

Van Esley Real Estate

Vacant Land For Sale

37.55 acres N. Territorial Road
North Side of N. Territorial Road, West of US-23
Washtenaw County, Northfield Township, MI 48189

SUMMARY

PRICE: \$5,181,900.00 (\$138,000.00 per acre)
Cash / Conventional

ZONING: Commercial / Master Planned Mixed Use

UTILITIES: Gas, Electric, Water and Sewer at Street

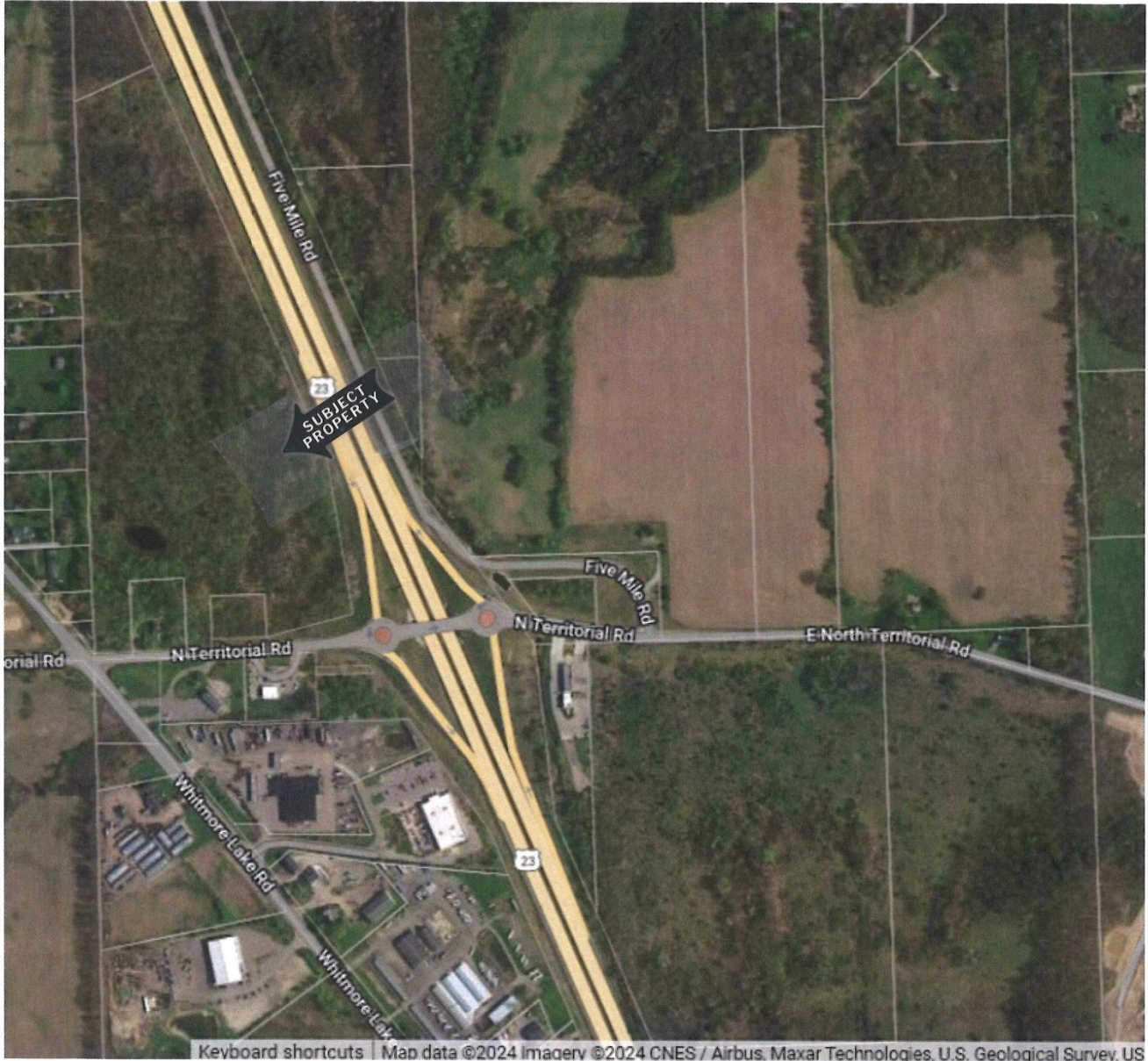
SCHOOLS: Whitmore Lake

REMARKS: **First Exit North of Ann Arbor!** Vacant 37.55 acres zoned Commercial, Master Planned Mixed Use. Freeway Exit. All Utilities! Possible Split with premium on N. Territorial Road. Includes two Property ID #'s: B0220200004 & B0220200006. All data & measurements are approximate and should be verified.

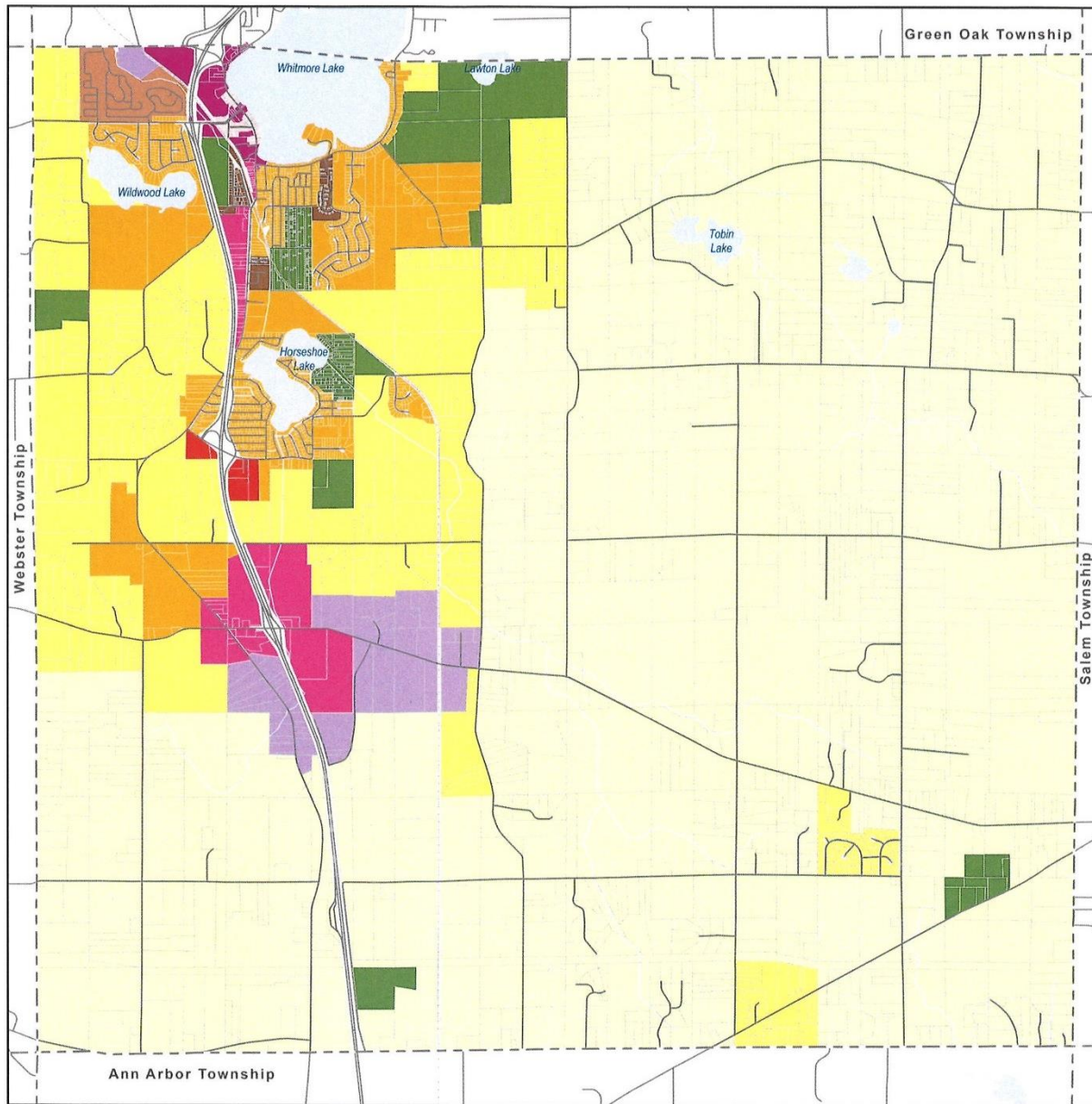
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MAP 6 Future Land Use

Northfield Township,
Washtenaw County, MI

June 9, 2019

Legend

- | | |
|----------------------------|------------------------------|
| Agricultural | Mixed Use |
| Commercial | VC-Mixed Use |
| High Density Residential | VC-Cottage Retail |
| Industrial | City and Township boundaries |
| Recreation/Conservation | Roads |
| Low Density Residential | Railroads |
| Medium Density Residential | Rivers, streams, and lakes |
| Manufactured Home | |

0 1,250 2,500 5,000
Feet

SOURCES
Basemap Source: Michigan Geographic
Framework 2019, SEMCOG 2019
Data Source: McKenna 2019



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MIXED USE LAND USE

Intent: The intent of the Mixed Use designation is to provide areas where local commercial, service, office, and residential activities can all take place. This designation is intended to allow a flexible approach to development at specific nodes along the US-23 corridor within the Central US-23 Interchanges and Lakes Sub-Areas. Uses envisioned are of a general retail or service nature to serve the residents of Northfield Township. The Mixed Use category is intended to provide transitional service area between the US-23 corridor and Whitmore Lake Road.

Description: The Mixed Use designation is focused on the Lakes and Central Whitmore Lake Road US-23 Interchange Sub-Areas.

Relationship to Physical and Natural Features: Areas planned for the Mixed Use designation shall have direct or indirect (access roads) access to the US-23 and Eight Mile interchange, the North Territorial and US-23 interchange, and the Main Street Area north of Horseshoe Lake.

Most Compatible Uses: Desirable land uses and elements of the Mixed Use designation are:

- Neighborhood commercial;
- Service;
- Office; and
- Multiple-Family Residential.

Any use which requires the need for outdoor storage is not compatible with the Mixed Use designation as described.

Most Compatible Zoning Districts: Based on the criteria mentioned above, the zoning districts with uses most appropriate for the Mixed Use category are the LC, Local Commercial, GC, General Commercial, RO, Residential-Office, and Multiple-Family Districts. Mixed use developments in these Zoning Districts can be accommodated through the Township's Planned Unit Development (PUD) process.

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Development Strategies

1. Maintain rural character by channeling future residential, commercial, office, and industrial uses in the portion of this Sub-Area nearest the US-23 and North Territorial interchange where sanitary sewer service is available.
2. Allow for a mix of service, office and residential uses as it relates to the US-23 and North Territorial Road interchange and along the Whitmore Lake Road corridor.
3. Consider design guidelines that promote attractive and planned commercial and industrial facilities along the Whitmore Lake corridor where sanitary sewer service is available.
4. Continue to plan for future residential growth by requiring clustered development and implementing policies regarding tree preservation and management, subdivision open space requirements, parkland, and trail requirements.
5. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture.
6. Encourage new growth within the existing public sewer service areas of the Township instead of areas ideally situated for open space, natural features preservation and agriculture.
7. Establish programs that maintain the viability of agricultural products through new and expanding markets for locally grown products such as community supported agriculture, organic food and agritourism and non-traditional uses that preserve the character of the area.
8. Encourage open space and natural features with a priority on environmentally sensitive areas to preserve view-sheds along roadways.
9. Encourage new residential development when it is compatible in density and character to existing residences and neighborhoods in the immediate area.
10. Maintain the suburban and transitional character of the Central US-23 Interchanges Sub-Area by encouraging an open space greenbelt separating urban and rural landscapes.
11. Allow for appropriate commercial and industrial uses adjacent to US-23 and along North Territorial Road between Whitmore Lake and Nollar Roads.
12. Emphasize development of office, research, and industrial uses to generate a corporate, high-tech "jobs node".
13. Encourage the development of business campuses.
14. Actively promote business growth, job creation and tax base expansion by targeting knowledge industries and other growth industries such as health care and "green" technologies. These uses should be close to the US-23 and North Territorial interchange.
15. Develop non-motorized transportation to connect parks, Township facilities, and adjacent communities through an interconnected system of trails along major roads.
16. Establish parks in proximity to higher density population areas to meet the needs of the residents and include passive uses such as a dog park or playgrounds.
17. Coordinate with Washtenaw County for parkland and open space acquisition and development.
18. Consider vehicular and pedestrian improvements to existing intersections as new developments are proposed.
19. Encourage open space, woodlands, and natural features with conservation easements throughout the Sub-Area.
20. Encourage remaining farmland as active farms or as open space.
21. Emphasize regional-scale commercial uses especially service uses supporting future commercial and industrial development within the Central US-23 Interchanges Sub-Area.

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GOAL:

MIXED USE DEVELOPMENT

To encourage development of a mix of commercial, office, service, and multiple-family residential uses in three (3) specific locations best situated for this use.

POLICIES:

- Guide development to foster the responsible use of land, preserve farmland and natural features, and make best use of existing public services, utilities, and infrastructure.
- Accommodate a variety of land uses consistent with community goals, surrounding land uses, and the environment.
- Maintain a pattern of development with clear edges, and preserve open space buffers delineating village, rural, and suburban landscapes.
- Organize commercial development into compact, unified centers that complement the scale and character of existing development, or that promote the desired character for areas wherever new development is planned.
- Large-scale retail buildings should be designed for potential reuse if vacated by the original user.
- Avoid piecemeal, scattered development and discourage uncoordinated commercial strip development. Where individual parcels of land are to be developed for commercial uses, coordination with adjacent properties, including common parking and driveways, shall be encouraged to reduce the number of access points onto public roads.
- Encourage residential or mixed use development (including residential uses) as a buffer between adjacent residential areas and other uses within this planned area. Such uses shall not create adverse impacts on existing or proposed residential or agricultural uses and shall be scaled, designed, and landscaped so as to complement and enhance the adjacent properties.
- Encourage high quality site and building designs that include the latest "green" technology and contribute to community sustainability, strong neighborhoods, vital shopping districts, and desirable employment centers.

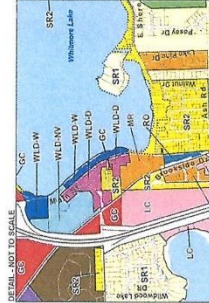
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Zoning Map Northfield Township Washtenaw County, Michigan

March 8, 2023

LEGEND

- AP - Agriculture
- LR - Low-Density Residential
- MR - Multiple-Family Residential
- MHP - Mobile Home Park
- SR1 - Single-Family Residential
- SR2 - Single-Family Residential
- RO - Residential/Office
- LC - Local Commercial
- GC - General Commercial
- LI - Limited Industrial
- GI - General Industrial
- RTM - Research/Technology/Manufacturing
- PUD - Planned Unit Development
- PSC - Planned Shopping Center
- RC - Recreation Conservation
- WLD-D - Whitmore Lake Downtown
- WLD-NV - Whitmore Lake North Village
- WLD-W - Whitmore Lake Waterfront
- WLD-L - Whitmore Lake/Lake North Territorial Overlay District
- WLD-H - Whitmore Lake/Horseshoe Lake Overlay District

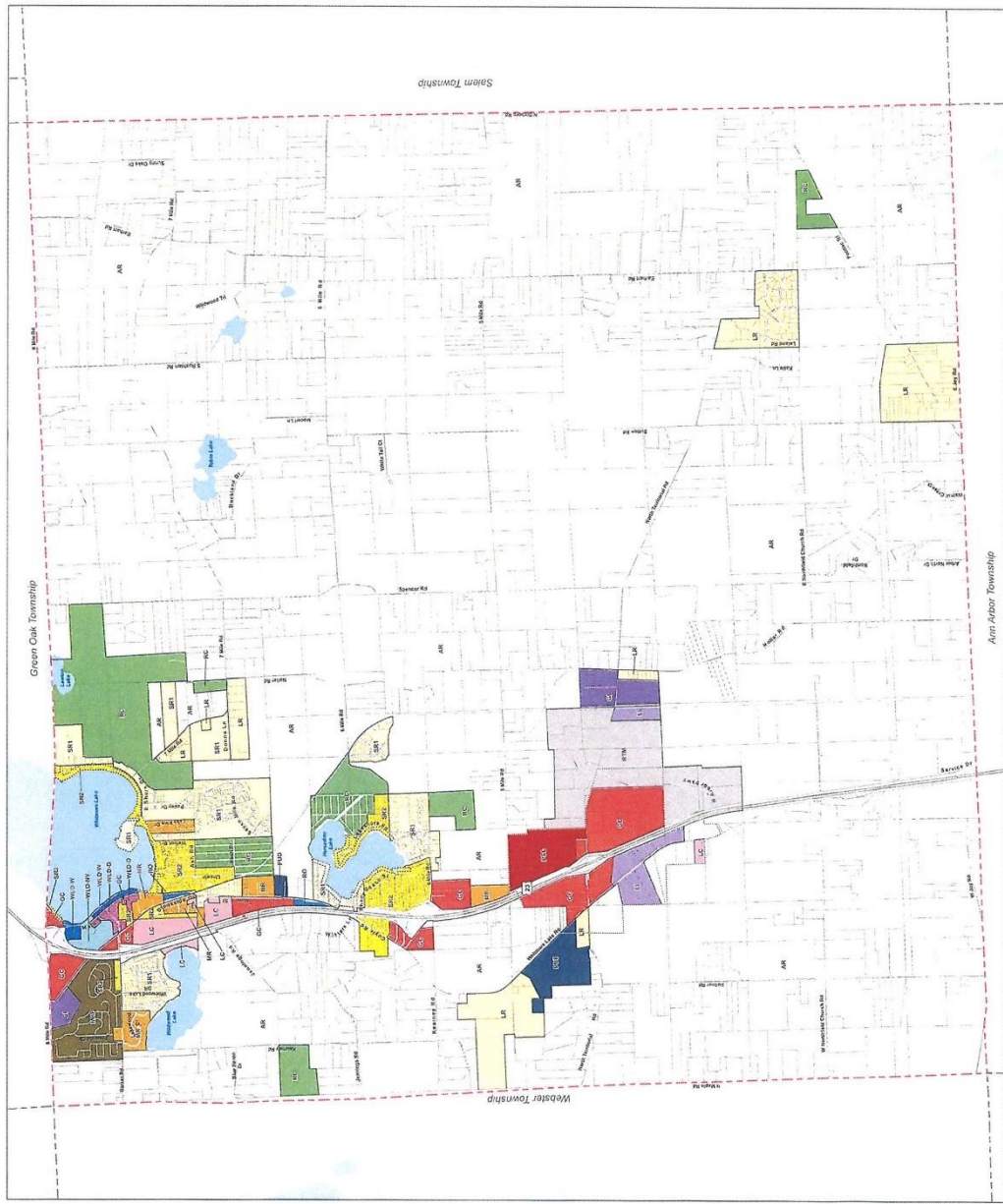


Karen Velez
Northfield Township, Michigan, does hereby certify that this is a true and correct copy of the zoning map of Northfield Township, Michigan, as of 3/8/23, as well as those amendments made to it as of the present date shown.

NOTE:
This map is for informational purposes only and does not constitute an offer of real estate services. It is not intended to be used as a basis for any real estate transaction. Consult your real estate agent for more information.



Michigan State Office of Geographic Information Systems
County of Washtenaw
City of Northfield
Northfield Township



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MAP 2

Adjacent Municipalities

Northfield Township,
Washtenaw County, MI

February 14, 2019
DRAFT

Legend

- City and Township boundaries
- Roads
- Rivers, streams, and lakes
- Parks



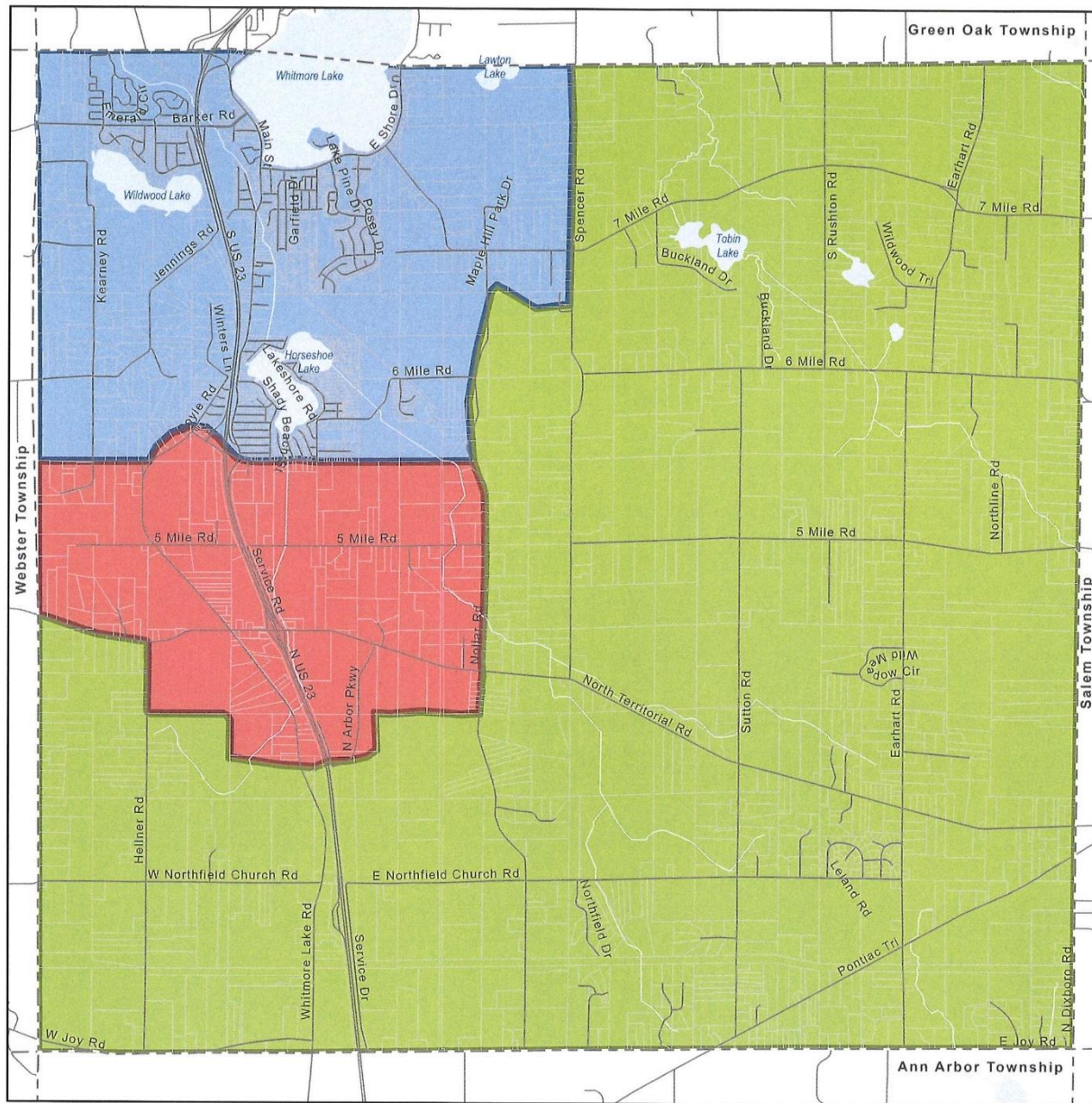
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Miles

SOURCES
Basemap Source: Michigan Geographic
Framework 2019, SEMCOG 2019
Data Source: McKenna 2019



MCKENNA

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Map 5 Sub-Area Map

Northfield Township,
Washtenaw County, MI

February 14, 2019
DRAFT

Legend

- Lake Sub-Area
- Central US-23 Interchanges
- Land Preservation Sub-Area
- City and Township boundaries
- Roads
- Rivers, streams, and lakes
- Parcels

0 1,250 2,500 5,000
Feet

SOURCES
Basemap Source: Michigan Geographic
Framework 2019, SEMCOG 2019
Data Source: McKenna 2019

