

Van Esley Real Estate

4.99 Acres Vacant Land

N. Territorial Road, North Side

East of Beck Road, West of Ridge Road

Wayne County, Plymouth, Michigan 48170

SUMMARY

PRICE: \$999,000.
Cash / Conventional

ZONING: Residential - R1-E
(Master Planned Residential Low Intermediate Density)

DIMENSIONS: 199 x 1082 x 199 x 1078

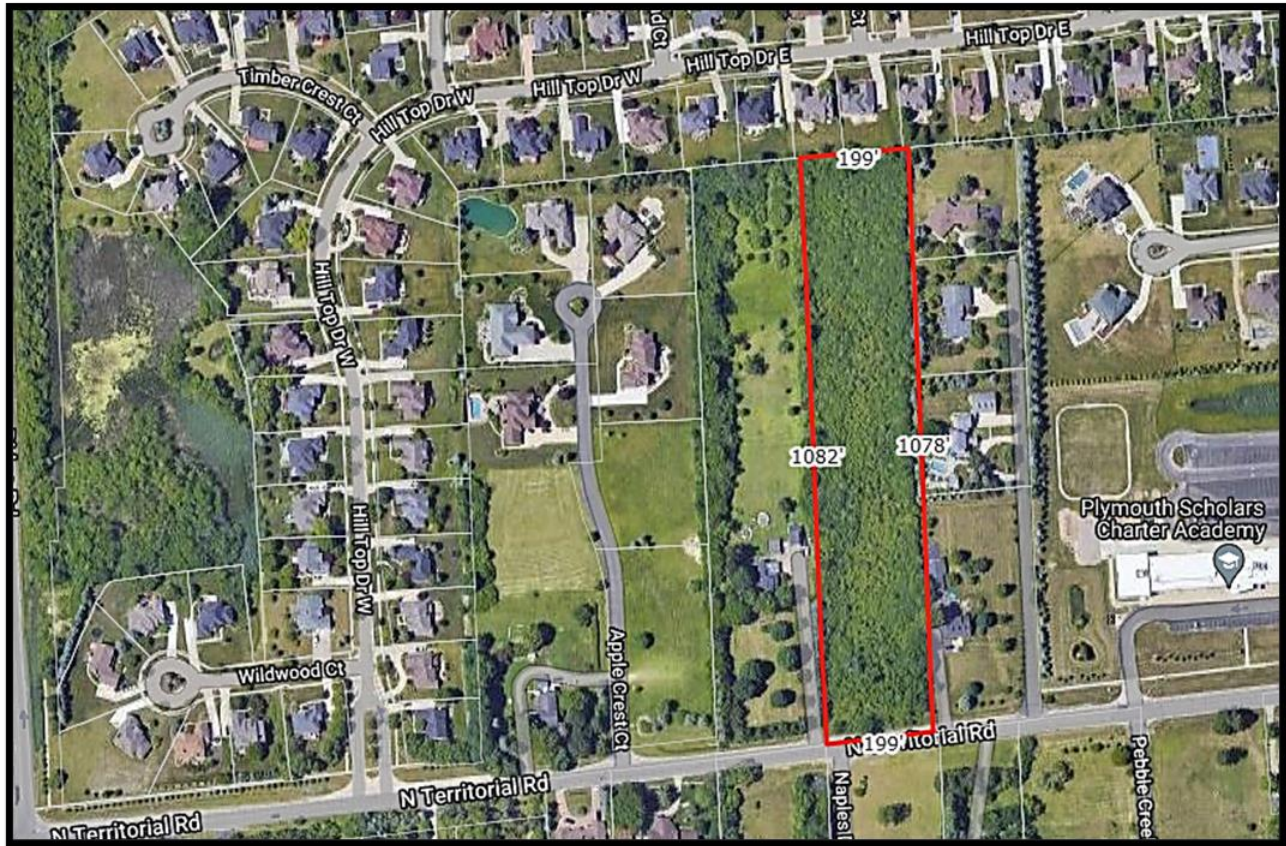
TAXES: Summer: \$2,830. Winter: \$632.

REMARKS: Prime location for a religious institution, school, or estate!
All data & measurements are approximate and should be verified.

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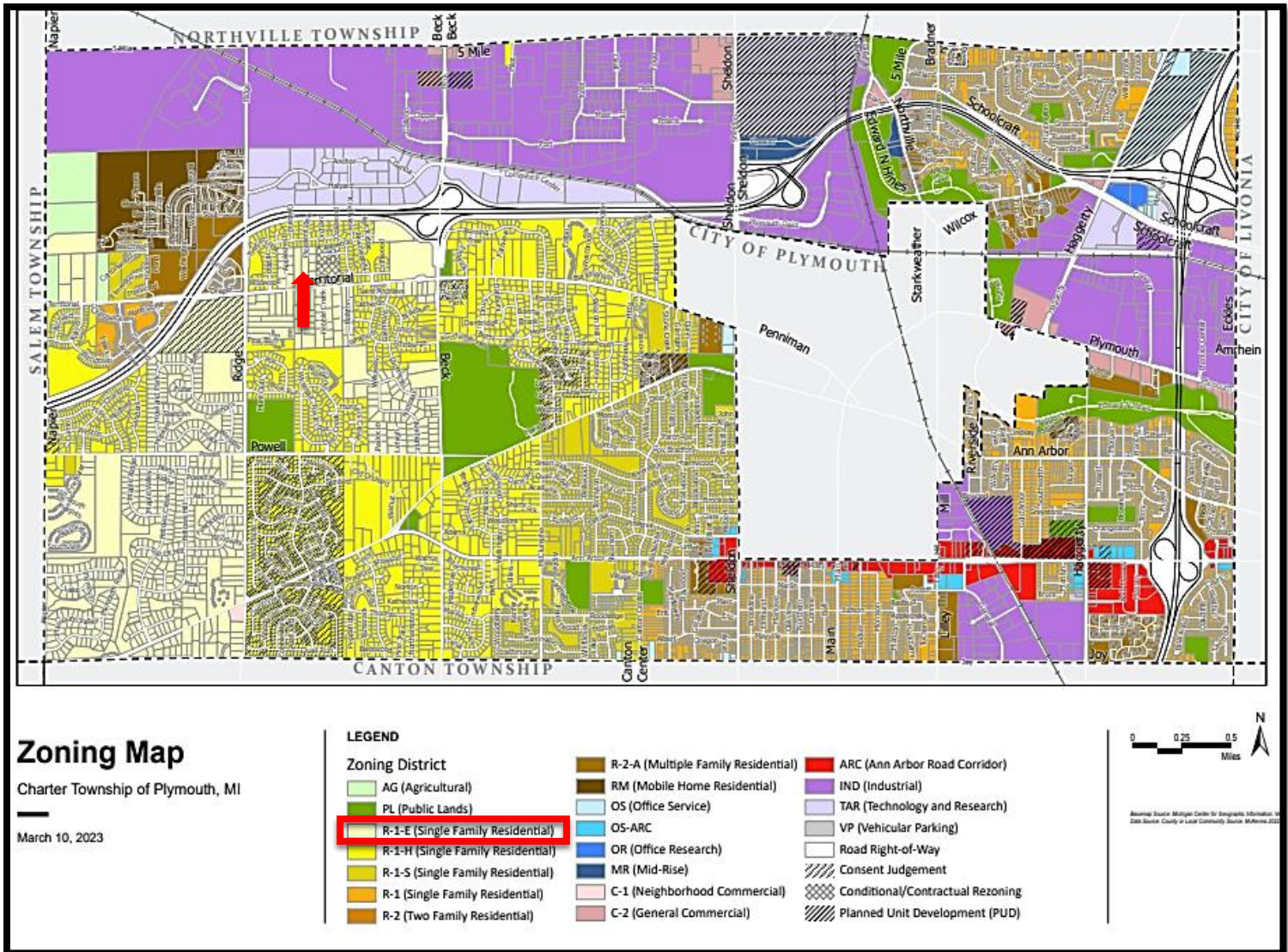
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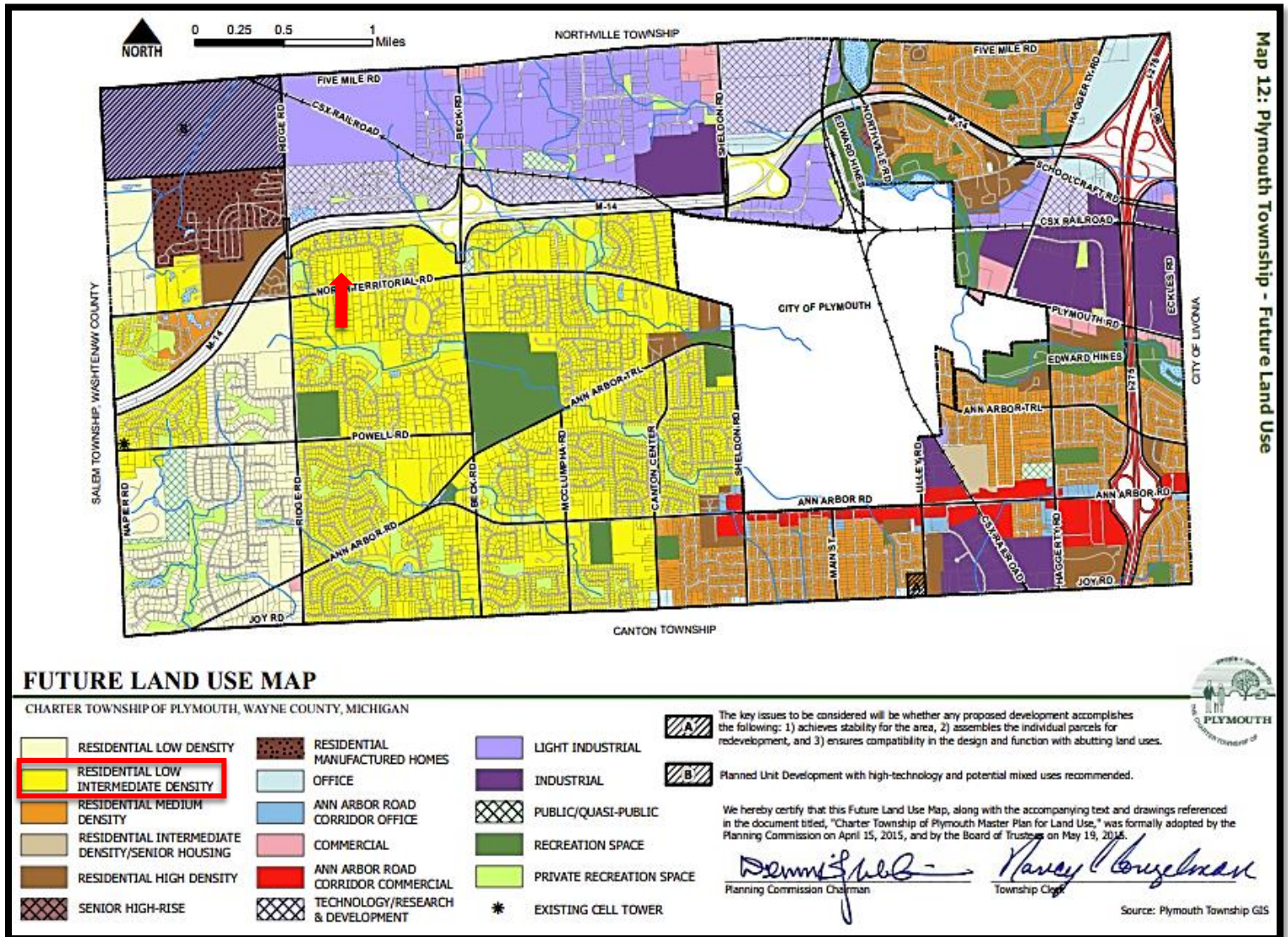
Information contained herein subject to errors, omissions and should be verified prior to purchase or lease.
Property may be subject to prior sale, change and withdrawal without notice. All offers may be rejected.

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Charter Township of Plymouth ♦ Master Plan for Land Use

Detailed Description of the Future Land Use Designations

Single-Family Residential

Intended for one single-family dwelling. May also include support uses (churches, private schools, daycare, etc.)

- Residential Low Density
- Residential Low Intermediate Density
- Residential Medium Density

In previous decades, several large single-family residential developments were established to meet the growing demand for housing. The Existing Land Use study found that many of the large-acreage parcels intended for single-family residential have already been developed. However, there is still an opportunity for future growth in the form of smaller-scale developments.

A goal of the Master Plan for Land Use is to provide for a variety of housing types and residential living environments to accommodate a range of ages and incomes. The Future Land Use Map accomplishes this goal by establishing the following single-family residential future land use categories:

Residential Low Density

The Residential Low Density designation is intended for large, estate-size single-family residential development with a density of 0.8 to 1 dwelling units per acre. The largest contiguous area of land designated for Residential Low Density uses is located west of Ridge Road and south of North Territorial Road and M-14. There is also a smaller Residential Low Density area located northeast of North Territorial Road and Napier Road. The corresponding zoning district for Residential Low Density uses is the R-1-E District.

Residential Low Intermediate Density

The Residential Low Intermediate Density designation is intended for single-family residential development with a density of 1 to 3 dwelling units per acre. The Residential Low Intermediate Density area generally occurs south of M-14 between Sheldon Road and Ridge Road. In addition, the Future Land Use Map identifies smaller areas of Residential Low Intermediate Density uses north of North Territorial Road between Napier Road and Ridge Road, southeast of North Territorial Road and Napier Road, and southeast of M-14 and Napier Road. Residential Low Intermediate Density uses have 2 corresponding zoning districts, including the R-1-H and R-1-S districts.

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Water & Sewer Map (Blue is Water, Orange is Sewer)

