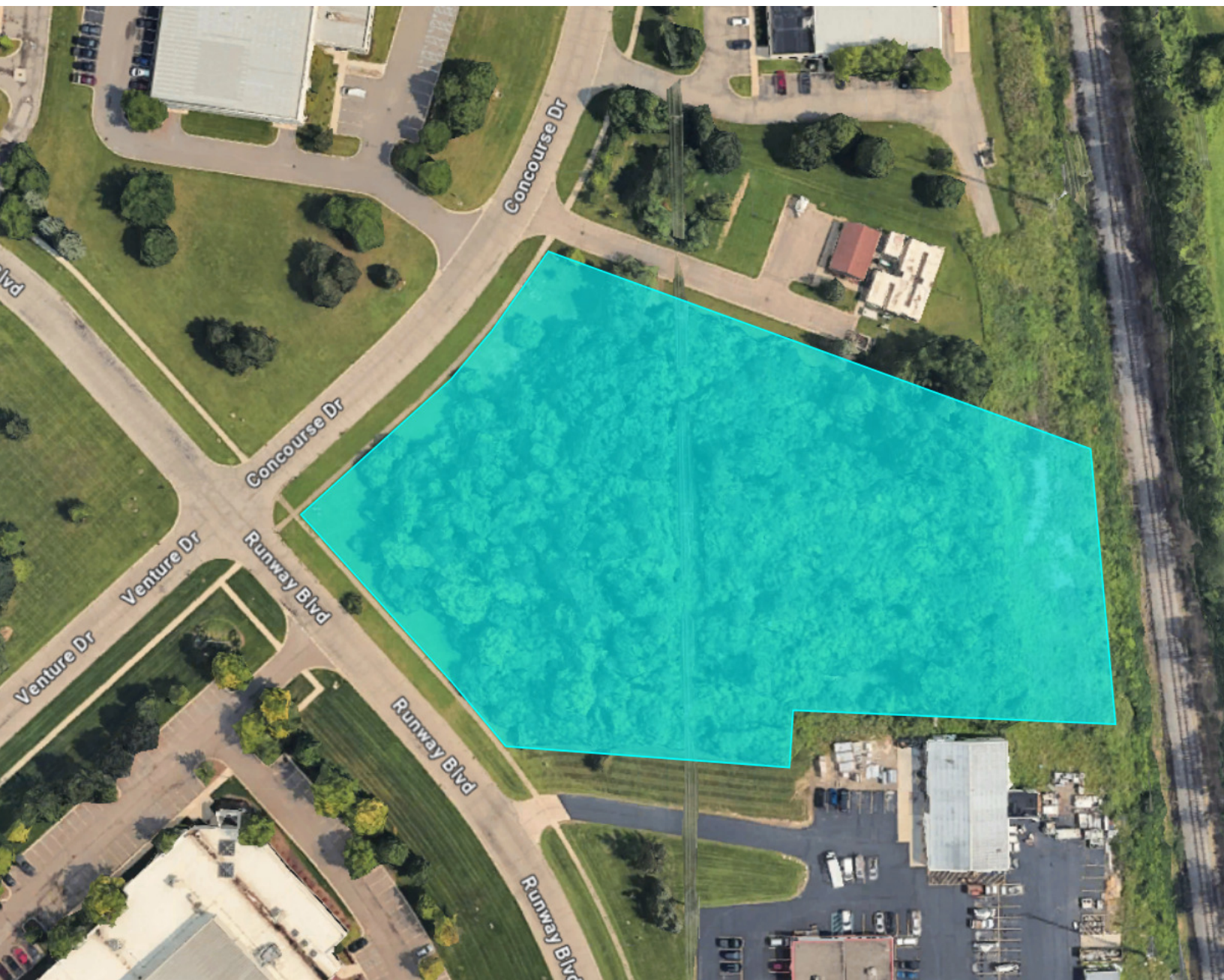


Oxford Companies
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Land For Sale

Lot 16

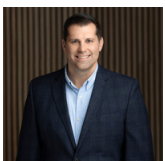
Corner of Runway Blvd & Concourse Dr

Ann Arbor, MI 48108

2.0 Acres

\$375,000

Zoned: BP - Business Park



Contact Brad Fenkell for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.395.7135
bfenkell@oxfordcompanies.com

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OFFERING SUMMARY

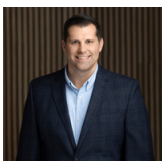
Sale Price:	\$375,000
Lot Size:	2.0 Acres
Zoning:	BP - Business Park

PROPERTY OVERVIEW

Introducing an investment opportunity on Ann Arbor's growing southside. This 2.0 acre vacant parcel is located on the corner of Runway Blvd & Concourse Dr., just a short drive to I-94 and 15 minutes from downtown Ann Arbor and U-M. Zoned BP for Business Park, the property can accommodate a range of uses including office, R&D, engineering and technology firms, and light-manufacturing. This parcel has already been site planned and engineering approved for a 15,000 SF flex building. With the area undergoing transformation through major mixed-use developments, this opportunity lies at the center of the region's most dynamic growth corridor.

PROPERTY HIGHLIGHTS

- Site planned and engineering approved for a 15,000 SF flex building
- Opportunity to build-to-suit to accommodate all your company's needs
- Located in the Southside of Ann Arbor, less than 2 miles away from I-94, minutes from downtown Ann Arbor and U-M
- Can accommodate a range of uses including office, light manufacturing, R&D, and flex



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GENERAL NOTES:

1. ALL WORK COMPRISED SHALL BE CONDUCTED FROM TO CONSTRUCTION AND ALL UTILITIES LOCATED AND SHOWN ON THIS CONSTRUCTION SHALL BE REPORTED TO OWNER FOR LOCATION FROM TO CONSTRUCTION.
2. ALL EXISTING RUMPS AND ACCESSIBLE WALKWAYS TO MEET CURRENT ADA REGULATIONS AND SPECIFICATIONS.
3. ALL DIMENSIONS TO CURB ARE MEASURED TO FACE OF CURB.
4. UNDESIGNED EXISTING CONNECTION WILL BE PROVIDED AS DETERMINED BY UTILITY COMPANIES.

KEYED NOTES:

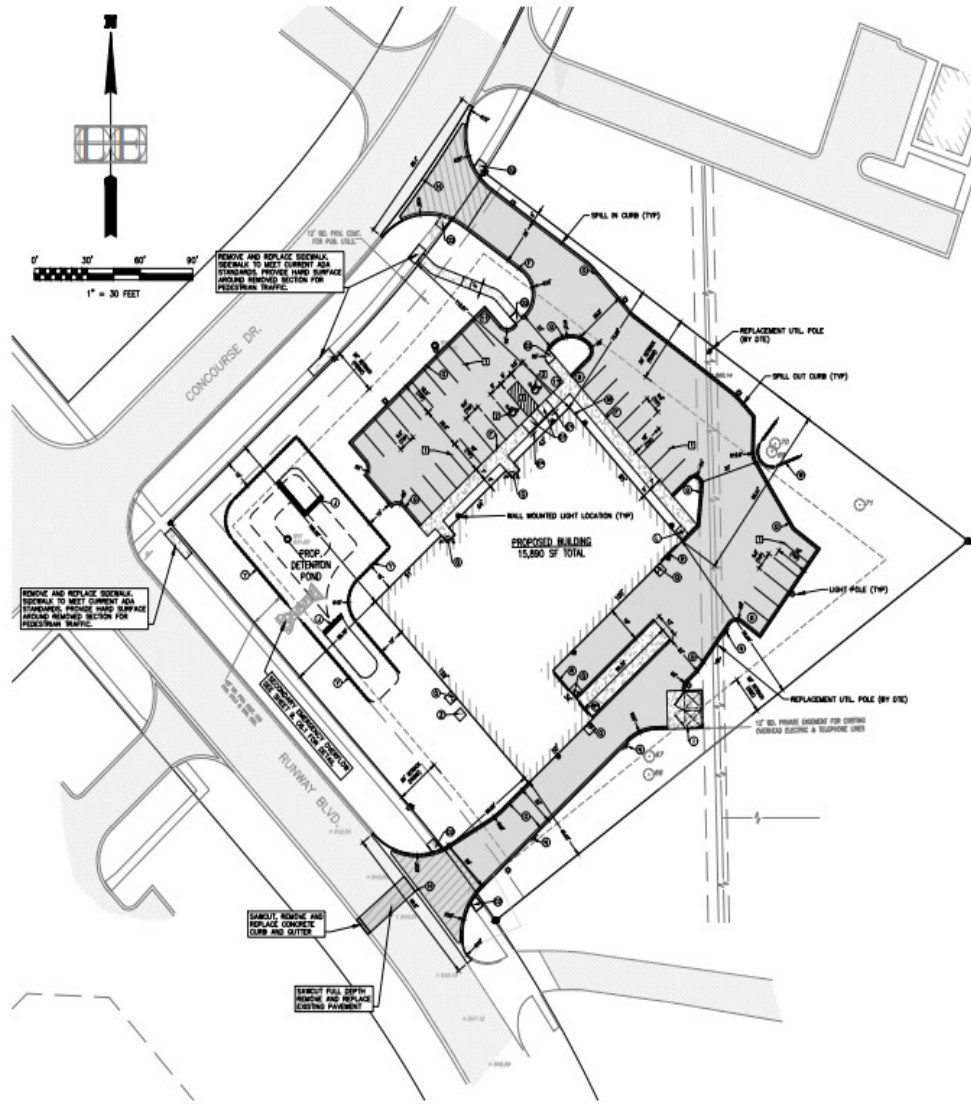
- | | |
|--|--|
| 1. SIDEWALK RAMP - MEET TYPE A, SEE DETAIL 21 ON SHEET 10, C7.0 | 11. FIRE DEPARTMENT CONNECTION, AS DIRECTED BY FIRE DEPT. |
| 2. SIDEWALK RAMP - MEET TYPE B, SEE DETAIL 22 ON SHEET 10, C7.0 | 12. "TIRE LANE, NO PARKING" SIGN, AS DIRECTED BY FIRE DEPT. |
| 3. MARKED PAVED CURB WITH 87-86 INCLINED, SEE DETAIL C ON SHEET 10, C7.0 | 13. EXISTING DOOR, SEE ARCHITECTURAL PLANS |
| 4. CURB FACE MARK AT PROPOSED PAVEMENT, SEE DETAIL P ON SHEET 10, C7.0 | 14. 12'-0" x 12'-0" OVERHEAD DOOR, SEE ARCHITECTURAL PLANS |
| 5. MEET F-4 CONCRETE CURB, SEE DETAIL O ON SHEET 10, C7.0 | 15. 8'-0" x 10'-0" OVERHEAD DOOR, SEE DETAIL W ON SHEET 10, C7.0 |
| 6. MEET TYPE H CURB OVERLAP, SEE DETAIL H ON SHEET 10, C7.0 | 16. TREE PROTECTION RETAINING WALL, SEE DETAIL V ON SHEET 10, C7.0 |
| 7. DUMPSTER SCREENING, SEE DETAIL I ON SHEET 10, C7.0 | 17. 2'-0" HIGH RETAINING WALL, SEE DETAIL Y ON SHEET 10, C7.0 |
| 8. FOREBAY GARBAGE BINNET WALL, SEE DETAIL L ON SHEET 10, C7.0 | 18. TRANSFORMER PAD AS PER UTIL. CO., SEE DETAIL Z ON SHEET 10, C7.0 |
| 9. HOOP STYLE BRKZ RACK, SEE DETAIL N ON SHEET 10, C7.0 | |

KEYED PAVEMENT MARKING NOTES:

1. 4" SINGLE SOLID LINE, WHITE
2. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY, BLUE ADA COMPLIANT
3. 4" SINGLE SOLID LINES, BLUE, 45° CROSS HATCH PATTERN (2" O.C.) WITH BORDER, ADA COMPLIANT

PROPOSED PAVEMENT LEGEND:

- | | |
|--|--|
| ASPHALT PAVEMENT
SECTION PER DETAIL A, SHEET 10, C7.0 | |
| ROM ASPHALT PAVEMENT
SECTION PER DETAIL A1, SHEET 10, C7.0 | |
| CONCRETE PAVEMENT
DUMPTER PAD SECTION PER DETAIL H, SHEET 10, C7.0
TRUCK WALL SECTION PER DETAIL B1, SHEET 10, C7.0
SIDEWALK SECTION PER DETAIL L, SHEET 10, C7.0 | |



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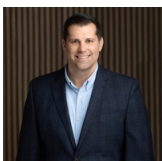
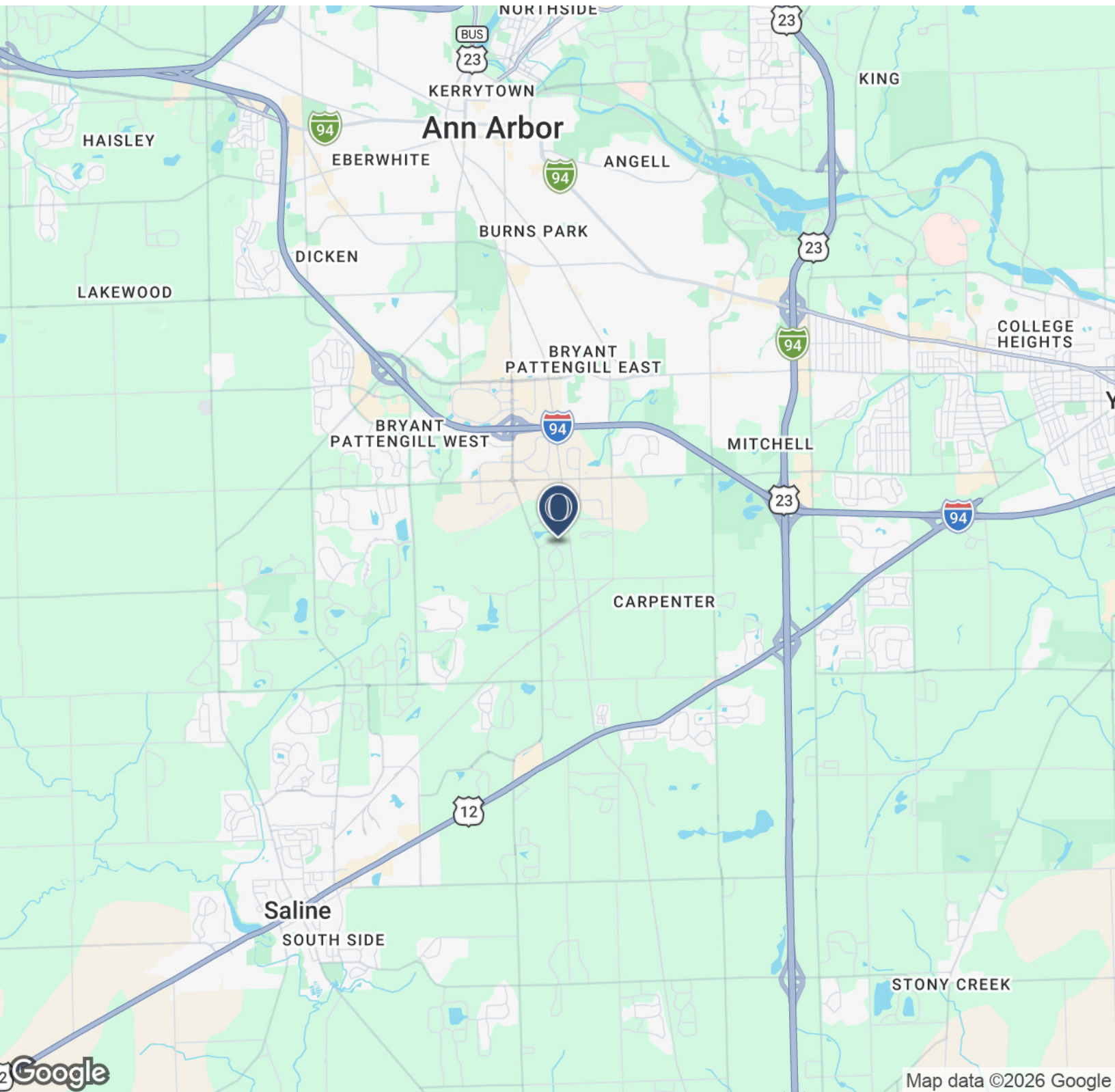
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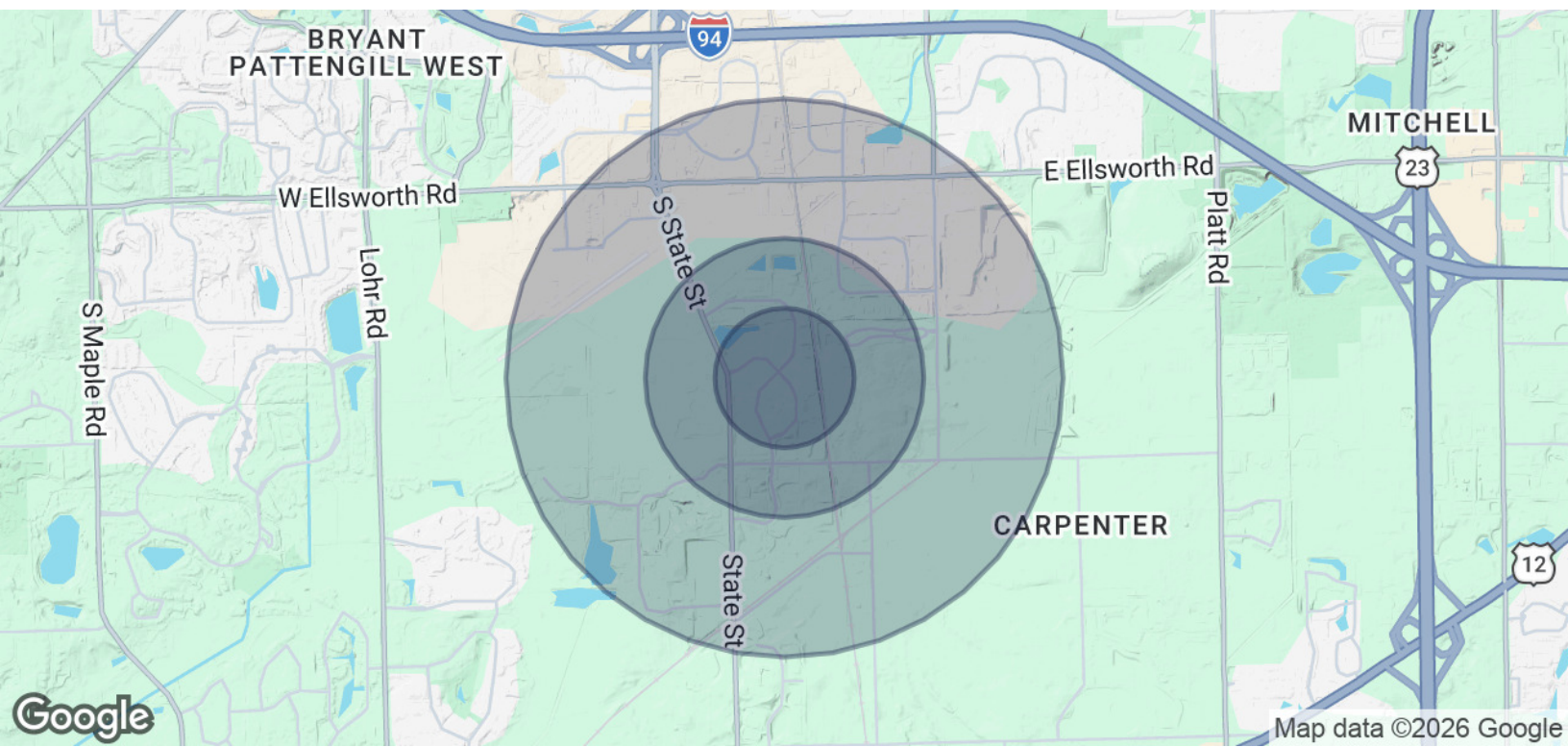
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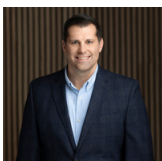
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	45	165	968
Average Age	36.4	36.2	34.9
Average Age (Male)	30.5	31.0	31.3
Average Age (Female)	46.5	45.3	39.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	21	74	397
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$90,689	\$98,563	\$117,912
Average House Value	\$226,984	\$252,972	\$335,164

2023 American Community Survey (ACS)



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