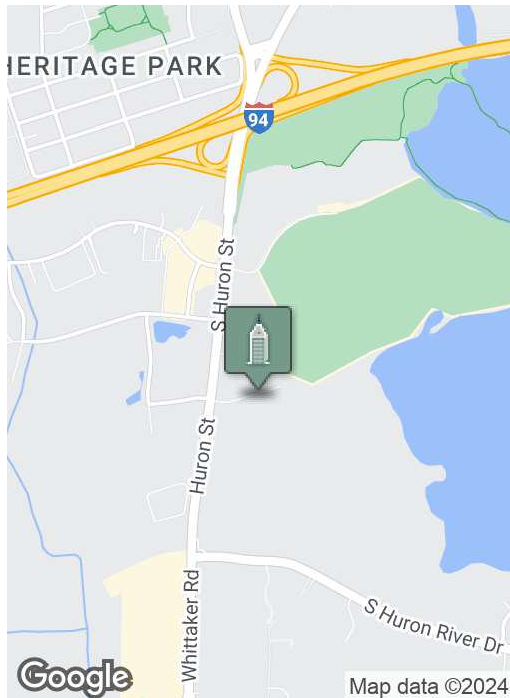


1.90 Acres Commercial Vacant Land Zoned T-C

7200 KALITTA CT., YPSILANTI, MI 48197



FOR SALE



SUMMARY

| | |
|-------------|---|
| Sale Price: | \$350,000 |
| Lot Size: | 1.9 Acres |
| Zoning: | T-C (Town Center) Ypsilanti Township |
| 2024 Taxes | \$2017.06 |
| 2024 SEV | \$150,700 |

PROPERTY HIGHLIGHTS

- 1.90 acres
- TC zoning allows for professional/general office, medical facilities, financial, retail, and more
- Level vacant lot
- Located just south of I-94
- Borders Eastern Michigan University's Eagle Crest Golf Course
- High Traffic area amidst retail, restaurants, grocery stores and neighborhoods

Building relationships.

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

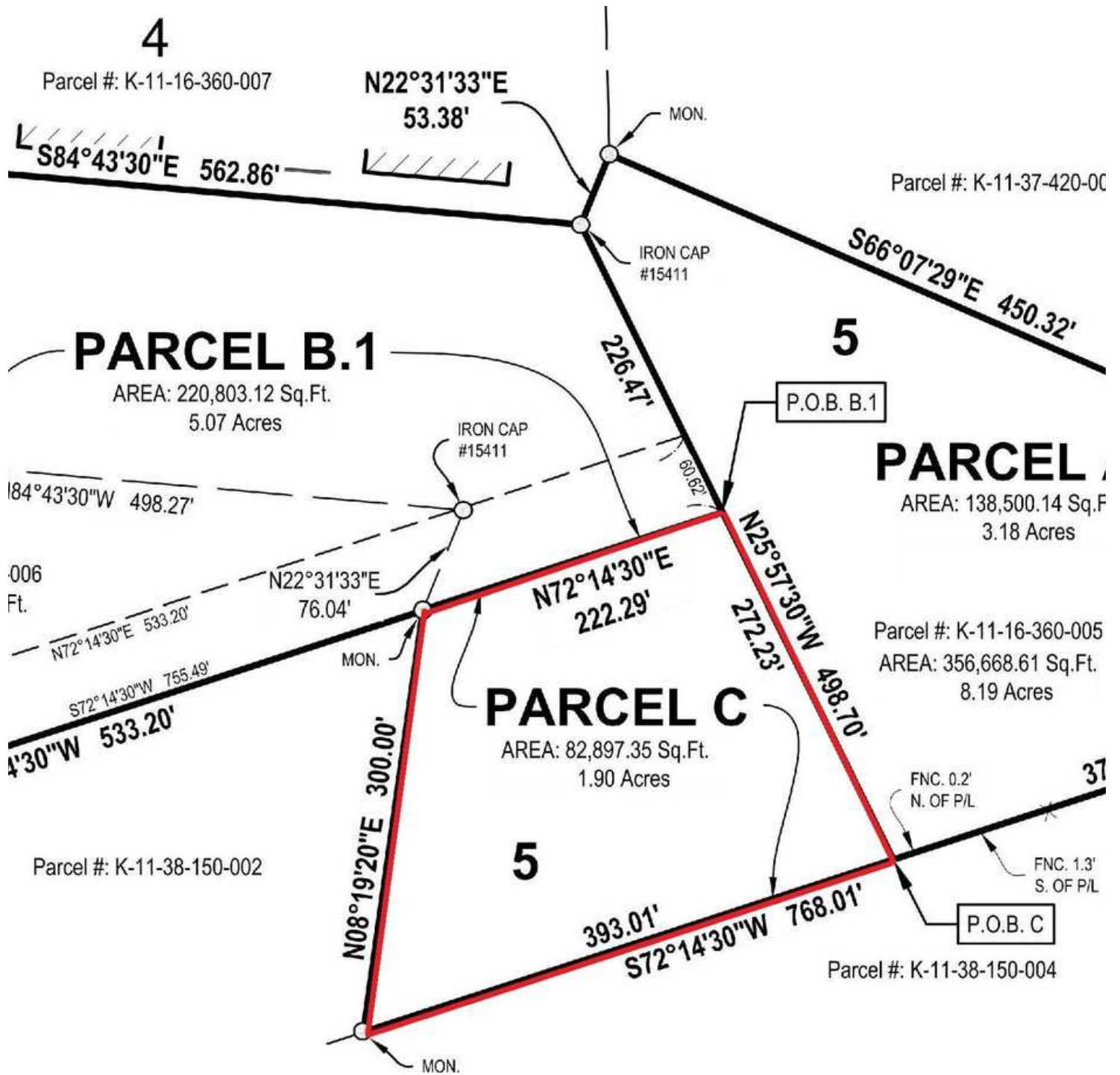
734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

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Sec. 506. Town center:

1. *Authorized Use Groups:*

- A. Authorized uses are categorized by use groups. Use groups generally contain similar types of uses in terms of function, character, and intensity.
- B. Use groups are designated in locations within each district based on the regulating plan. Use groups are classified in the following manner:
 - (1) Permitted Use Groups: These use groups are permitted as of right in the locations specified.
 - (2) Special Use Groups: These use groups are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in Article 10 and the standards in this ordinance.
 - (3) Prohibited Use Groups: These use groups not indicated as permitted are prohibited in the locations specified.
 - (4) Uses permitted in all locations include public parks and essential public services.
 - (5) Similar Uses: If a use is not listed but is similar to other uses within a use group, the Zoning Administrator may make the interpretation that the use is similar to other uses within a use group.

The Zoning Administrator may also make the determination whether the use is permitted as of right, permitted in upper stories only, or permitted as a special land use. The Zoning Administrator may obtain a recommendation from the Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

2. *Use Groups by Category-Town Center:*

| |
|---|
| Town Center Corridors |
| Use Group 1 |
| Residential Uses: |
| One-Family detached and attached dwellings, subject to regulations in Section 1101. |
| Two-Family dwellings. |
| Use Group 2 |
| Misc. Residential/Related Uses: |
| Mixed-use. Any combination of uses located in group 1, 2, or 3, that is mixed vertically in a building or horizontal on one (1) parcel. |
| Multiple-Family dwellings. |
| Live/Work units. |
| Child care centers, subject to regulations in Section 1155. |
| Bed and Breakfast operations, subject to regulations in Section 1107. |
| Use Group 3 |
| Office/Institutional: |
| Civic Buildings. |
| Professional and medical office. |

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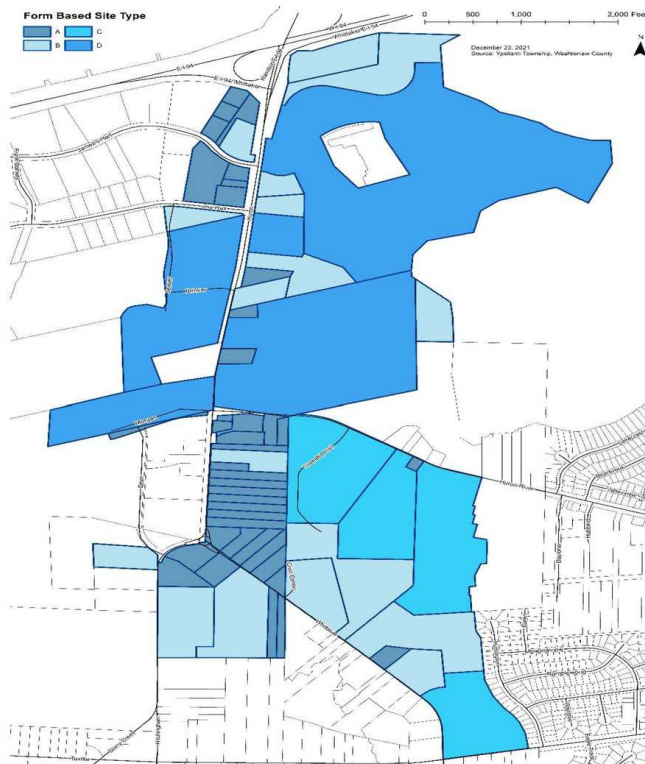


| |
|---|
| Primary/secondary schools (private). |
| Publicly owned/operated office and service facilities. |
| Place of worship. |
| Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117, as applicable. |
| Use Group 4 |
| Retail, Entertainment, and Service Uses: |
| Financial institutions without a drive-through. |
| General retail. |
| Food use without a drive-through. |
| Personal services. |
| Business services. |
| Small group or one-on-one exercise or art studio. |
| Use Group 5 |
| Misc. Uses: |
| Commercial kennels/pet day care, subject to regulations in Section 1161. |
| Retail over 10,000 sq./ft. |
| Technology centers/office research/data center. |
| Senior assisted/independent living, subject to regulations in Section 1160. |
| Group day care homes, subject to regulations in Section 1155. |
| Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable. |
| Fitness, gymnastics, and exercise centers. |
| Theatres and places of assembly. |
| Light Industrial/Warehousing. |
| Research and development. |
| Indoor commercial recreational facilities, subject to regulations in Section 1135. |
| Use Group 6 |
| Automotive Uses: |
| Drive-through use, subject to regulations in Section 1118. |

- A. Uses are subject to Specific Use Standard set forth in Article 11 when applicable.
- 3. *Town Center:*
 - A. Town Center Form Based Code District Regulating Plan:

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B. Town Center Avenue Form Based Code District Regulating Plan Table:

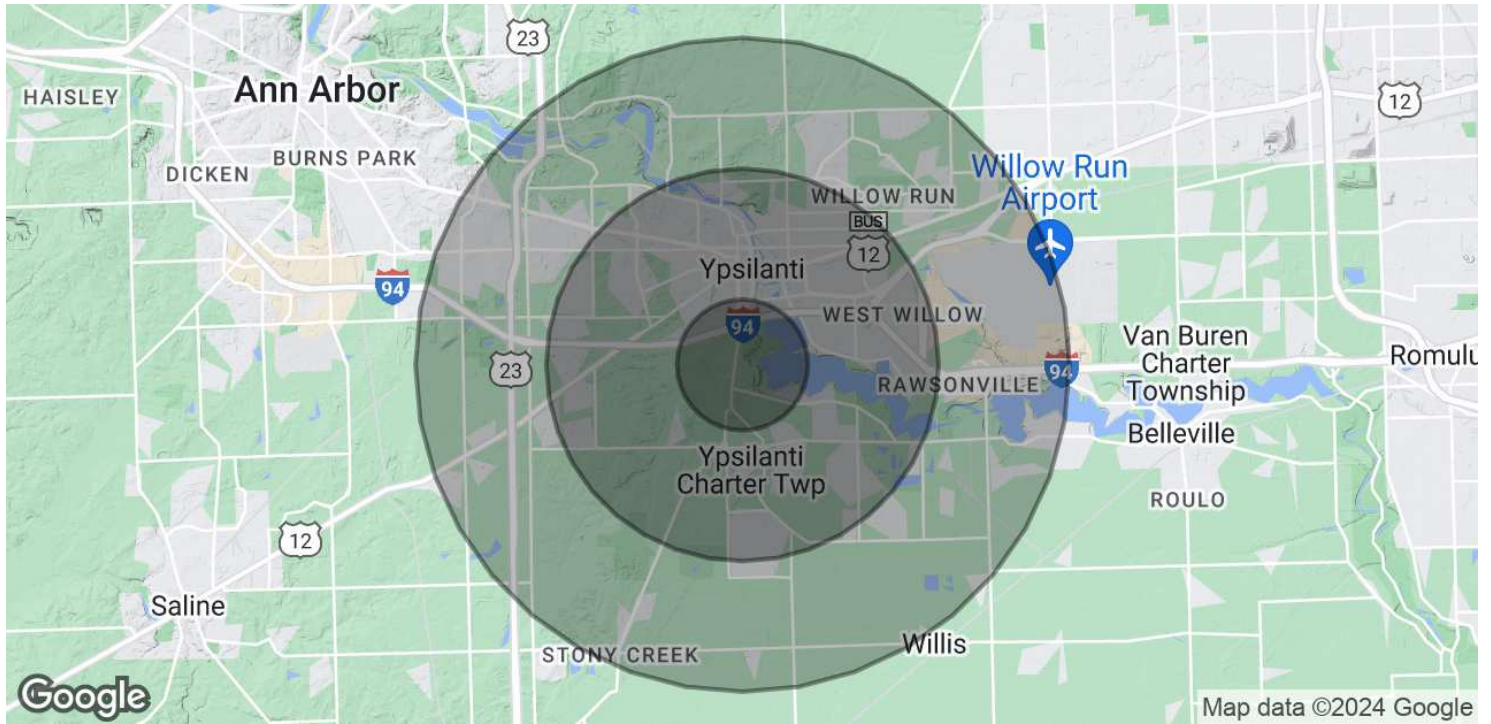
| Site Type | Building Form | | Use Group-Table | |
|-----------------|-------------------------|--------------------------|---------------------|------------|
| Site Type: A | Permitted Building Form | A1, A2 | Permitted Use Group | 1, 2, 3, 4 |
| | | | Special Use Group | |
| Site Type: B | Permitted Building Form | A1, A2, B | Permitted Use Group | 2, 3, 4 |
| | | | Special Use Group | |
| Site Type: C | Permitted Building Form | A,2, B, C | Permitted Use Group | 2, 3, 4 |
| | | | Special Use Group | |
| Site Type: D | Permitted Building Form | B, C, D, E, and A2 as | Permitted Use Group | 2, 3, 4 |
| | | | Special Use Group | 5, 6 |

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population

Average Age

Average Age (Male)

Average Age (Female)

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households

of Persons per HH

Average HH Income

Average House Value

N/A

Building relationships.

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