



THE CROSSROADS



The Crossroads | An Apartment Community

Available for Purchase or Partnership Opportunity
Ann Arbor, Michigan

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Property Overview

The Crossroads – An Apartment Community Ann Arbor, Michigan

- Urban Crossroads LLC is Offering the Project
- Scio Township Taxes, Ann Arbor Utilities
- Sustainable Land Planning, Architecture & Landscaping
- Preliminary Site Plan with Civil Engineering in Place
- Minutes from Downtown Ann Arbor and City Amenities
- Close to Stadium Boulevard, Jackson Road Commercial Districts, I-94, M-14, and US-23
- 10.4 Acre Multi-Family Apartment Community Site Offers a Variety of Residential Buildings and Mixed Residential Types
- Total of 212 Residential Units, Ranging From 600 SF to 1,850 SF
 - Five Garden Court Buildings Surrounding a “Village Green”
 - Sixteen Townhomes, Each With an Attached 2-Car Garage
 - Two Podium Buildings, Consisting of Multiple-Mix Units With One or Two-Bedroom Residences, Covered Parking, and Penthouses
- Plenty of Parking for Homeowner and Guests With Projected 441 Parking Spaces, 200 of Which Are Covered Garage Parking

Site Description

The Crossroads is in the Jackson Road Overlay District (JROD) with the Underlying Zoning of L-1, Light Industrial.

The “Center” of the Community is a Half-Acre Plus Green Space Functioning as the Village Green.

- The Project Site and Buildings are Designed With Sustainability in Mind.
- Many of the Buildings Have Strong South Faces With Extensive Glass. High-Performance Insulated Glazing, Green/Recycled Building Materials, and A Low Maintenance Building Enclosure Begin the Introduction of the Architecture Sustainability.
- The Viability of Solar Panels Will be Strongly Considered for the Townhomes as Will EV Charging Here and Elsewhere Mixed into all Parking Areas.
- Dog Walk and Play Area in the Southwest Corner of the Community.
- Some of the Defining Characteristics of the Proposed Site are Rain Gardens and the Development of Stormwater Infiltration Throughout the Site Replacing a Traditional Underground Pipe Storm Sewer System and Detention Pond.



Market Overview

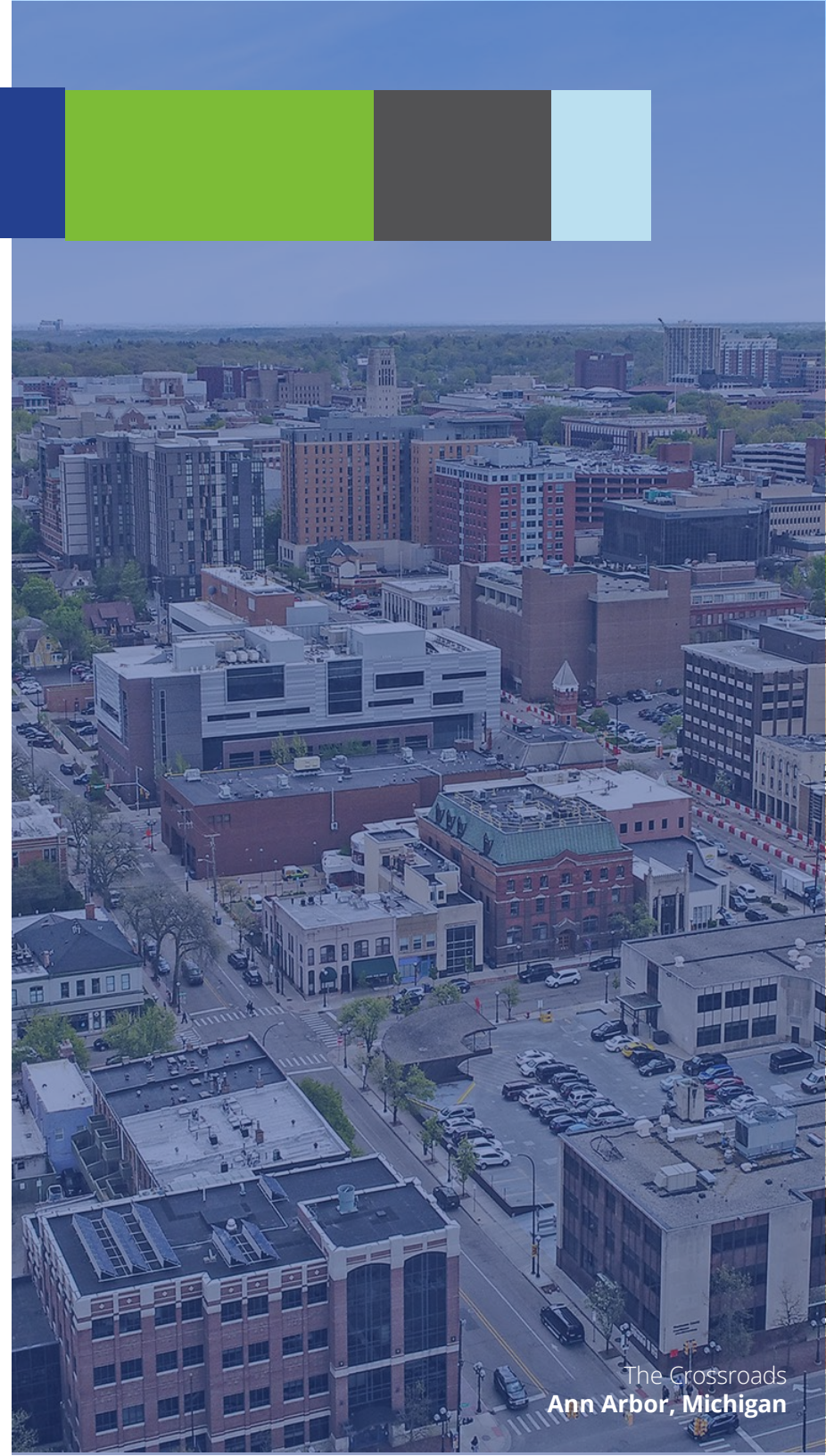
Ann Arbor, Michigan with a population of 121,093 (2020) is in Washtenaw County, just west of the City of Detroit, and home to the University of Michigan, Michigan Medicine, and many healthcare, tech, and automotive companies such as Trinity Health, Yandex, Menlo Development, Barracuda Networks, Inc., Truck Hero Inc., and more.

Atop of many top ten lists, such as [Top 10 Most Charming Towns in Michigan](#) (World Atlas, 2022), [Best Cities to Live in America](#) (Niche, 2022), [Best College in America: The University of Michigan](#) (Money Magazine, 2022), along with its vibrant downtown with world-class theaters, restaurants, theaters, parks, and events, Ann Arbor is an ideal place to live.

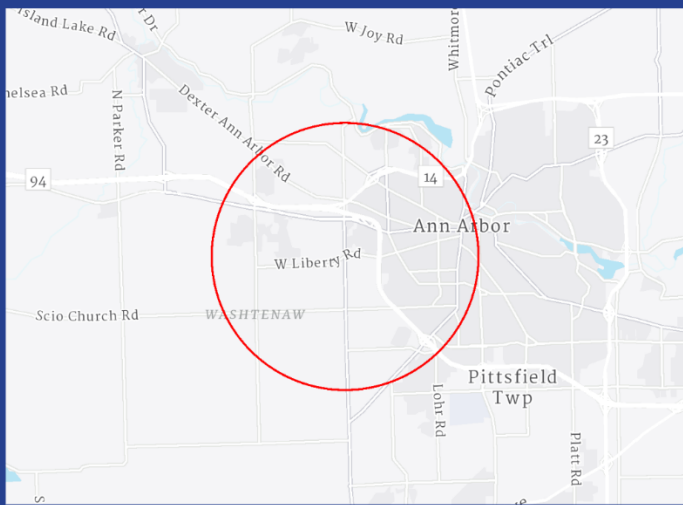
The population in the Ann Arbor area is growing, thanks in a large part to the University of Michigan, and Michigan Medicine. Unfortunately, there is a significant housing shortage, and home prices have increased by 15% since May of 2021 with the average mediate sales price being \$346,017 (source Rocket Mortgage), out of reach for many living in the area.

Per [CoStar](#), the Ann Arbor apartment market has continued strong performance into 2022, pushed by the University of Michigan's return to in-person classes last fall with the largest first-year class ever. Market rents in Ann Arbor are consistently the highest in Michigan, due to the significant demand and tight vacancies.

An apartment community, such as The Crossroads, will be an asset to the Ann Arbor area, providing much-needed, thoughtful housing with desired amenities such as open green spaces, dog walks, play areas, and access to public transportation.



Population Trends & Key Indicators



58,565	24,548	2.24	34.2	\$88,759	\$362,766	148	117	47
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators



\$13,148

Avg spent on mortgage & basics



17.1%

Percent of income for mortgage

Population by generation



5.0%
Greatest gen:
born 1945/earlier



19.4%
Baby boomer:
born 1946 to 1964



17.6%
Generation x:
born 1965 to 1980



26.5%
Millennial:
born 1981 to 1998

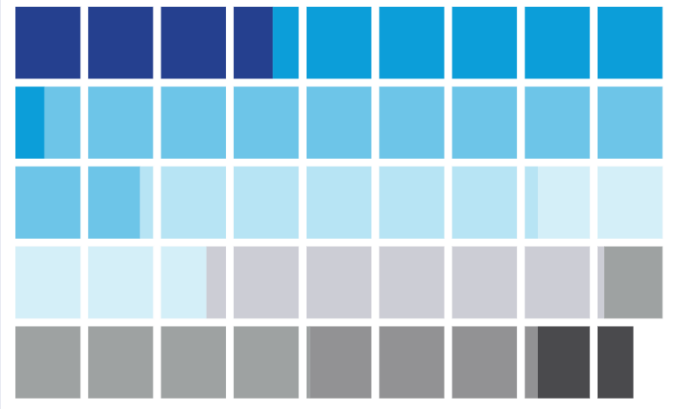


27.4%
Generation z:
born 1999 to 2016

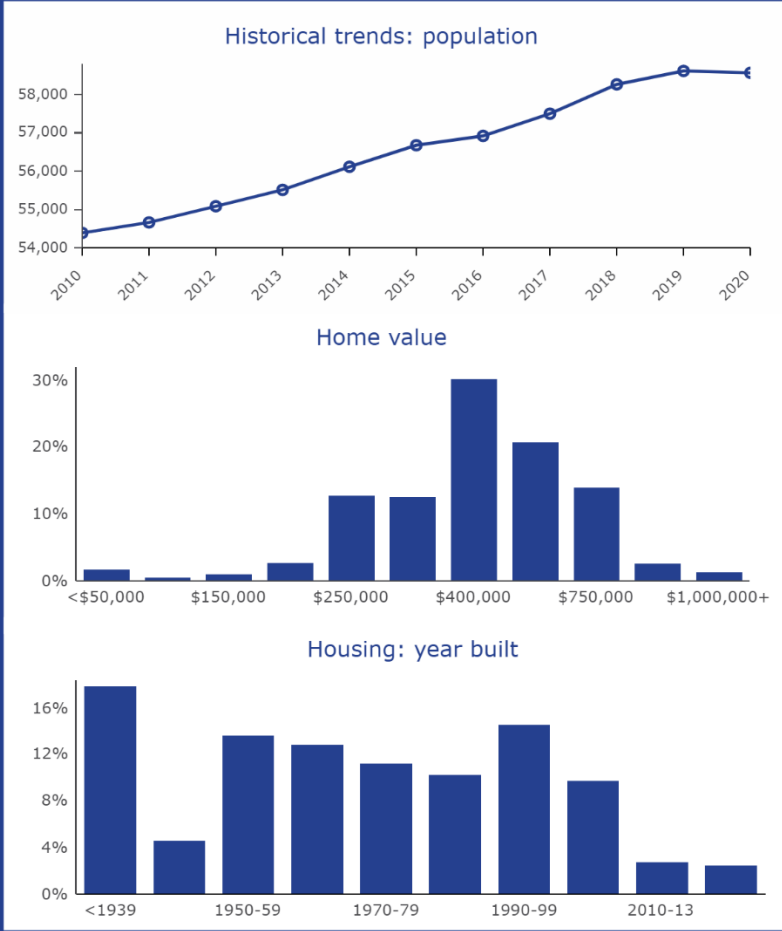


4.1%
Alpha: born
2017 to present

Population by age



■ Age 0-9 (%) (8%) ■ Age 10-19 (%) (13%) ■ Age 20-29 (%) (23%)
 ■ Age 30-39 (%) (12%) ■ Age 40-49 (%) (10%) ■ Age 50-59 (%) (12%)
 ■ Age 60-69 (%) (11%) ■ Age 70-79 (%) (7%) ■ Age 80+ (%) (3%)



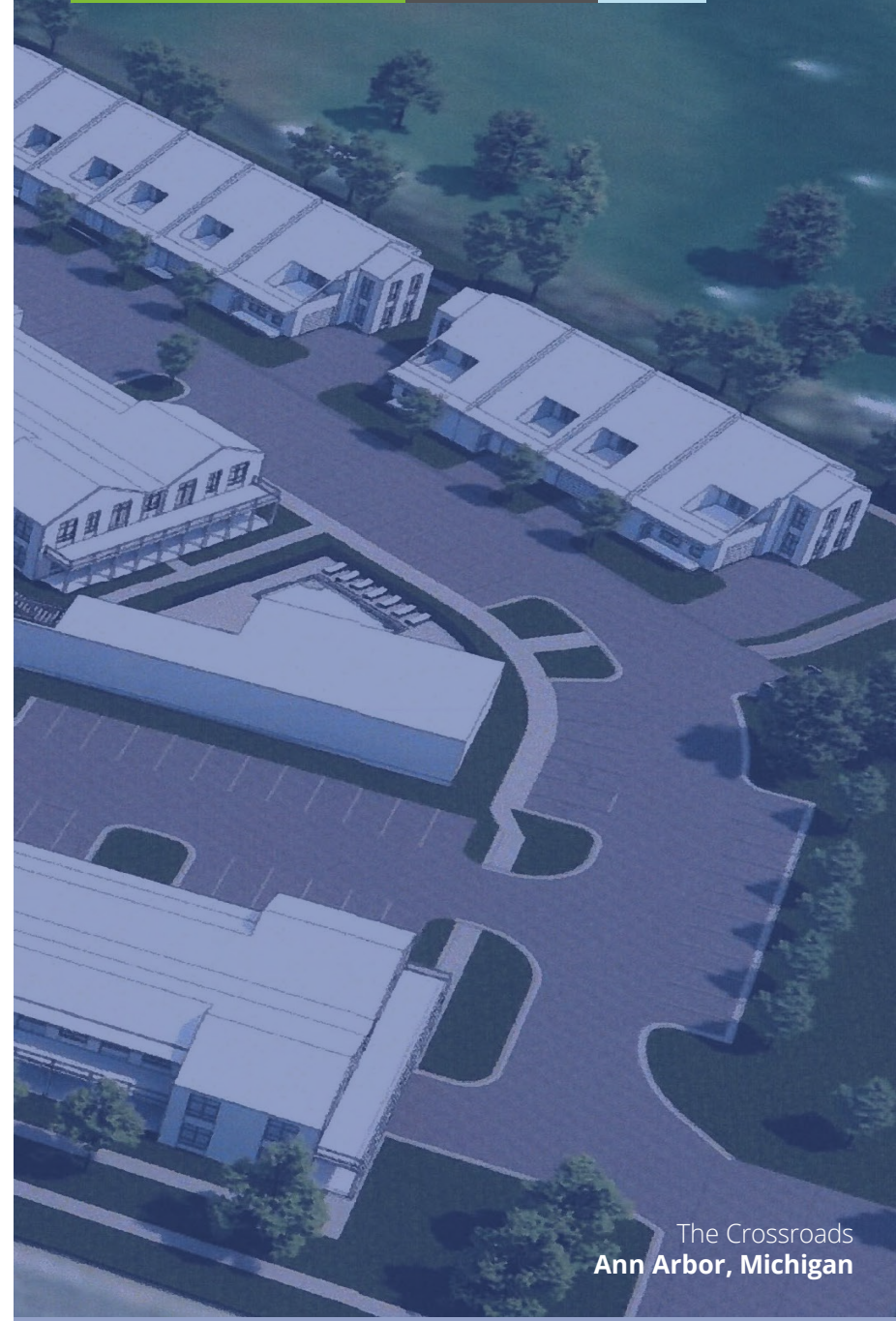
U.S. Census Bureau, Esri forecasts for 2021 and 2026, Esri Vintage 2021 Time Series

Source: This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026.



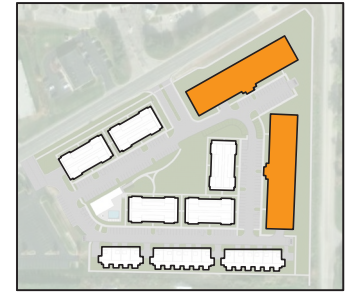
Sales Overview

- Urban Crossroads LLC is Offering to Sell the Crossroads Project or Enter a Joint Venture With an Acceptable Party. The Full Preliminary Site Plan Approvals, Approved By the Local Municipality, Scio Township, and the Various Washtenaw County Offices, are Included.
- The Final Site Plan Approvals Could Be Provided, With Prior Agreement, and Included in a Sale or JV Agreement. This Would Include a Total Construction Budget, Complete and Approved Site Engineering and Landscape Plans and Drawings, as well as Architectural Drawings Completed Through Schematic Design. At this Stage of Completion, the Project Would be "Shovel Ready".
- The Crossroads Apartment Community is Located on 10.4 Acres and will Include Approximately 212 Residential Apartments of Various Mix and Size. The Present Mix is as Follows:
 - 88 One Bedroom Units. Some with 1 Bath and Some with 1.5 Baths. Size range: 600 SF to 800 SF.
 - 98 Two Bedroom Units. Offering 2 Baths and 2.5 Baths. Size range: 1,000 SF to 1,150 SF.
 - 10 Two- & Three-Bedroom Penthouse Residences. Size range: 1,350 SF to 1,850 SF.
 - 16 Townhome Residences with Both 2 Bedroom or Three bedrooms with 2.5 Baths and 2-Car Garages. Either 1,400 SF or 1,800 SF Home.
 - 441 Parking Spaces With 200 of Them Covered Garage Parking.
 - The Crossroads Project Design, Rezoning, Municipal Approvals for Preliminary Site Plan Approvals, Took Urban Group Development Company and its Consultants Over One and Half Years to Obtain and Complete.



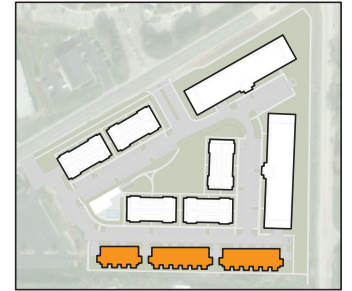
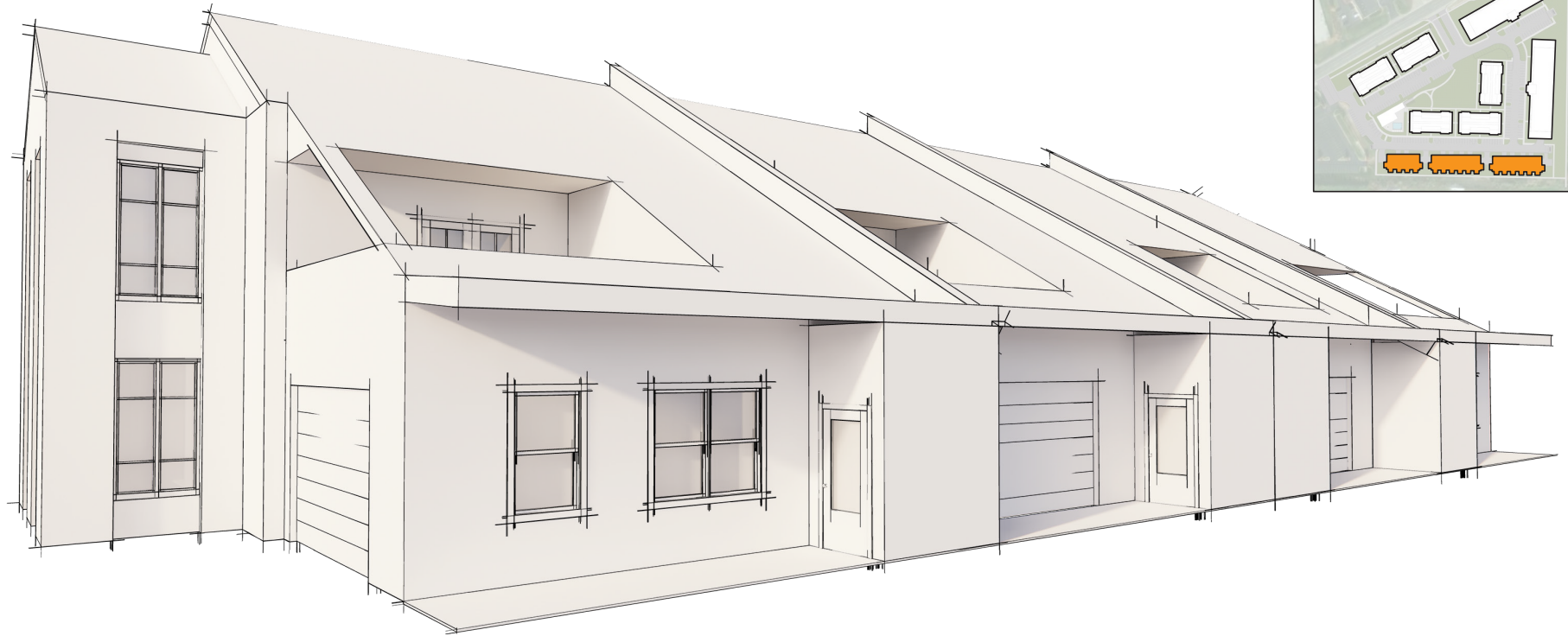
Exterior Perspectives

Podium Building | Exterior Rendering, Inspiration, & Location



Exterior Perspectives

Townhouse | Exterior Rendering, Inspiration, & Location



Exterior Perspectives

Garden Court | Exterior Rendering, Inspiration, & Location



Greenscape & Village Site Plan

Some of the defining characteristics of the proposed developed Site are the extensive green spaces with widespread plantings. Rain gardens and the development of stormwater infiltration throughout the Site replace a traditional underground pipe storm sewer system *and* detention pond. By developing parking below the various buildings, and as part of the Townhome residences, we have allowed more open green spaces with walkways. The center of the Site is a park with picnic areas as well as programmed play and walkways. A "dog walk" play area is in the SW corner of The Crossroads. There is an integrated walkway around and inside the site including east up to the walkway along Wagner Road.



Pool Area



Fire Pit Area



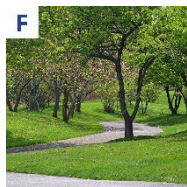
Dog Park



Park Bench Seating



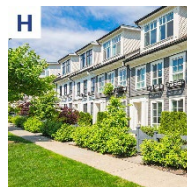
Native Rain Garden



Pedestrian Pathway



Food Truck Area



Community Walkways



Pavilion



Village Green Recreation Area



Open Lawn Space



Prairie on Steep Slope



Ann Arbor Amenities

Food & Beverage

Ahmo's Gyros & Deli
Anthony's Gourmet Pizza
Aventura
Baskin Robbin
Biggby Coffee
Bill's Beer Garden
Black Peal
Blackrock
Blue Tractor BBQ & Brewery
Buddy's Pizza
Cafe Zola
Carlyle Grill
Chela's Restaurant & Taqueria
China King
CoreLife Eatery
Dessous
Dimo's Deli & Donuts
Don Juan Mexican Bar & Grill
Everest Sherpa
Fresh Forage
Frita Batidos
Ruth's Chris Steakhouse
Sava's
Godaiko
Grand Traverse Pie Company
Grizzly Peak Brewing Co
HOMES Brewery
HopCat
Jerusalem Garden
Jim Brady's
Johnny's Speakeasy
Jolly Pumpkin Cafe & Brewery
Knight's Steakhouse
KouZina Greek Street Food
Krazy Jim's Blimpy Burger
Lala's

Madra Masala
Mani Osteria & Bar
Metzger's
Noodles & Company
Outback Steakhouse
Pacific Rim
Palio
Panera Bread
Seva Ann Arbor
Slurping Turtle
Star's Café
Starbucks
Texas Roadhouse
The Chop House
The Earle
The Session Room
The Songbird Baking Company
The West End Grill
Tomukun Noodle Bar
Uptown Coney Island
Vinology
Weber's Restaurant

Fitness & Recreation

A2 Yoga
A2 Fitness Professionals
Arin Arbor Golf & Outing Ann Arbor Ice Cube
Ann Arbor School of Yoga Ann Arbor Skate Park
Ann Arbor Yoga & Meditation Anytime Fitness
Arthur Murray Dance Studio
Blue Lion Fitness
Crunch Fitness
Huron Valley Swim Club
LA Fitness
Liberty Athletic Club
Orange Theory
Planet Fitness

Planet Rock
Polo Fields Country Club
Pure Barre
Pure Hot Yoga
Red Yoga
SPENGA
Ticker Fitness
Tiny Buddha Yoga
Title Boxing Club
Travis Pointe Country Club
Stonebridge Golf Club
U of M Golf Course
Veterans Memorial Park Pool & Ice Arena
Wide World of Sports
YMCA

Lodging

Bell Tower Hotel
Comfort Inn
Double Tree
Fairfield Inn
Graduate Ann Arbor
Hampton Inn & Suites
Hilton Garden Inn
Ann Arbor Holiday Inn & Suites
Hyatt Place Ann Arbor Residence Inn
Staybridge Suites Ann Arbor
The Kensington Hotel
Towne Place Suites
Weber's Boutique Hotel
Wyndham Garden Ann Arbor

Financial Institution

Bank of America
Bank of Ann Arbor
Chase Bank
Comerica Bank

DFCU Financial
Fifth Third Bank
Flagstar Bank
Huntington Bank
Key Bank
Lake Trust Credit Union
Level One Bank
Michigan Educational Credit
Old National Bank
PNC Bank
TCF Bank
University Bank
U of M Credit Union

Parks and Nature Areas

Burr Oak Park
Devine Preserve
Dicken Woods Nature Area
Dolph Nature Area
Eberwhite Nature Area
Hansen Nature Area
Lakewood Nature Area
Miller Nature Park
Saginaw Forest Trailhead
Scio Woods Preserve
South Maple Park
Virginia Park
Waterworks Park
West Park
Wildwood Park
Winewood Thaler Perk
Zion Park

Shopping & Entertainment

Aldi
Ann Arbor Comedy Showcase
Ann Arbor Hills

Arbor Farms Market
Arborland Shopping Center
Big George's Warehouse
Blue LLama
Briarwood Mall
Dunham's Sports
Imagine Theater
Home Goods
JC Penny
Kerrytown Market & Shops
Kroger
Lewis Jewelers
Macy's
Maple Village
Meijer
Menards
Michigan Theater
Party City
Plum Market
Purple Rose Theatre Company - Chelsea
Staples
State Theater
T. J. Maxx
Target
The Ark
Trader Joe's
Urban Outfitters
Von Maur
Westgate Shopping Center
Whole Foods

Accessibility & Connectivity

Where	Miles
Downtown Ann Arbor	3.2 Miles
Big House	3.1 Miles
University of Michigan Campus	4.6 Miles
Michigan Medical	4.5 Miles
Gallup Park	6.4 Miles
I-94	1.8 Miles
M-14	4.4 Miles





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