

FOR SALE

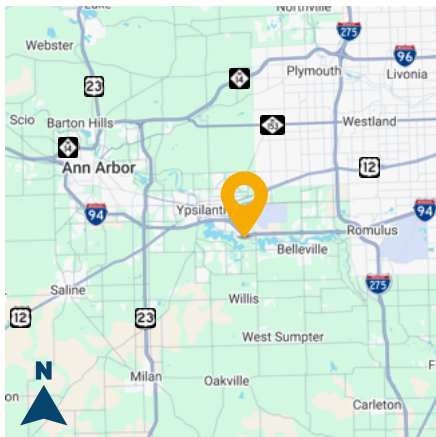
1200 MAIN ST - 2611 GROVE ST, YPSILANTI



RH COMMERCIAL
REALTY



14.20 AC OF RESIDENTIAL LAND WITH SITE PLAN



PROPERTY DETAILS

- ± 14.20 acres of residential land with utilities at site
- Historic site plan approval for 41 single-family homes (zoning permits higher DU/AC)
- Prime location just minutes from the full-service interchange at I-94 / Rawsonville Rd
- Convenient access to I-94, I-275, US-23, M-12 (Michigan Avenue), M-14, & M-153
- 9 min from DT Ypsilanti, 20 minutes from DTW Airport, 24 minutes from DT Ann Arbor
- Ownership will consider creative partnership or joint venture opportunities

For information, please contact:



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FOR SALE

1200 MAIN ST - 2611 GROVE ST, YPSILANTI



LAND FOR SALE

14.20 AC

Available: 14.20 AC
Property Type: Residential
Price: \$1,190,000
Price / AC: \$83,803
Zoning: One-Family Residential (R-4)

APN: 11-24-208-001
Taxes: Available Upon Request



TRAFFIC COUNTS

COLLECTION ST / CROSS ST	VEHICLES PER DAY
S Grove St / Main St E	11,555
S Grove St / Bridge Rd E	11,810
I-94 / Rawsonville Rd (Exit 187) E	86,000

DEMOGRAPHICS

RADIUS	POPULATION	AVG HH INCOME
2 MILE	22,046	\$82,431
5 MILE	109,478	\$87,055
10 MILE	357,582	\$110,233

(The above information and data was sourced from CoStar)

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CONCEPT SITE PLAN

(NOT TO SCALE)



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PRICING INFORMATION

Sale Price: \$1,190,000

Price / AC: \$83,803

PROPERTY DESCRIPTION

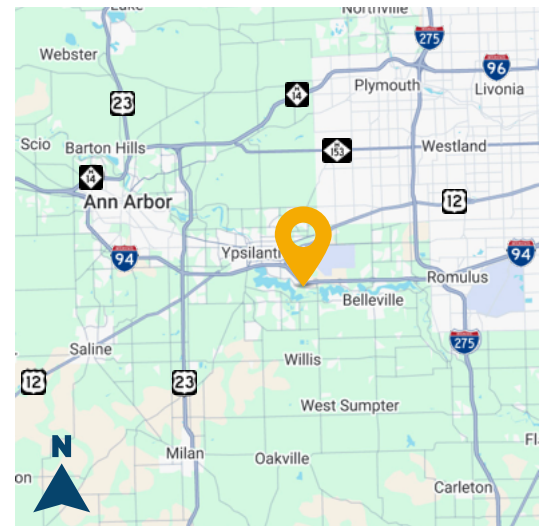
Lot Size: 14.20 AC
Property Type: Residential Land
Municipality: Ypsilanti Township
Zoning: One Family Residential (R-4)

Parcel ID: 11-24-208-001
Taxes: Available

SUMMARY

Prime development opportunity featuring ± 14.20 acres previously site plan approved for up to 41 single-family homes. Current zoning permits for higher DU / AC. Ideally situated in Ypsilanti Township just minutes from the full-service I-94/Rawsonville Road (Exit 187) interchange, with convenient access to I-275, US-23, M-14, and M-153. Ownership is open to a joint venture, creative partnership, or outright sale.

ROAD MAP



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