

Van Esley Real Estate

Vacant Land For Sale

23.88 acres Vacant Van Born Road
Northwest corner of Van Born & Morton Taylor Roads
Wayne County, Van Buren Twp., MI 48111

SUMMARY

PRICE: \$1,200,000.
Cash / Conventional

ZONING: M-2 General Industrial/ Master Planned Heavy Industrial

LOT DIM.: 1352 x 801

TAXES: Summer: \$2,795. Winter: \$1,615.

UTILITIES: Water & Sewer at Street

REMARKS: Hard to find M-2 General Industrial, allowing trucking, outside storage, and many other uses. All data is approximate and should be verified.

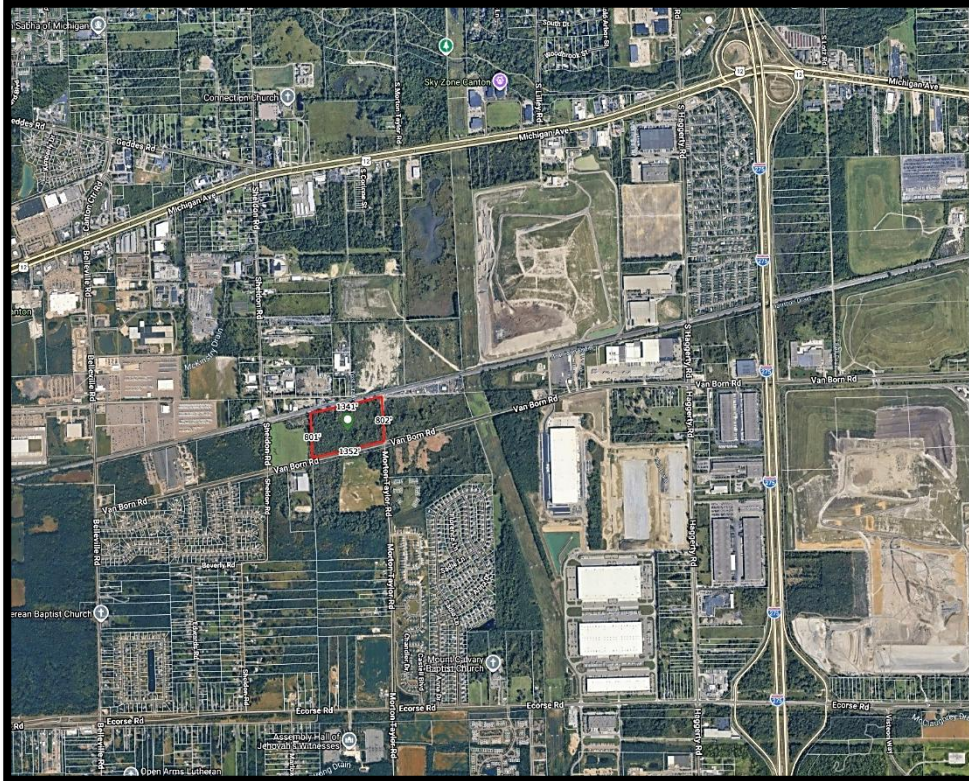
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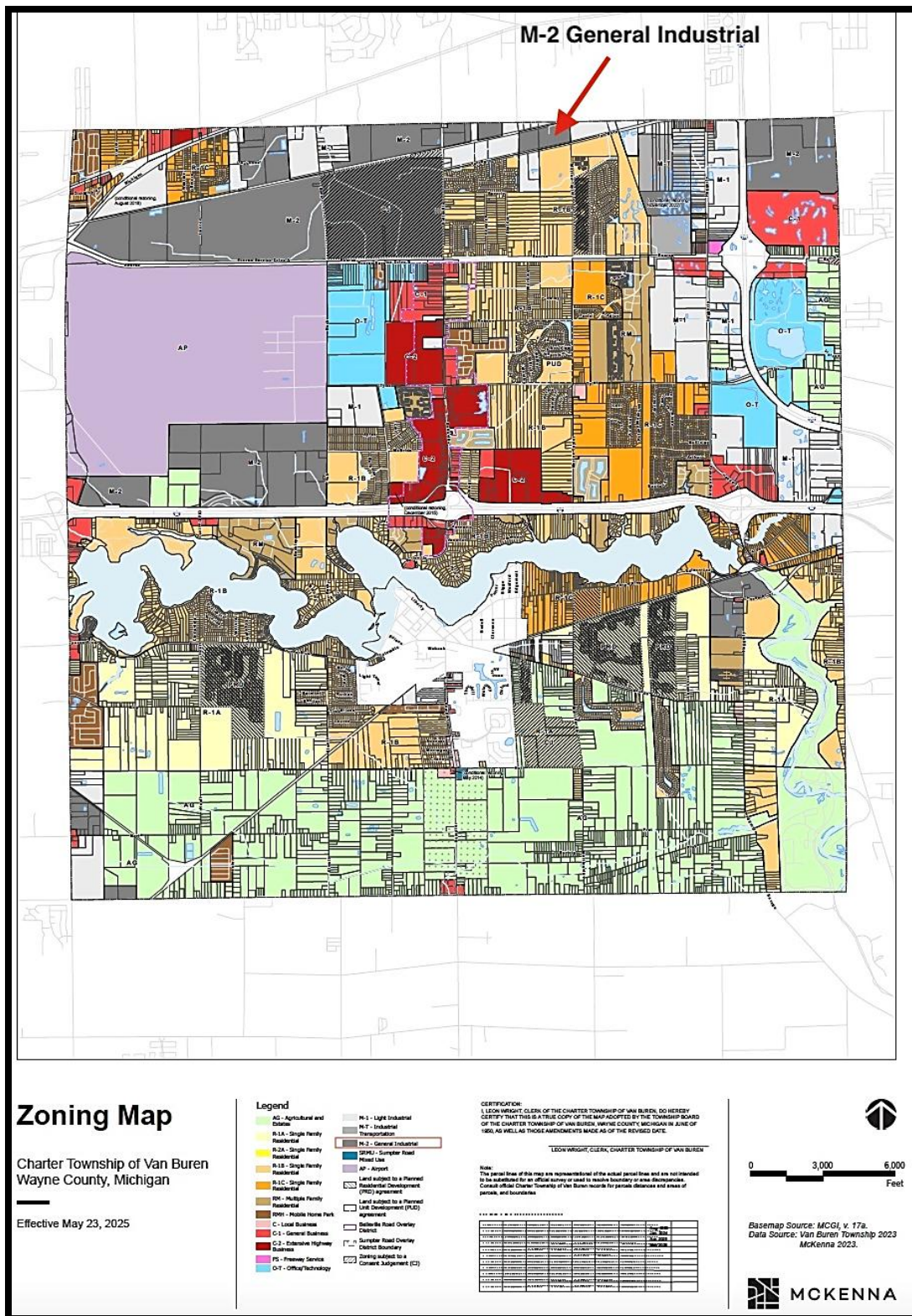
Aerial Photos



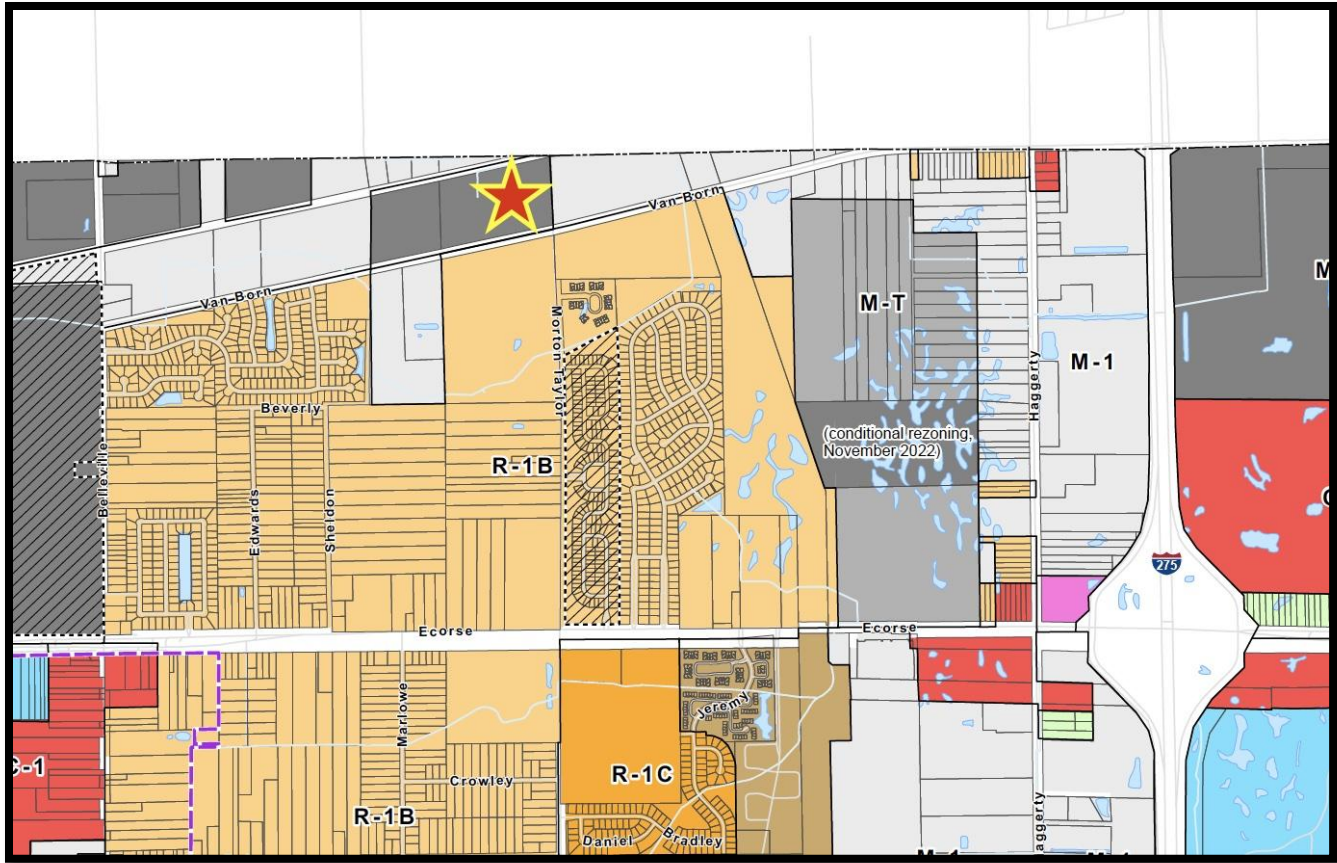
Information contained herein subject to errors, omissions and should be verified prior to purchase or lease. Property may be subject to prior sale, change and withdrawal without notice. All offers may be rejected.

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Zoning



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Article 3: Zoning Districts and Permitted Uses

Section 3.117 M-2, General Industrial District

(A) STATEMENT OF PURPOSE

The intent of this Section is to provide suitable locations for manufacturing, assembling and fabricating uses, including large-scale or specialized industrial operations requiring good access by road and/or railroad and public and utility services.

(B) PERMITTED USES

- All Permitted Uses in the M-1, Light Industrial District ([Section 3.115](#))
- Manufacturing and Processing (Heavy)
- Truck and Railroad Terminals
- Accessory structures and uses customarily incidental to the above permitted uses
- Small Off-site BESS

(C) SPECIAL LAND USES

- Outdoor storage of Building or Contracting Equipment and Supplies
- Drive-In Theaters
- Mining, excavating, or other removal of sand, earth, minerals, or other materials naturally found in the earth
- Air Freight Forwarders
- Junk Yards
- Recreational Vehicle Storage Yards
- Truck Repair and Maintenance Facility, Minor
- Truck Repair and Maintenance Facility, Major
- Accessory Caretaker Dwelling
- Regulated Uses (Sexually Oriented Businesses)
- Medium and Large Off-site BESS

The above list is a summary of uses permitted by right or special land use approval in the district. Refer to [Section 3.104](#) (including footnotes) for standards and requirements applicable to permitted and special land uses. In case of a conflict between the above list and the uses listed in [Section 3.104](#) (including footnotes), then [Section 3.104](#) shall prevail. Refer to [Article 2](#) for definitions of uses and refer to [Article 5](#) for development standards for specific uses.

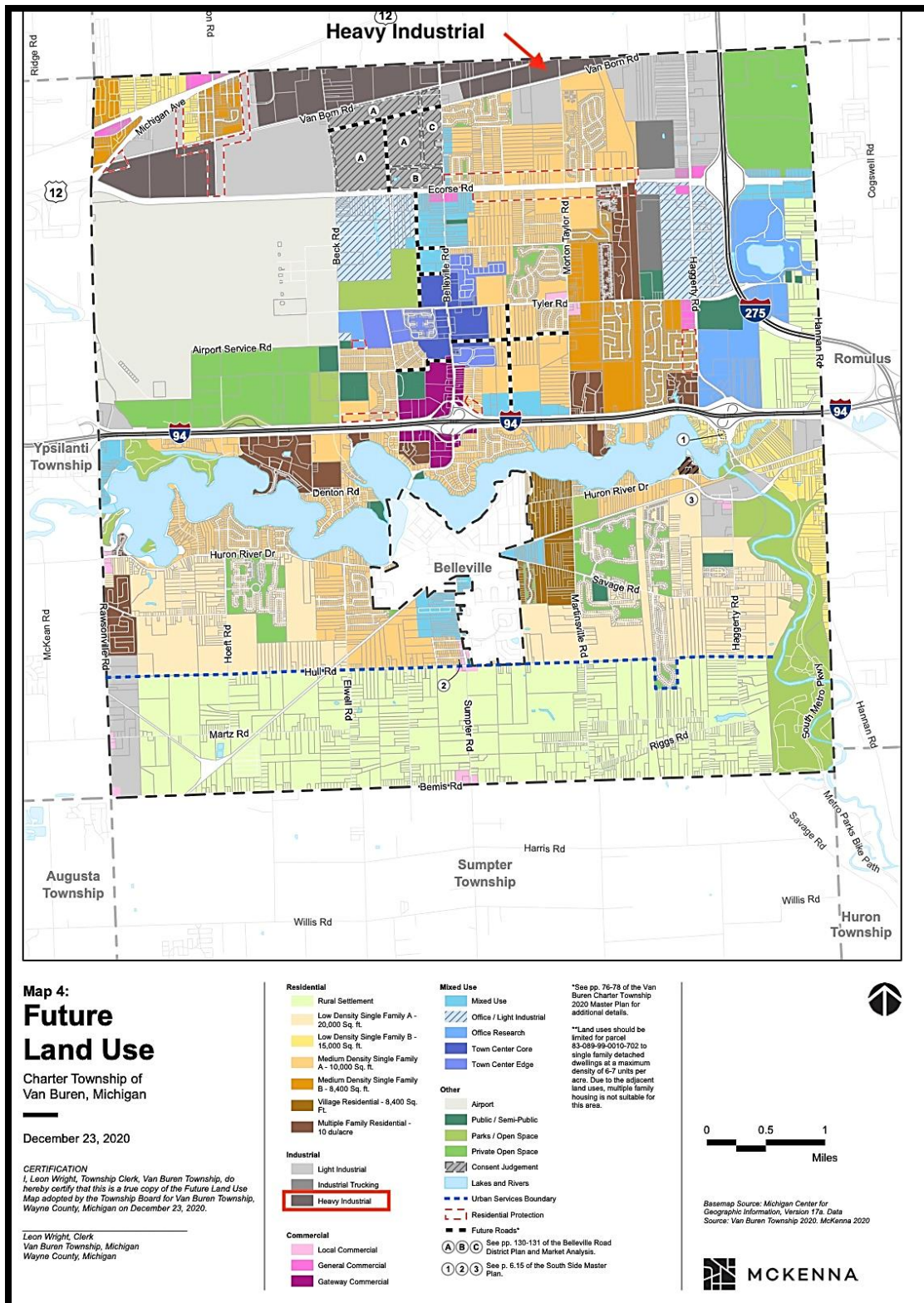
(D) DIMENSION REGULATIONS

Lot Standards		Minimum Setbacks	
Min. Lot Area (sq. ft.)	-	Front Yard	60 (O)
Min. Lot Width (ft.)	--	Side Yard (one)	50 (P)
Min. Lot Depth (ft.)	--	Side Yard (total of 2)	100
Max. Lot Coverage (%)	35	Rear Yard	50
Min. Floor Area/Unit (ft.)	--		
Max. Building Height (ft.)	40 (S)		
Max. Building Height (stories)	4 (S)		

Footnotes: Refer to [Section 4.102](#) wherever a footnote is referenced in parentheses after one of the design regulations.

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Master Plan



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Industrial Trucking (Industrial Transportation)

DESCRIPTION

Intended for large-scale industrial development which has a significant transportation and/or logistics component, though otherwise generates similar impacts to uses in Light Industrial areas. Areas designated Industrial Transportation begin at a depth of 400 feet from the road frontage; Light Industrial uses are intended for this 400-foot buffer area. The reservation of the frontage is intended to achieve the objective of locating larger buildings away from the road frontage, and to encourage smaller, higher quality buildings on the frontage.

The amount of land reserved for this designation on the Future Land Use Map is adequate to serve the Township's needs in the coming decades. As this category is intended for uses which have major impacts on the roadway system, and whose large building footprints create impediments to transitioning to neighboring uses, further development of transportation and/or logistics-based facilities should not occur in the Township.

APPLICABLE PORTIONS OF TOWNSHIP

Applied to the rear portions of parcels fronting Ecorse Road, Haggerty Road, and Van Born Road, near Interstate 275.

TRANSECT ZONES

T-3

CORRESPONDING ZONING

● M-T

SEE ALSO

Haggerty/Ecorse Corridor Plan

Heavy Industrial

DESCRIPTION

Intended for industrial uses of a higher intensity, for areas that take advantage of railroad and major thoroughfare access, and are generally buffered by light industrial uses. The uses most appropriate in this district are sites where raw and semi-finished materials are fabricated, manufactured, and warehoused.

APPLICABLE PORTIONS OF TOWNSHIP

Areas bordering the railroad corridor in the northern portion of the Township;

The two landfill areas: US Ecology, north of Interstate 94 and south of Willow Run Airport; and Woodland Meadows, in the extreme northeast corner of the Township.

TRANSECT ZONES

T-3

CORRESPONDING ZONING

● M-2

SEE ALSO

Belleville Road District Plan