



BRANDT
REAL ESTATE

5860 Ford Road
(Superior Township)
Ann Arbor, MI 48105

248.938.0777 — Info@Brandt-RealEstate.com — www.Brandt-RealEstate.com

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Property Summary

Property Name: Commercial Vacant Land = Great Opportunity

Property Address: 5860 Ford Road, (Superior Township) Ann Arbor, MI 48105

Property Price: \$648,000

Terms: Cash / SBA Loan / Permanent Loan / Private

Lot Size: 7.50 acres

Lot Features: Mature trees, partially cleared, seasonal stream through property, multiple building and access locations. Easy commute from US-23, M-14, Ann Arbor, Ypsilanti, Plymouth, Northville, and other area amenities such as trails, parks, churches, schools, restaurants, shopping and more.

Utilities: Electric—DTE

Gas—Consumers Energy

Water—Well

Sewage—Septic

Cross Streets: High visibility corner of Plymouth-Ann Arbor Road & Ford Road



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Property Details

APN: J-10-18-100-030

County / City / Twp: Washtenaw County / Superior Township

Mailing / Schools: Ann Arbor mailing / tax dollars support Ann Arbor Schools

Landscaping: Mature Trees, Partially Cleared, Level, Rolling, steep bank to stream

Topographer: Level, Rolling, Steep bank to stream

Lot Size: 7.50 Acres / 425 x 1142 x 368 x 1196 (Approximate Feet)

Zoning: Commercial Vacant Lot—See Superior Township for New Zoning

Legal Description: OWNER REQUEST SU 18-2A-1A COM AT THE NE COR SEC 18, TH S 01-30-00 W 235.49 FT TO A POB, TH CONT S 01-30-00 W 367.92 FT, TH N 88-27-30 W 1195.08 FT, TH N 30-35-20 E 218.12 FT, TH S 88-27-30 E 93.54 FT, TH N 56-29-00 E 186.70 FT, TH N 86-47-24 E 457.07 FT, TH S 15-52-33 E 93.24 FT, TH N 74-07-27 E 50.00 FT, TH N 15-52-33 W 82.00 FT, TH N 86-47-24 E 337.12 FT TO THE POB. PT OF NE 1/4 SEC 18, T2S-R7E. 7.79 AC.

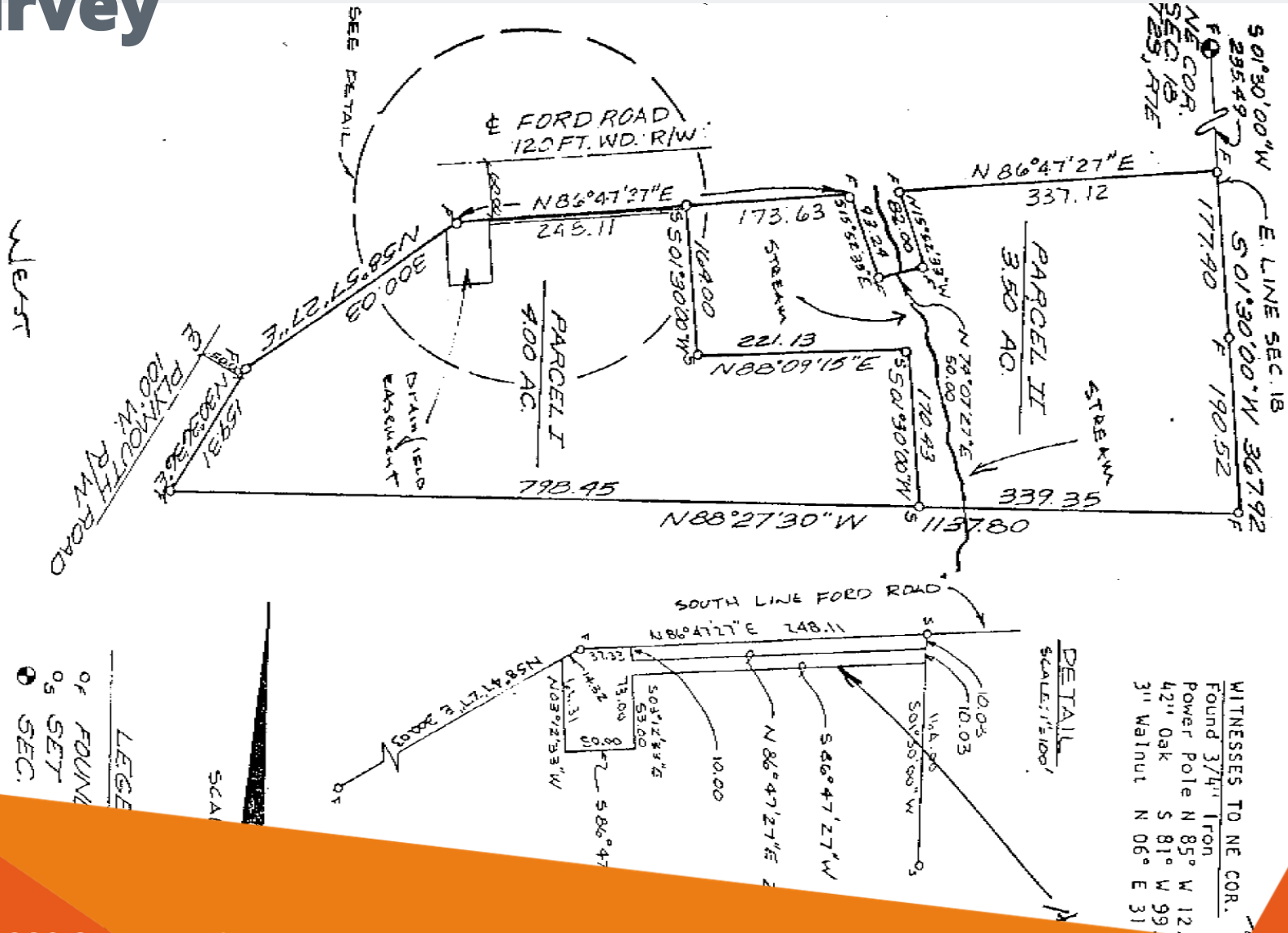
Taxes: \$9,800 (Approximate 2023)

Special Assessments: None of record



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Survey



Township Information

Superior Township is a diverse community, proud of its heritage and looking forward to its future.

The involvement of citizens is important. Citizens contribute their talents, skills and ideas to help preserve and improve the quality of life, and to help prioritize and achieve Township goals. Resident surveys and resident participation at the Township Board and Planning Commission meetings tell us what residents like best about the Township: The rural atmosphere and natural features.

Superior has gradually become a residential oasis, relatively isolated from the burgeoning metropolitan giants of Detroit and Ann Arbor. It lies within easy commuting distance of thriving and crowded commercial and industrial areas including Ann Arbor, Ypsilanti, Northville and Plymouth..

- **The Goal:** Superior Township is promoted by getting the word out to residents (current and future) about all of the wonderful things that make up the township – the deep rooted history, the wonderful scenic features, the diversity of our residents – and how it all comes together to create “One Superior Place.”
- **Rural Landscape:** Most of Superior Township was at one time cultivated or used as pasture for livestock. Superior Township's agricultural roots evoke very powerful images: the open feeling of the fields, stone and historic farm houses, barns and outbuildings, hedge rows and trees that define property boundaries and even certain sounds and smells. Superior Township's agricultural character still dominates much of the southwest and far west portions of the planning area.

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Township Information

- **Wildlife:** Superior Township's wildlife is increasingly important to its citizens. Due to many large, intact patches of native vegetation that has not been fragmented Superior Township continues to enjoy the presence of small and large animals. It is recognized that interconnected vegetated areas, some along stream corridors intermixed with wetlands offer natural habitats. The survival of wildlife is one over which Superior has a degree of control.
- **Gateways:** Gateways are points of identification and entry into a community where one feels a sense of arrival. The Ford Road / M-14 interchange and Plymouth-Ann Arbor Road / US-23 interchange provide the primary means of access for most residents, employees and visitors to this area. Other gateways are located where other roadways enter the Township such as Dixboro, Cherry Hill, Geddes, etc.
- **Natural Beauty Roads:** A designation set by established federal guidelines in the Natural Resources and Environmental Protection Act of 1994. Superior Township has three such designated roads: Gale Road, a western portion of Warren Road, and the west side of Napier Road between Warren and Plymouth-Ann Arbor Road. The Township has also classified some roads as "Scenic Roads." The eastern portion of Warren Road, the northern portion of Gotfredson Road, Berry Road, Stommel Road, Geddes Road west of Superior Road, and Cherry Hill Road west of Prospect Road all have characteristics of value to Township residents.
- **Public Infrastructure:** The design and maintenance of the public environment plays a major role in defining Superior Township's character. Streets, public buildings, public places, sidewalks, lights, signage and landscaping are very visible features. Superior Township's public environment is attractive and well maintained.

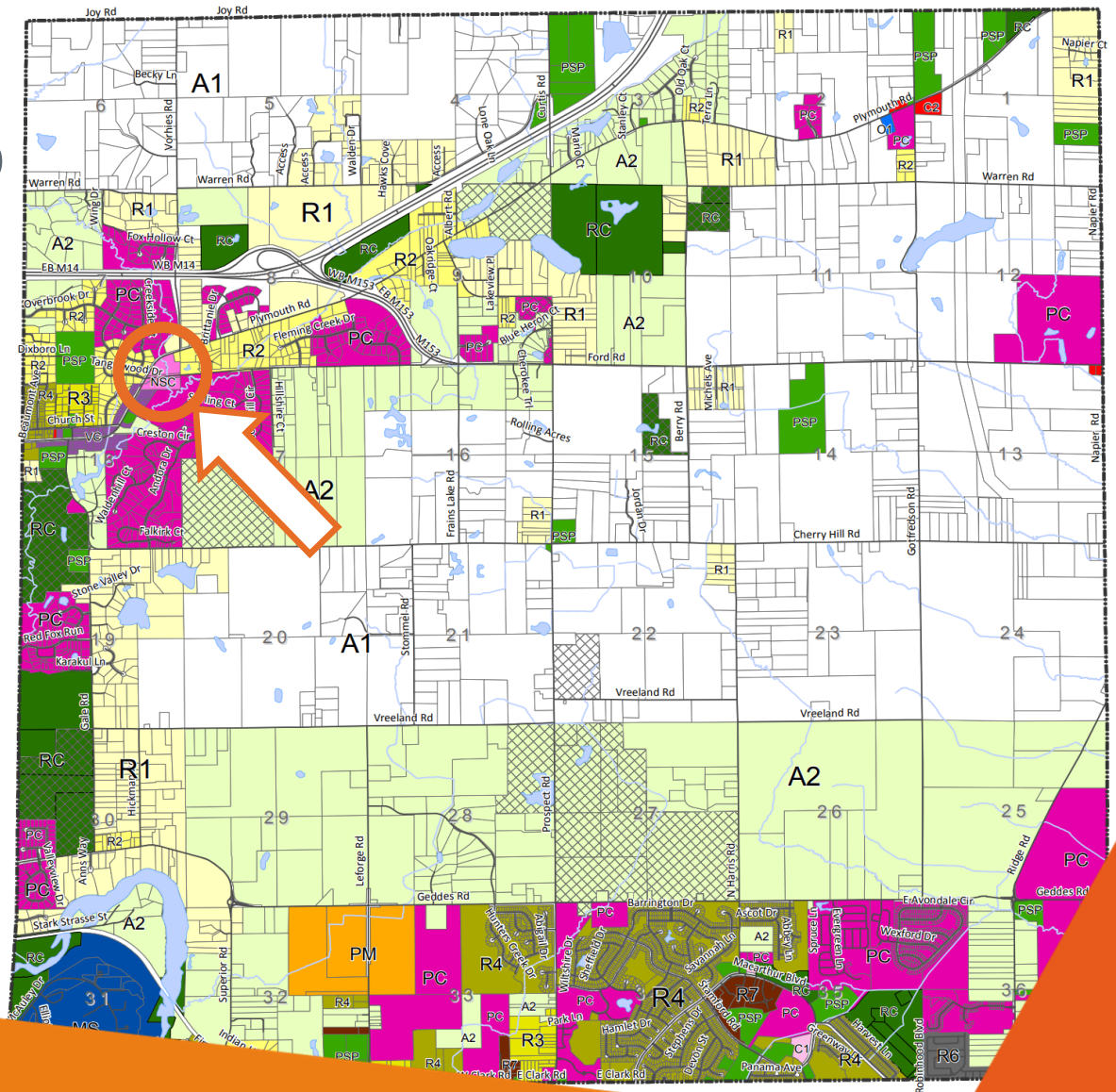
Township Information

- **Natural Features:** Superior Township is relatively flat to gently rolling and open, and its key natural highlights include its watershed, wetlands, and several strands of mature trees.
- **Quality of Life:** Superior Township enjoys a high level of community services, responsive public agencies and is beginning to provide additional public amenities as those shown below. A year-round calendar of special events and festivals adds to Superior Township's attractiveness. Ann Arbor Schools provide stability to the environment and play an increasingly important role in attracting new residents and major corporations to the area.
- **Public Parks and Open Space:** The importance of parks and open space sprinkled throughout the community, to provide recreational opportunities for residents and quality of life are continuing to be reinforced within Superior Township. This will continue to enhance the Township's heritage and character.
- **Gathering Places/Focal Points:** Public gathering places and community focal points are important and contribute positively to Superior Township's image, and serve to provide a sense of community.
- **Notable Places:** Border to Border (B2B) Trail, Cherry Hill Nature Preserve, Community Organic Garden, Dixboro Farmers Market, Staebler Farm, Dixboro-Matthaei Trail, Dixboro Village, Esek Pray Trail, Flying Pilgrims Flying Field, Frains Lake Village, Springhill Nature Preserve, Hickory Creek Golf Course, LeFurge Woods Nature Preserve, Humane Society of Huron Valley, Plymouth Orchards and Cider Mill, Schroeter Park, Weatherbee Woods and Se-crest Preserve, Trinity Health Ann Arbor Hospital

Zoning Map Superior Township

Zoning Districts

- RC - Recreation-Conservation District
- A1 - Agricultural District
- A2 - Agricultural District
- R1 - Single-Family Residential District
- R2 - Single-Family Residential District
- R3 - Single-Family Residential District
- R4 - Single-Family Residential District
- R6 - Manufactured Housing Park District
- R7 - Multiple-Family Residential District
- C1 - Neighborhood Commercial
- C2 - General Commercial District
- O1 - Office District
- PSP - Public/ Semi Public Services District
- PC - Planned Community District
- VC - Village Center District
- MS - Medical Services District
- PM - Planned Manufacturing District
- OSP - Open Space Preservation Overlay District



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Property Photos



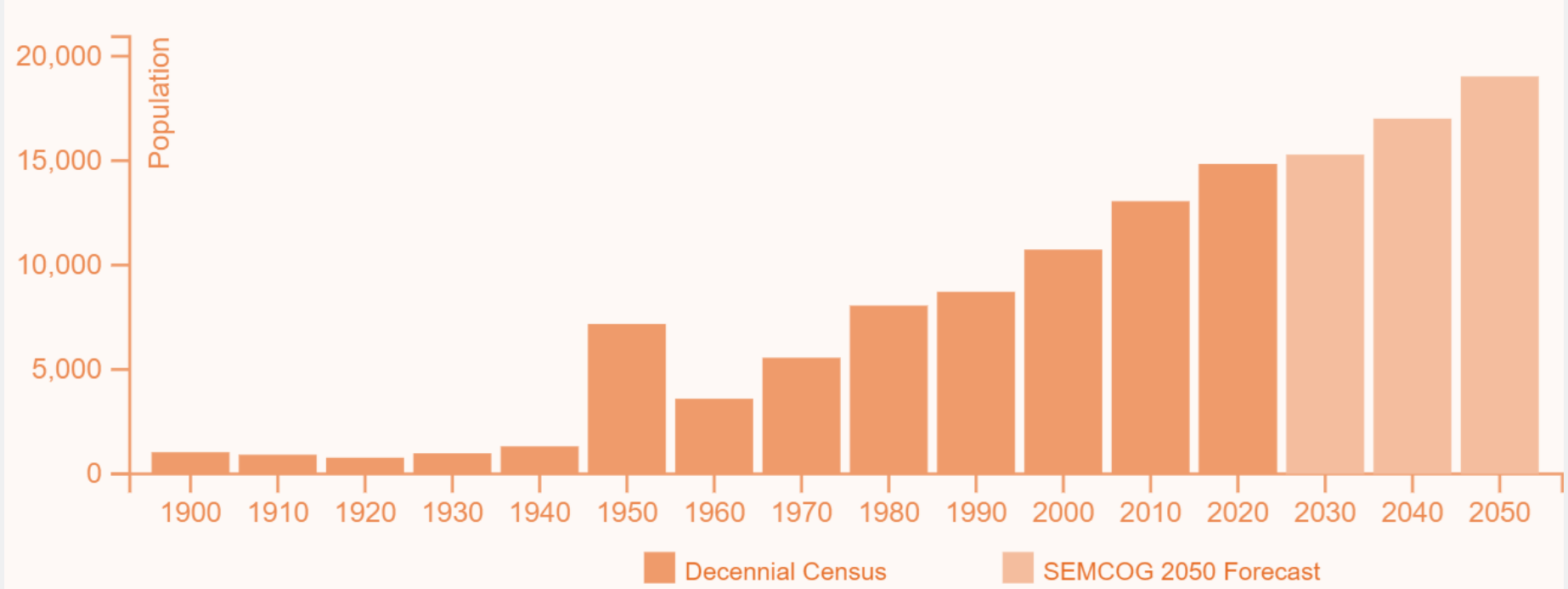
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Property Photos



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Demographics—Population Forecast



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Demographics—Population & Households

Population and Households	ACS 2020	Census 2010	Change 2010-2020	Pct Change 2010-2020	SEMCOG Jul 2023	SEMCOG 2050
Total Population	14,832	13,058	1,774	13.6%	15,149	19,030
Group Quarters Population	132	91	41	45.1%	229	271
Household Population	14,700	12,967	1,733	13.4%	14,920	18,759
Housing Units	5,747	5,322	425	8.0%	5,928	-
Households (Occupied Units)	5,518	4,924	594	12.1%	5,806	7,346
Residential Vacancy Rate	4.0%	7.5%	-3.5%	-	2.1%	-
Average Household Size	2.66	2.63	0.03	-	2.57	2.55

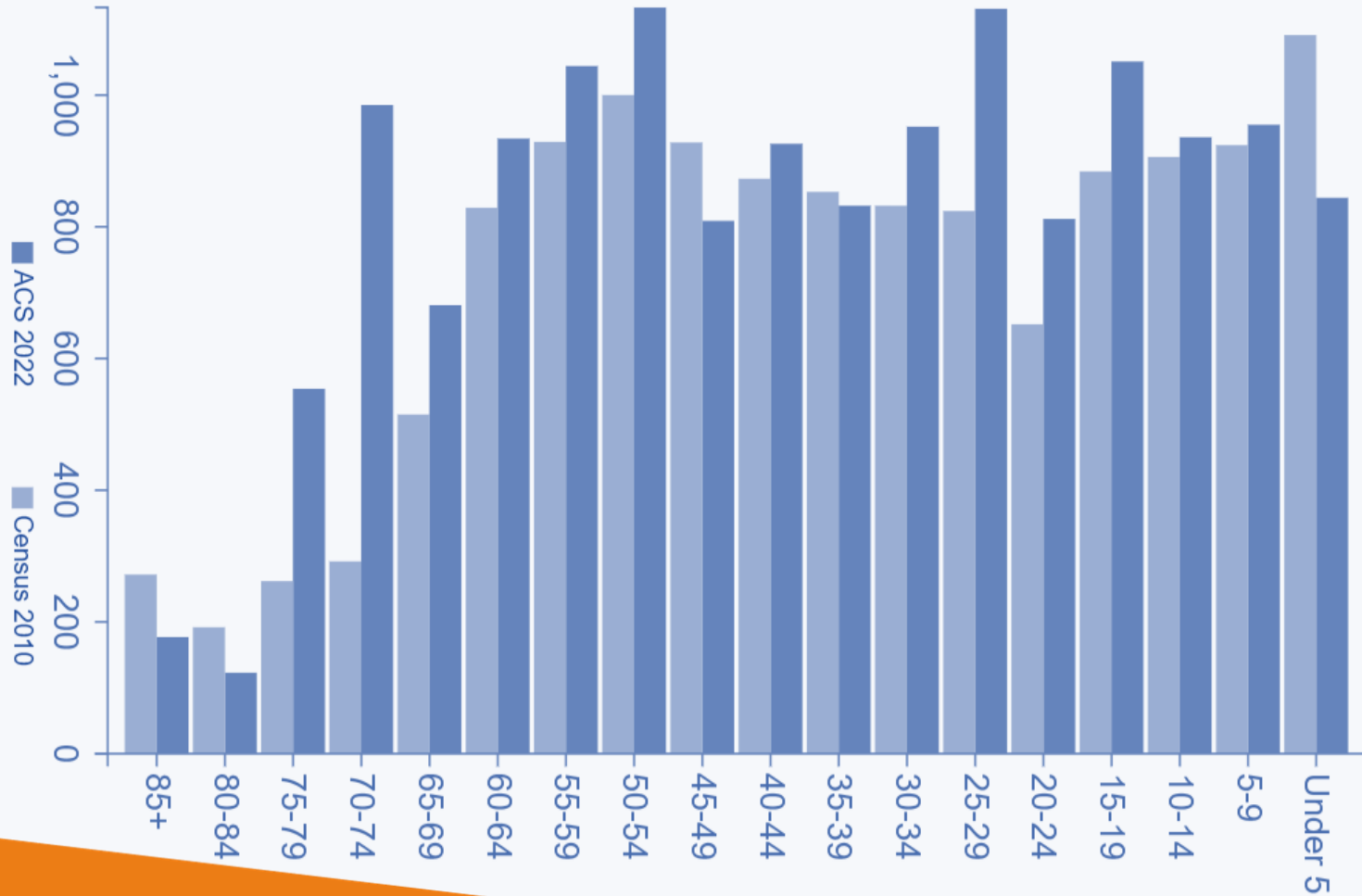
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Demographics—Household Types

Household Types	Census 2010	ACS 2022	Change 2010-2022	Pct Change 2010-2022	SEMCOG 2050
With Seniors 65+	1,059	1,692	633	59.8%	2,792
Without Seniors	3,865	3,989	124	3.2%	4,554
Live Alone, 65+	400	626	226	56.5%	-
Live Alone, <65	759	745	-14	-1.8%	-
2+ Persons, With children	1,815	1,791	-24	-1.3%	2,138
2+ Persons, Without children	1,950	2,519	569	29.2%	3,432
Total Households	4,924	5,681	757	15.4%	7,346

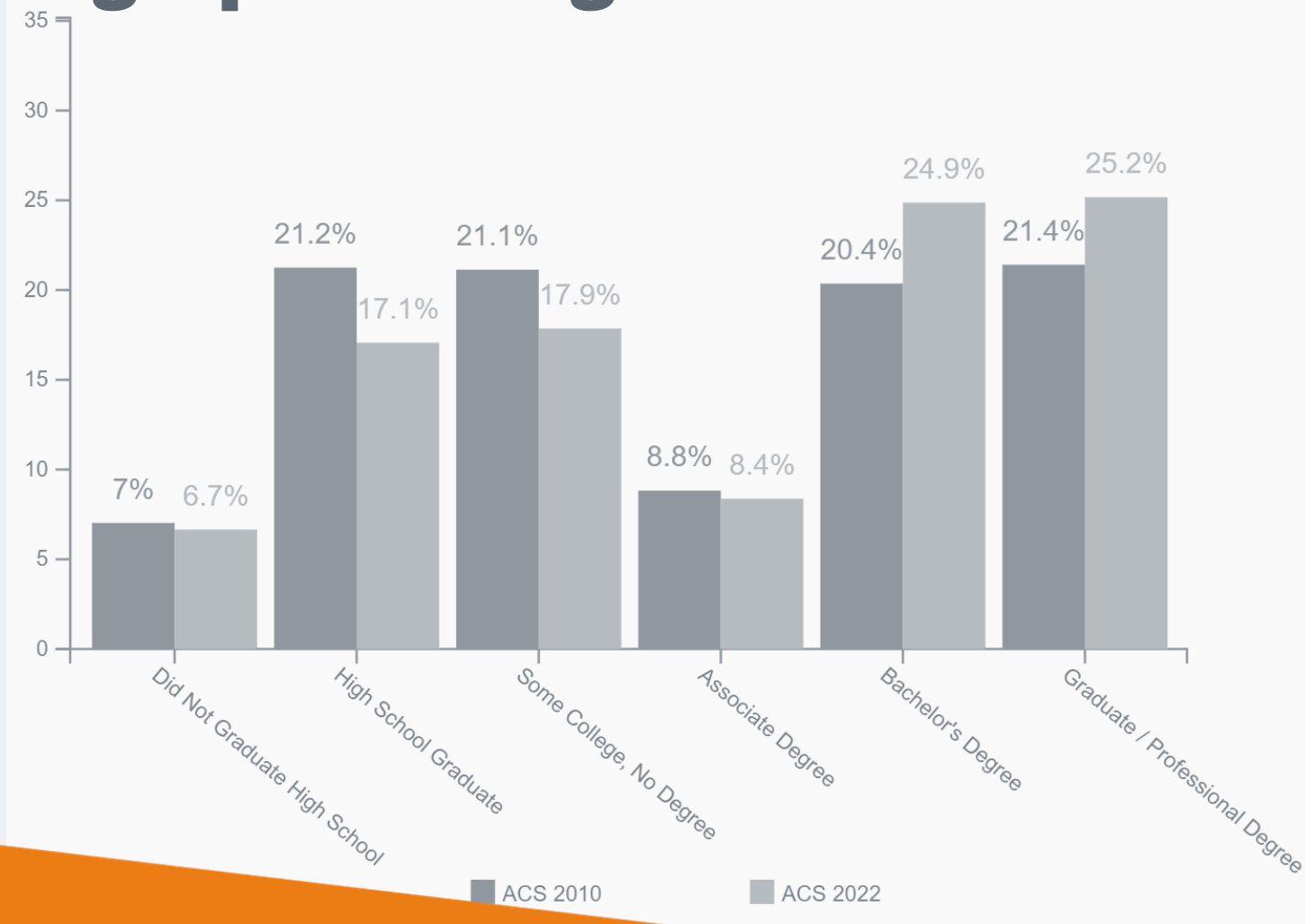
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Demographics—Population by Age



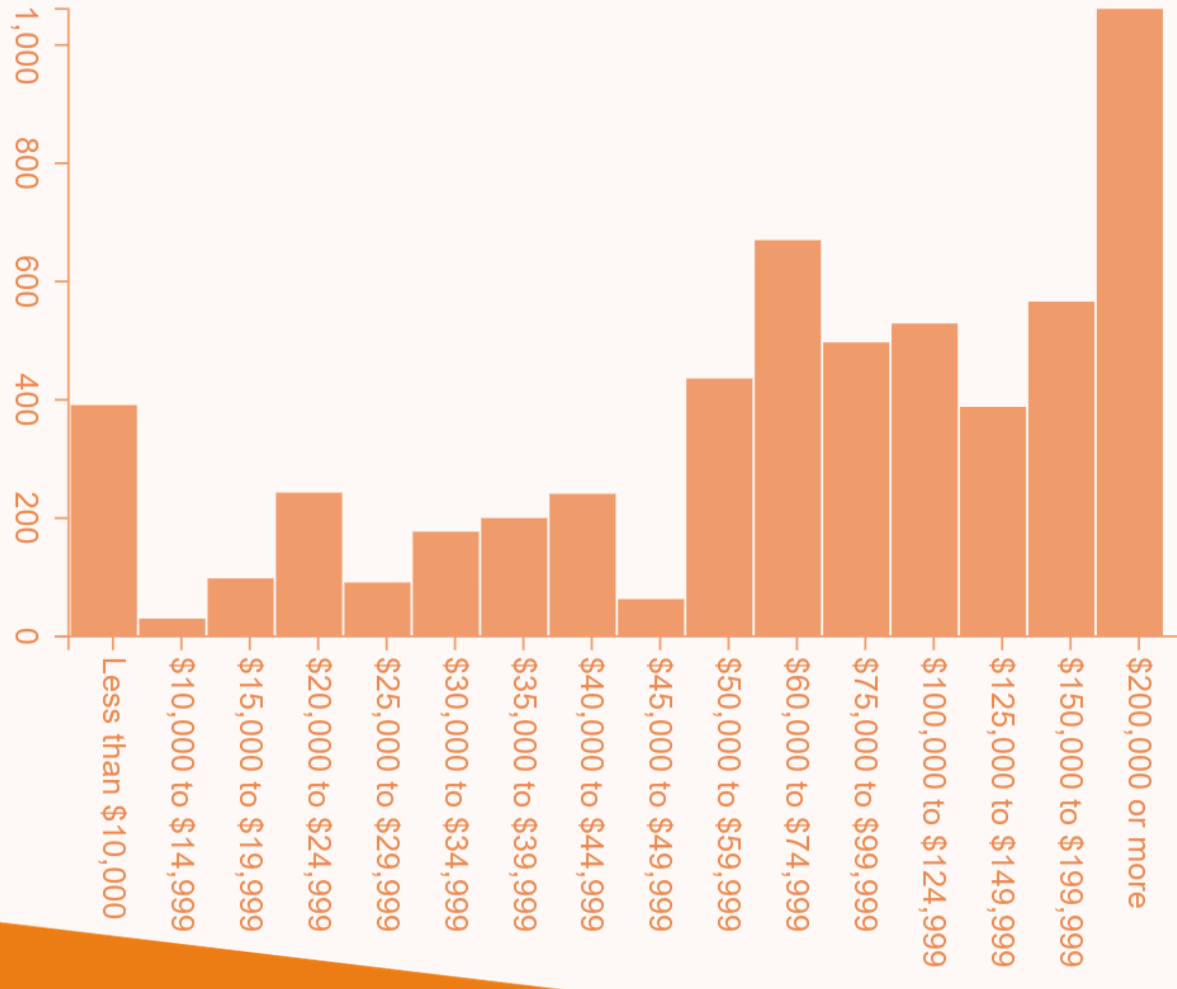
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Demographics—Highest Level of Education



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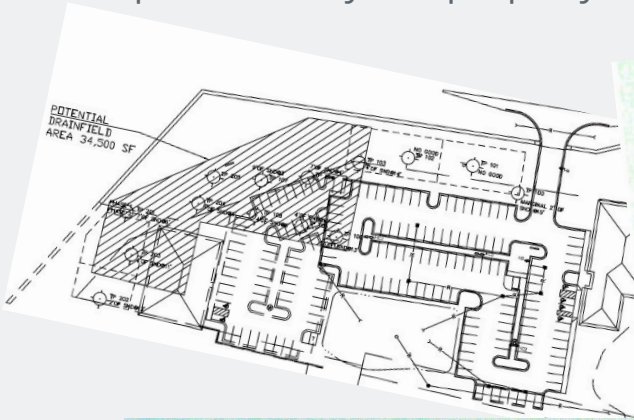
Demographics—Household Income



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Development—Proforma

- Several Possibilities
- Contact Keith Brandt to discuss your goals and the investment opportunity presented by this property



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Why Brandt Real Estate?

- We know all of the listing and sales information in the area and will provide it to you. A knowledgeable investor is better prepared to negotiate and purchase a property when they have factual data.
- We have excellent relationships with various lenders, and will match you based on your financial requirements.
- We have systems and processes in place to help insure your experience is a positive one.
- We take a personal interest in finding you the best real estate options.
- We offer unique insight into the specific needs of each client.
- We are full-time representatives who will ensure your needs are fulfilled at every step along the way.
- At Brandt Real Estate, we have aligned ourselves with the best inspectors and contractors to assist our customers with their due diligence process.



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