

FOR SALE



SUMMARY

Sale Price: \$1,200,000
2024 Taxes: \$10,655
Lot Size: 74.98 Acres
Parcel # F -06-24-100-002
Zoning: Zoned AG -
Master Planned
Mixed Use

PROPERTY HIGHLIGHTS

- High visibility on I-94 and M-52
- South side of Chelsea
- Zoned AG
- Master Planned - Mixed Use
- Located in Master Planned water and sewer district
- ALTA and wetlands survey completed
- Slightly rolling site with 35-40 usable acreage
- Pipeline and drainage easements
- 640 ft of frontage on M-52
- Additional 132.7 acres available (129 acres to the east and 3.7 acres to the south)

Building relationships.

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

734.926.0230

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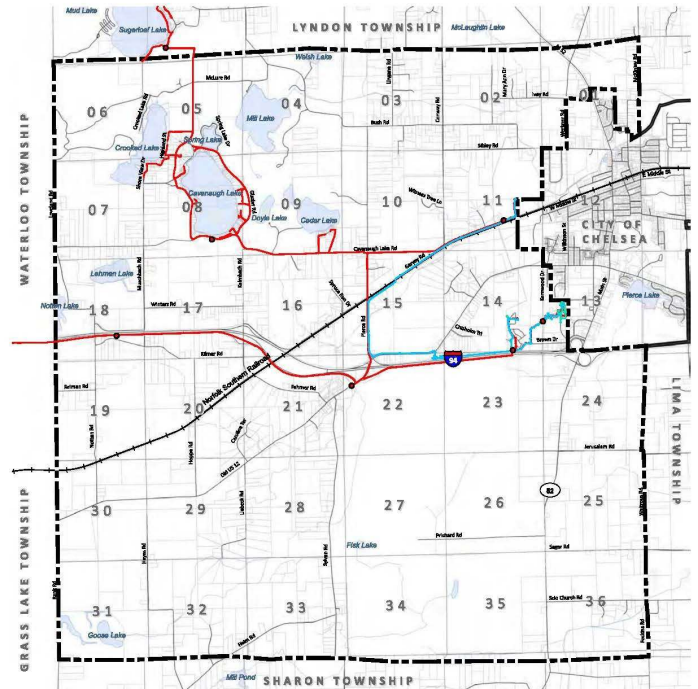
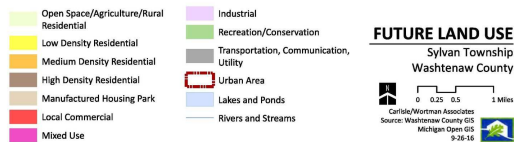
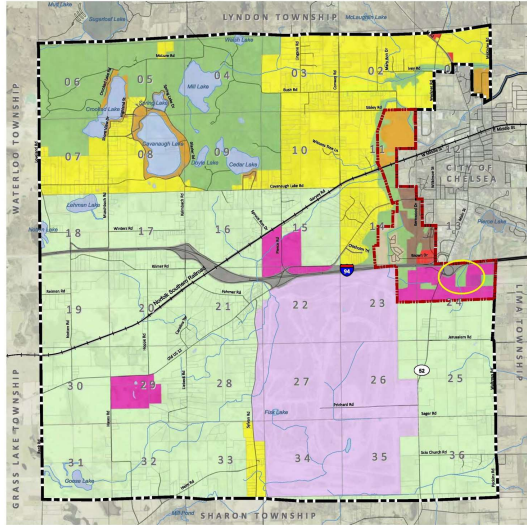
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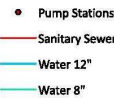
Master Planned Mixed Use Highway Interchange - Chelsea

0 M-52, CHELSEA, MI 48118



SANITARY SEWER AND WATER

Sylvan Township
Washtenaw County



Sylvan Township Master Plan

Table 6 - Master Plan Land Use Classifications / Zoning District Comparison

Master Plan Land Use Designations	Zoning District Classifications
Open Space/ Agriculture/ Rural Residential	AG, Agriculture
Low Density Residential	AG, Agriculture LR, Low Density Residential SR-1, Single-Family One
Medium Density Residential	Currently no zoning district accommodates
High Density Residential	MR, Multiple-Family Residential
Manufactured Housing Community	MHP, Manufactured Housing Community
Local Commercial	LC, Local Commercial
Mixed Use	GC, General Commercial HC, Highway Commercial MR, Multiple-Family Residential I, Industrial
Industrial	I, Industrial I-ART, Industrial-Automotive Research and Testing
Recreation / Conservation	RC, Recreation Conservation

Based on the future land use classifications presented, the following existing zoning district classifications are not represented: MU-1, Municipal Use District and P-5, Private Sites Dedicated to Common Use. Uses listed as permitted and special uses in these districts should be incorporated into the above listed zoning classifications as appropriate.

In addition, due to the limited areas available within the Township for commercial and industrial development, further consolidating or re-evaluating the General Commercial (GC), Highway Commercial (HC), and Business Park (BP) zoning regulations should be considered.

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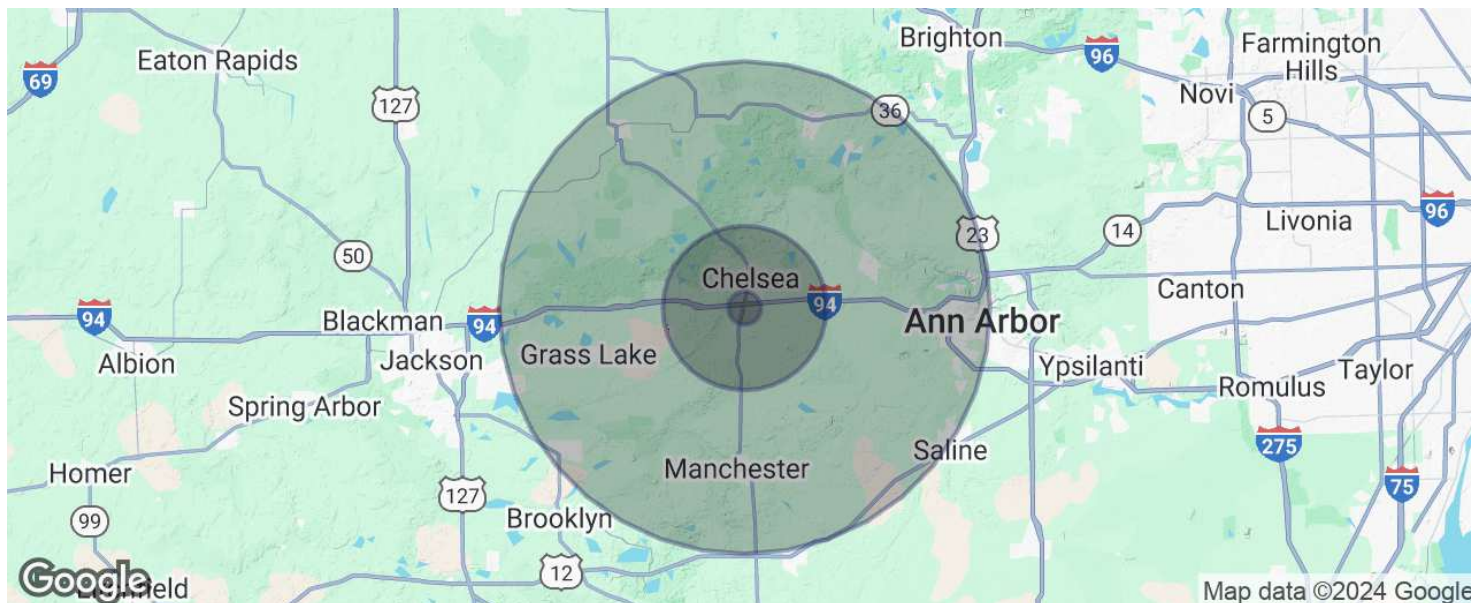
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POPULATION

	1 MILE	5 MILES	15 MILES
Total population	778	11,779	185,186
Median age	48	46	41
Median age (Male)	46	44	40
Median age (Female)	51	47	41

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	15 MILES
Total households	328	4,692	74,738
# of persons per HH	2.4	2.5	2.5
Average HH income	\$97,938	\$125,952	\$130,128
Average house value	\$381,696	\$431,837	\$462,860

* Demographic data derived from 2020 ACS - US Census

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