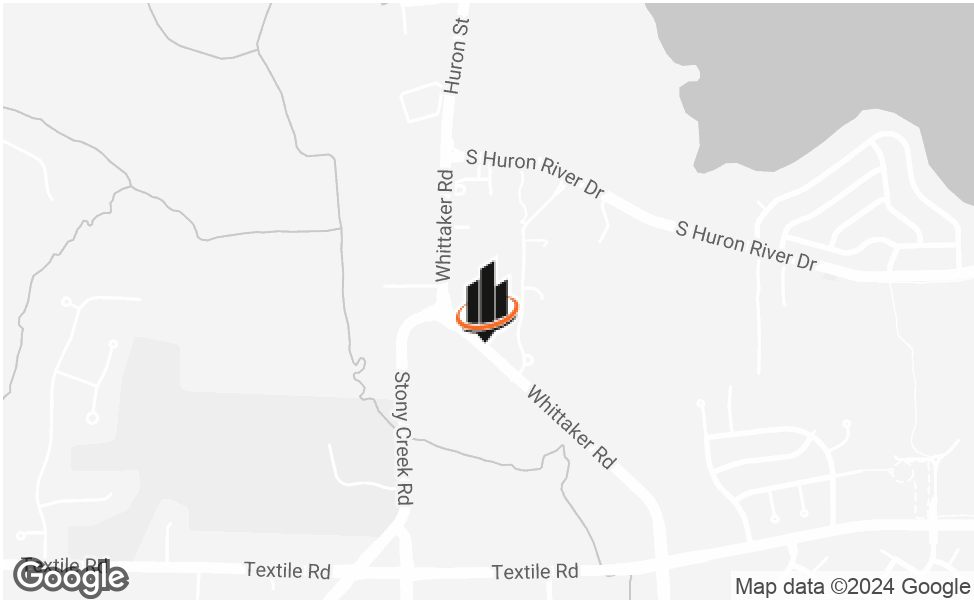


dan.stewart@svn.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

SUGGESTED LIST PRICE:	\$995,000
LOT SIZE:	14.75 Acres
ZONING:	B1 Local Bus
APN #:	K-11-21-300-044

PROPERTY OVERVIEW

Prime development site with excellent frontage on Whittaker Rd. Easy access to I-94, close to shopping and neighborhoods, located in a heavy retail area. A wide variety of permitted uses are available due to B1 zoning including multi-family housing, professional and medical office, general retail, institutional/civic uses and spaces.

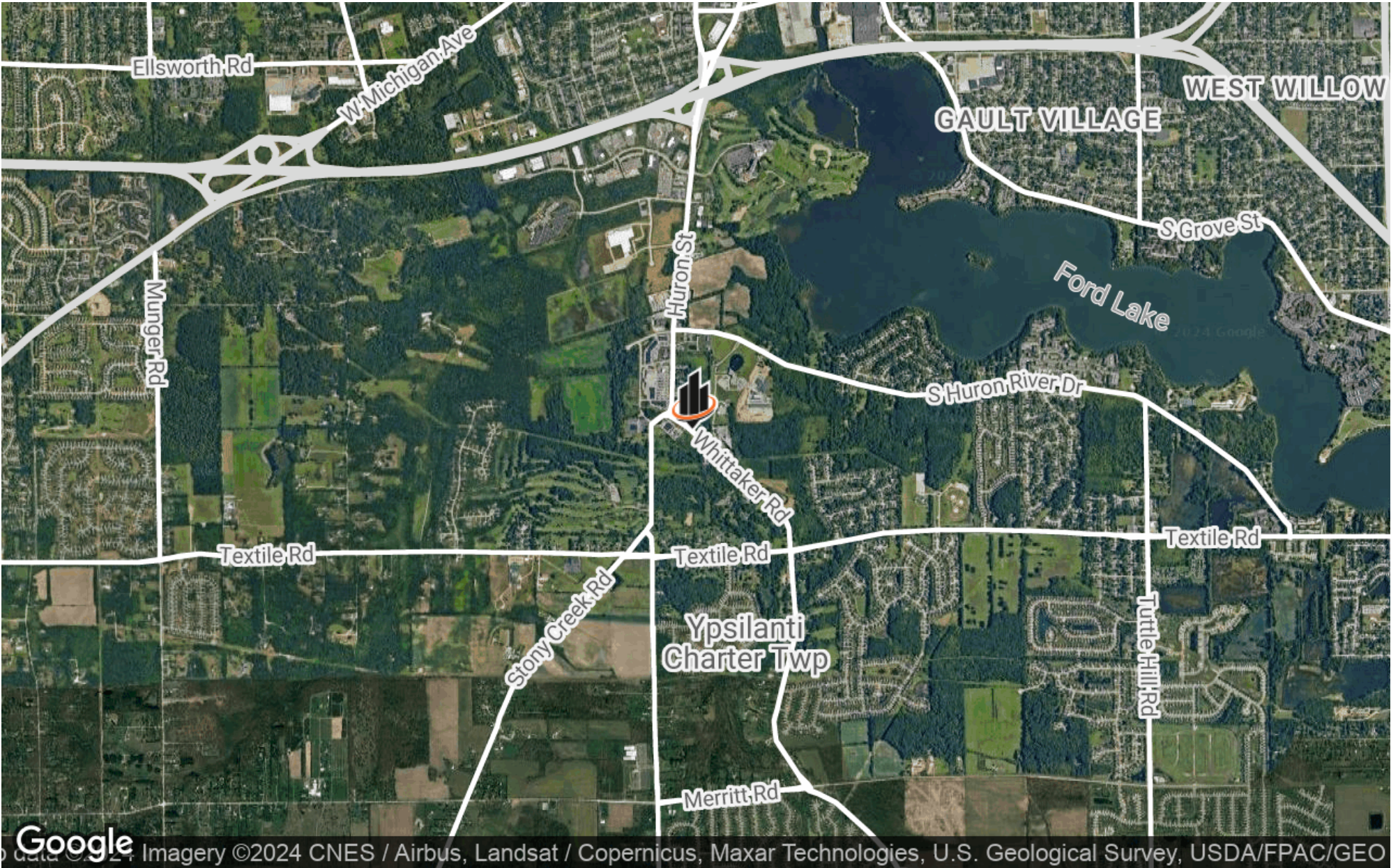
PROPERTY HIGHLIGHTS

- Commercial Development Opportunity
- Over 375 SF of frontage on Whittaker Rd.
- Close proximity to major retail and residential development
- Easy access to I-94 and minutes to US-23

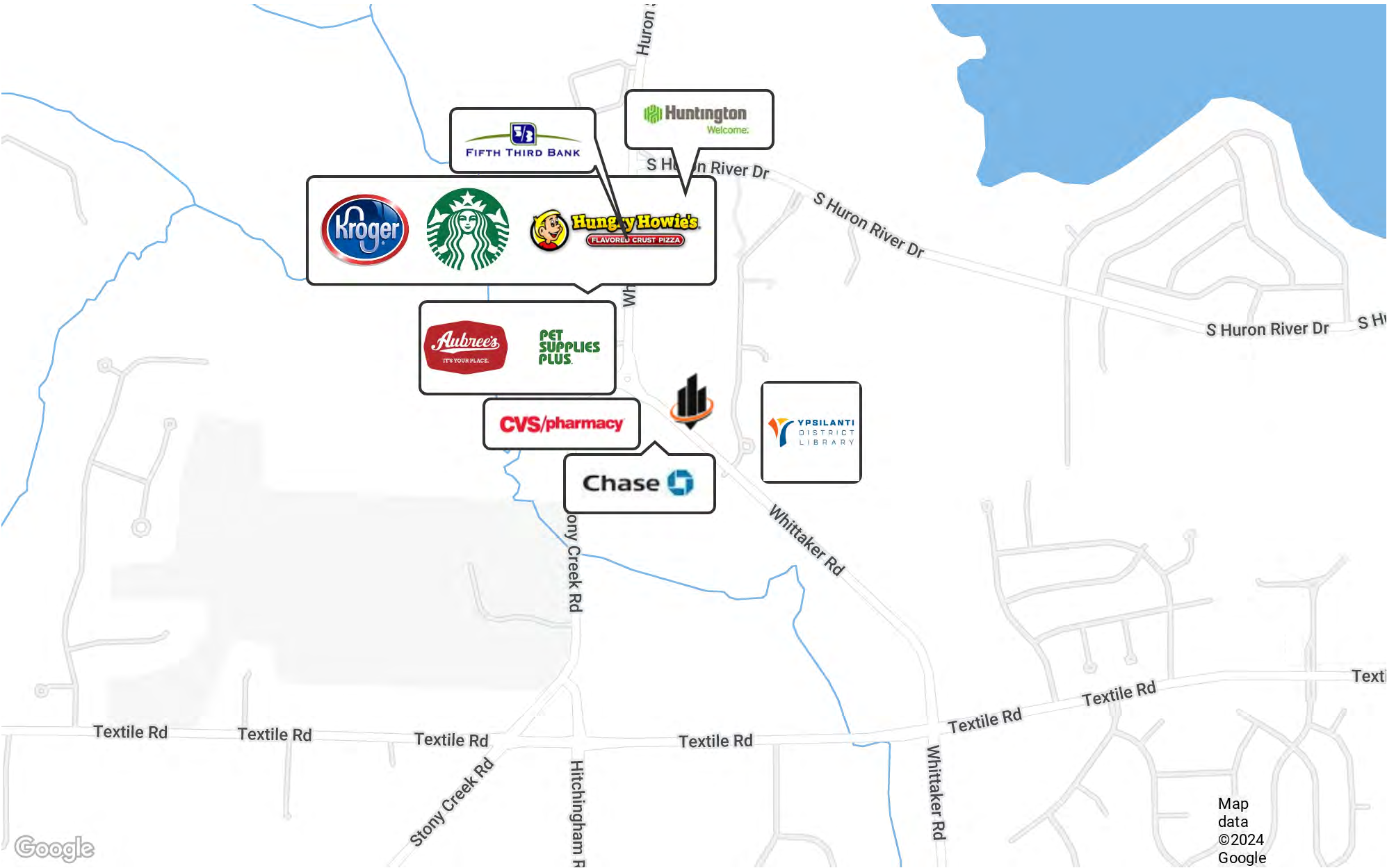


SECTION 1
Location
Information

LOCATION MAP

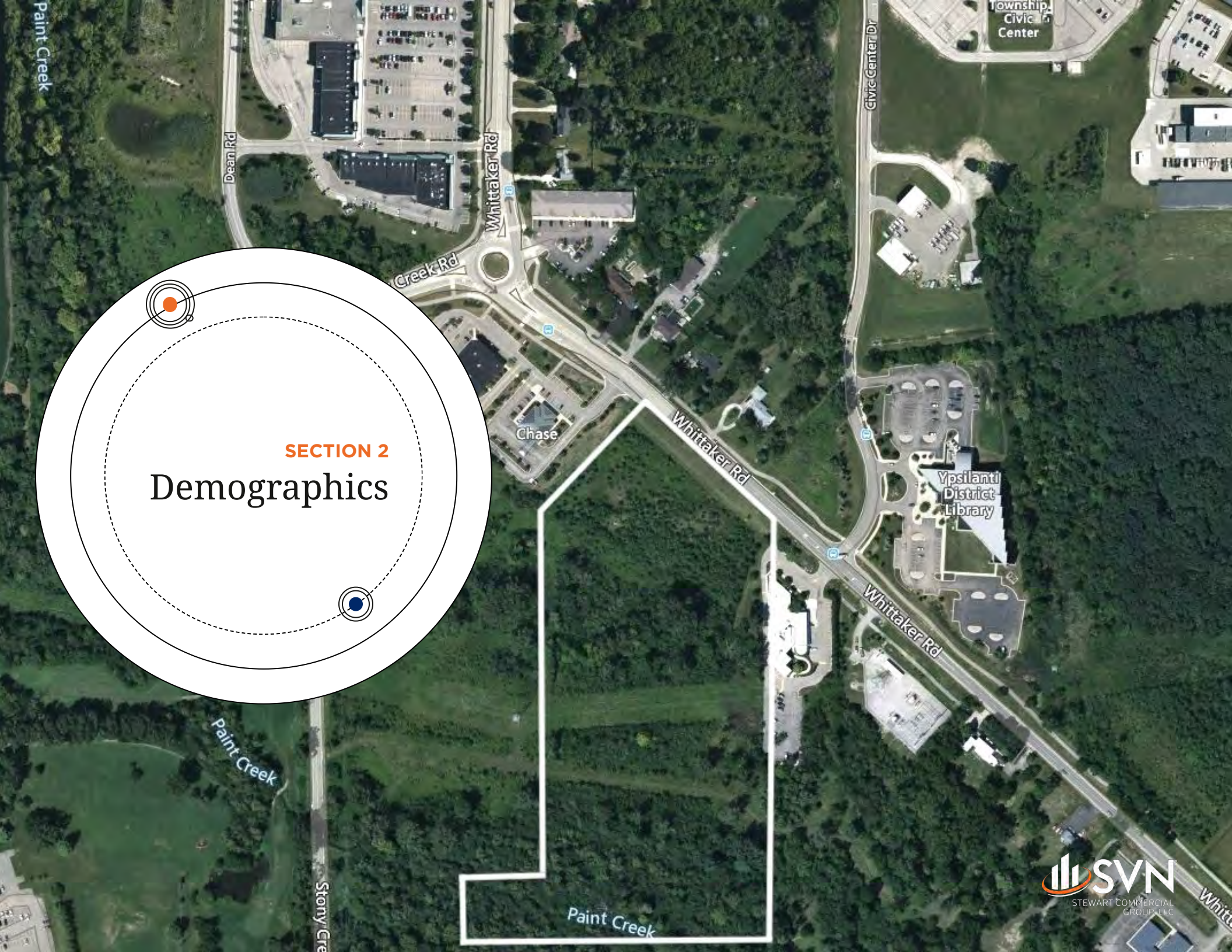


RETAILER MAP



AERIAL MAP





SECTION 2

Demographics

DEMOGRAPHICS MAP & REPORT

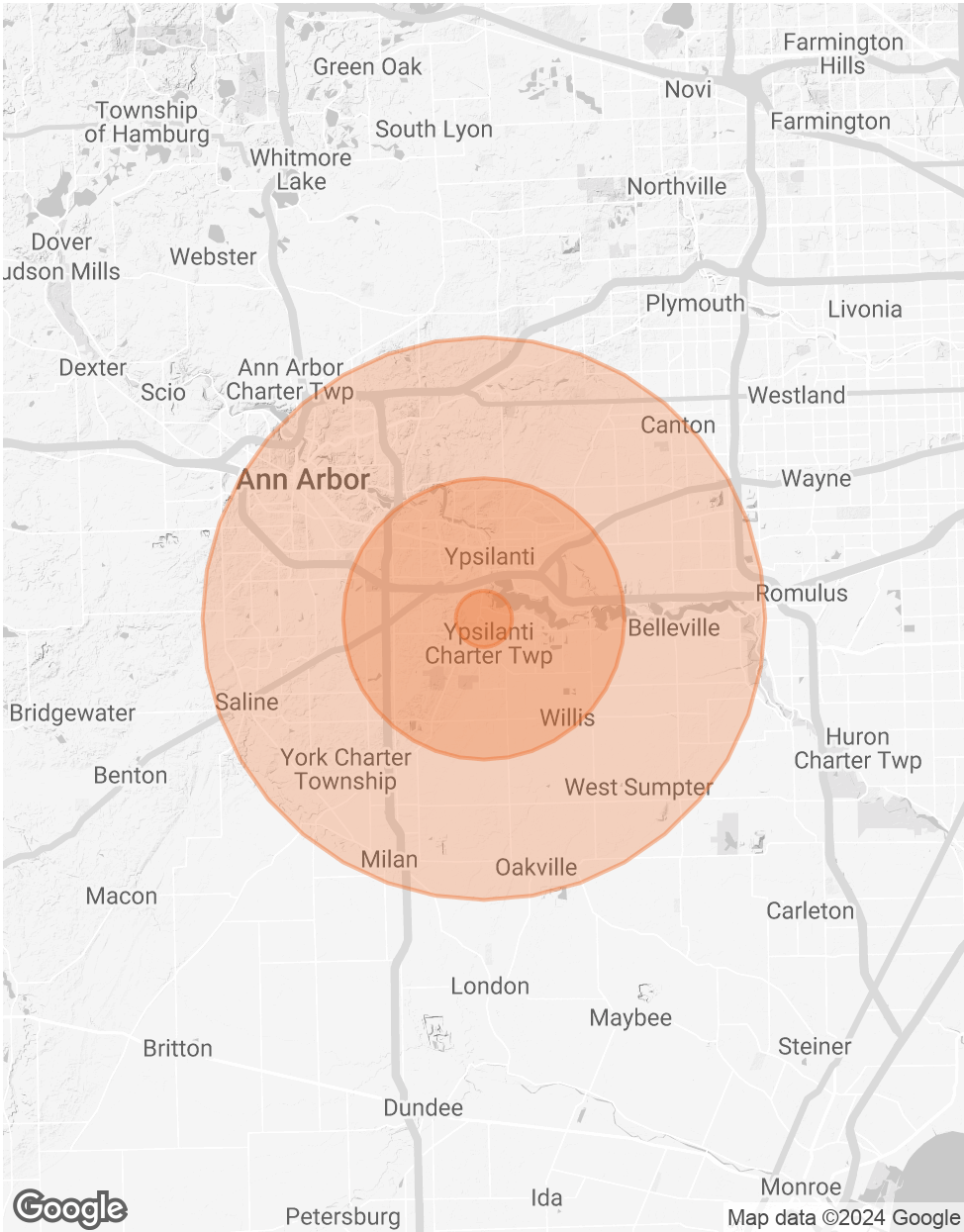
POPULATION 1 MILE 5 MILES 10 MILES

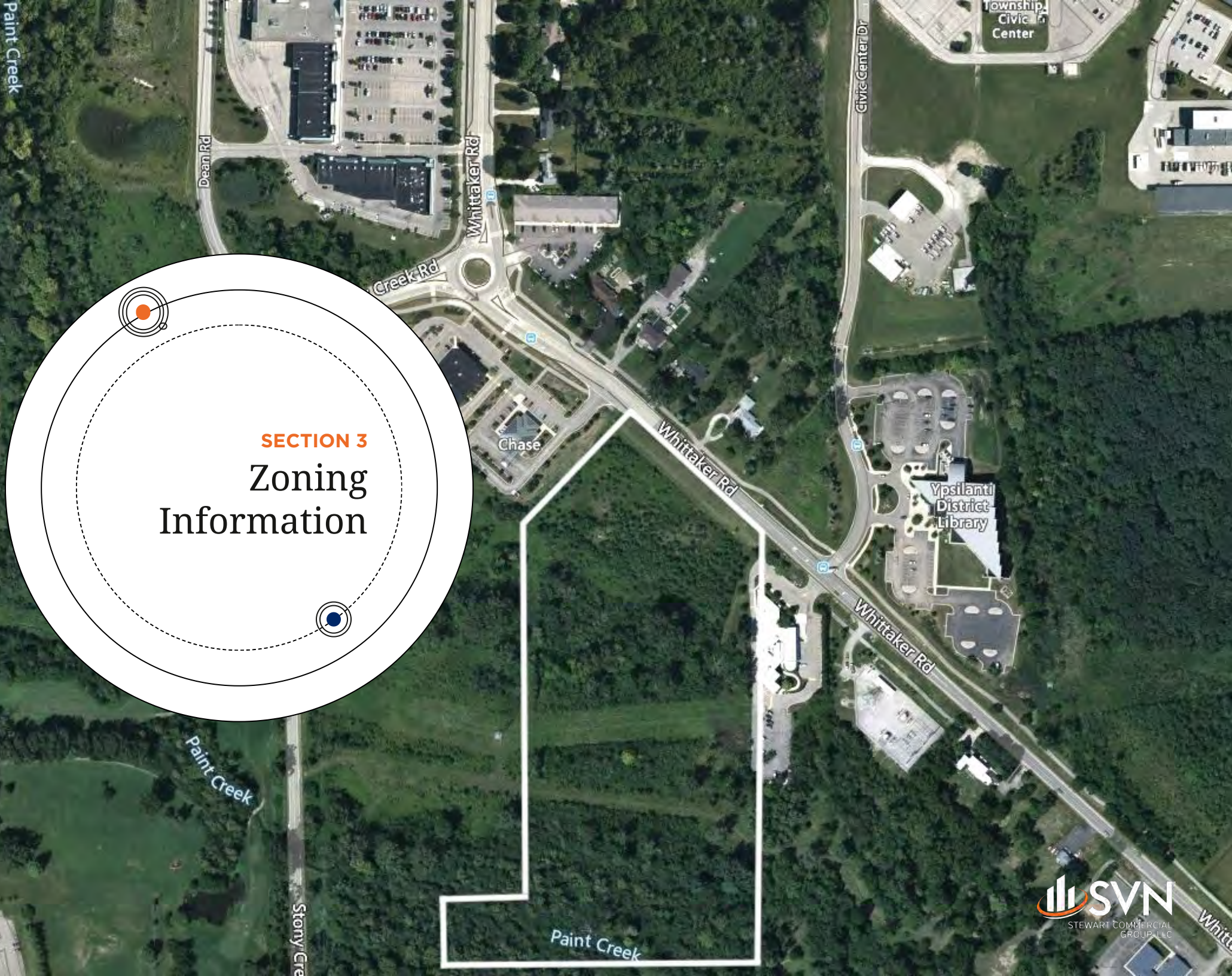
TOTAL POPULATION	3,417	125,734	330,993
AVERAGE AGE	34.4	32.7	33.1
AVERAGE AGE (MALE)	35.0	32.1	32.7
AVERAGE AGE (FEMALE)	34.7	33.9	33.6

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	1,277	51,092	125,910
# OF PERSONS PER HH	2.7	2.5	2.6
AVERAGE HH INCOME	\$78,838	\$58,724	\$72,343
AVERAGE HOUSE VALUE	\$165,125	\$170,686	\$238,233

* Demographic data derived from 2020 ACS - US Census





SECTION 3
Zoning
Information

FUTURE LAND USE MAP

Ypsilanti Township, Washtenaw County

NEIGHBORHOOD PRESERVATION:

Neighborhood Preservation areas are established residential neighborhoods primarily north of Ford Lake and I-94. The intent is to preserve and strengthen the neighborhoods through investment, rehabilitation and infill.

INNOVATION & EMPLOYMENT DISTRICT:

The Innovation and Employment District is intended to be the major employment area of the township. The area is targeted for companies at the cutting edge of innovation with a combination of technology, office, craft manufacturing or light industrial uses.

OPEN SPACE, NEIGHBORHOOD PRESERVATION, & CLUSTER DEVELOPMENT:

Open Space, Neighborhood Preservation, and Cluster Neighborhood areas are in the southern part of the township. These areas can accommodate smaller scale specialized agricultural uses and low density/cluster single-family residential while preserving open spaces, natural features and existing neighborhoods.

AGRICULTURAL PRESERVATION:

Agriculture Preservation is clustered in the south-central portion of the township, where farming operations are active. The category conserves agricultural lands for small, medium and larger farms, and provides stability for the agricultural economy while creating a sense of place.

NEIGHBORHOOD TRANSITION DISTRICTS:

Neighborhood transition districts are multiple family housing, commercial and office uses, but can include single-family homes and institutional/civic uses and spaces. Uses shall be compatible with the existing areas and respect adjacent neighborhoods. The district is intended to serve as a sensible transition from Neighborhood Preservation Areas to more intense uses.

TOWNSHIP CORE:

The Township Core is intended to be the central core of the township. It includes the governmental center of the township with the Civic Center, County Courthouse, and the district library. Huron Street and the immediately surrounding area is meant to host a mix of uses from multiple-family residential to commercial to light industrial.

MIXED USE CORRIDORS:

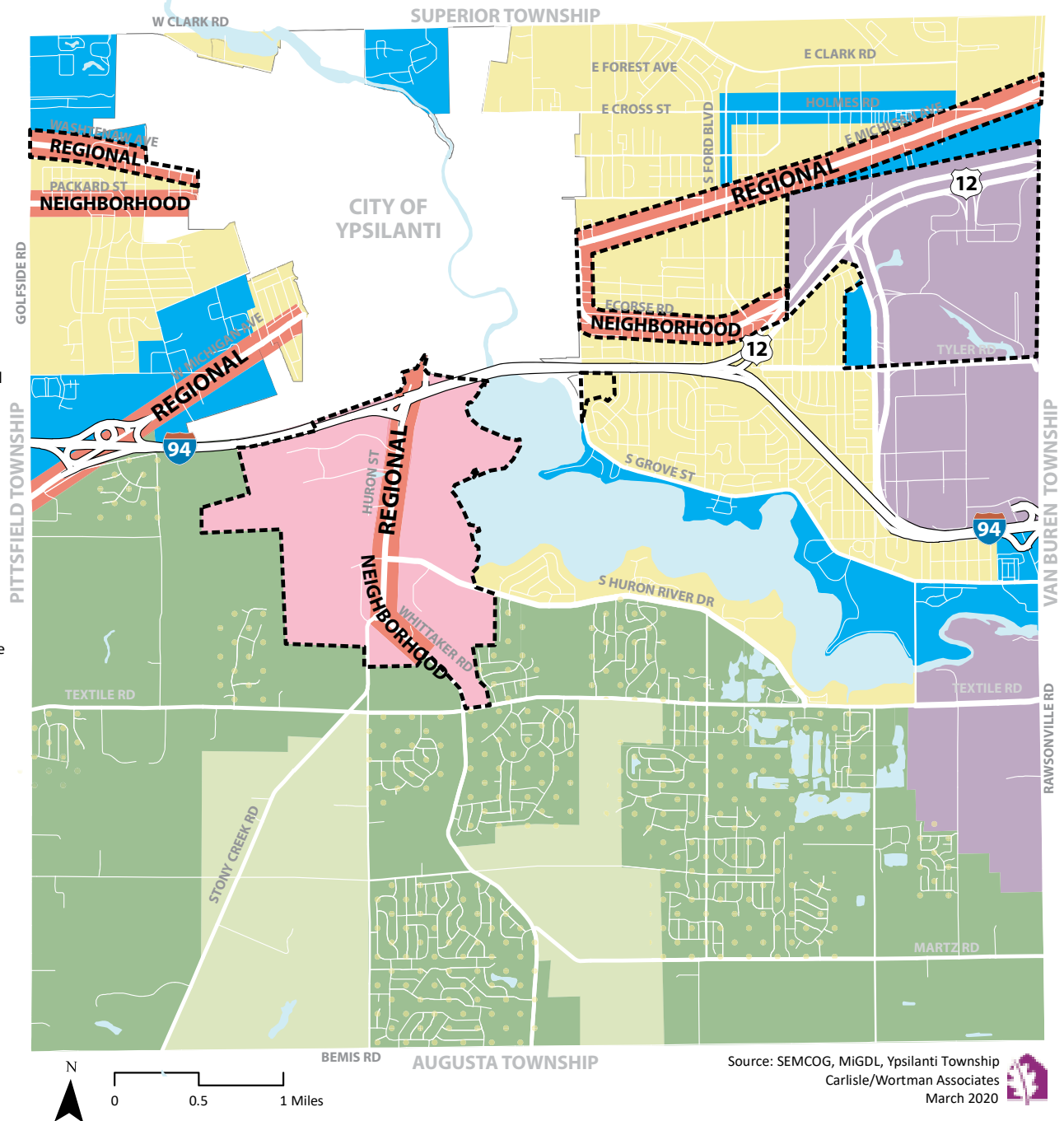
Mixed Use Corridors are developed transportation arteries, with a mixture of residential, commercial, office and employment uses. The intent is to improve the function, investment value and aesthetics of corridor. There are two types of Mixed Use Corridors: Neighborhood and Regional.

SPECIAL AREA PLANS:

These areas have special area plans either in this document or recently adopted by Ypsilanti Township.

EXISTING NEIGHBORHOODS:

The intent is to preserve and strengthen these neighborhoods through investment, maintenance and preservation of surrounding open space.



Source: SEMCOG, MiGDL, Ypsilanti Township
Carlisle/Wortman Associates
March 2020

ZONING PLAN TABLE

The Zoning Plan Table shows what zoning districts in the Ypsilanti Township Zoning Ordinance, in effect at the time of this plan's adoption, relate to the future land categories described in this chapter. A Comprehensive Rewrite to the Zoning Ordinance is a catalyst project, expected to be completed within one year of the adoption of this plan. The revised zoning ordinance is expected to revise, replace and streamline the zoning districts in Ypsilanti Township.

Future Land Use	Zoning Equivalent
Agricultural Preservation	R-1
Open Space, Neighborhood Preservation & Cluster Development	R-1, R-2, R-3
Neighborhood Preservation	R-4, R-5, RM-2
Neighborhood Transition	R-4, R-5, RM-2, RM-3, RM-4, B-1, OS-1
Mixed Use Corridors - Neighborhood	RM-2, RM-3, RM-4, B-1, OS-1, B-2, ERFB
Mixed Use Corridors - Regional	RM-4, B-2, B-3, IRO
Township Core	TC-1, TC-2, TC-3, B-1, B-2, B-3, OS-1, IRO, I-1
Innovation and Employment	OS-1, IRO, I-1, I-2, I-3, I-C

TOWNSHIP CORE

The Township Core will serve as the center of the township. It will include the township governmental center of the Township Civic Center and the Ypsilanti District Library. Huron Street and the immediate area can serve a mix of uses from multiple-family residential to light industrial. A Special Area Plan for the Township Core is located in Chapter 10.

LAND USE:

- Day-to-day neighborhood scale retail and services such as grocery stores, convenience stores, dry cleaners, pharmacies and beauty services.
- Restaurants, cafes and bars that offer various food options.
- Hotels and lodging.*
- Corporate, general and medical office.*
- Multiple-family residential.
- Unique amenities such a community center, community parks, open space and the Eagle Crest Resort.
- Public buildings and government offices such as the Township Civic Center, and the Ypsilanti District Library.
- Clean light industrial and warehousing uses*.

DESIGN CONCEPTS AND CONSIDERATIONS:

- Large single and multi-story structures that may be freestanding or integrated as part of a connected retail or campus pattern.
- Mixed-use development with residential, office, and commercial uses.
- Architectural design must create an interesting visual experience for both sidewalk users at close range and for those viewing the skyline from a distance.
- Infill development should be encouraged to support existing infrastructure
- Design creativity with regard to materials will be encouraged, although low quality materials or building designs that inhibit activity on the corridor will not be permitted.

* Land use envisioned only north of Huron River Drive

SECTION 4
Advisor Bios

ADVISOR BIO 1



DAN STEWART, CCIM

Managing Director

dan.stewart@svn.com

Direct: 734.585.0995 x1002 | Cell: 734.649.5064

MI #6502361450

PROFESSIONAL BACKGROUND

Dan Stewart, CCIM serves as Managing Director for SVN |Stewart Commercial Group, LLC in Ann Arbor, Michigan. Stewart has more than 20 years of commercial real estate brokerage experience and specializes in representing both owners and buyers in the sale and acquisition of single tenant net leased retail, multifamily, multi-tenant retail, industrial and office property throughout Michigan and the United States.

Stewart previously was an owner and President of Michigan Commercial Realty, a full-service commercial brokerage based in Ann Arbor, MI. He has an extensive network of owners, investors, brokers, and lenders which he relies upon in each transaction. Stewart has successful sale and leasing experience in all commercial property types and has represented public and private entities, international corporations, and high net worth individuals.

Stewart earned his Certified Commercial Investment Member (CCIM) designation in 2006. He is a licensed real estate broker in the state of Michigan and is a member of the National Association of Realtors (NAR), Michigan Association of Realtors (MAR), Michigan Commercial Board of Realtors (CBOR), and the Michigan CCIM Chapter. He is also a member of the International Council of Shopping Centers (ICSC) and serves on the SVN National Apartment and Single Tenant Investment Team.

Prior to entering the commercial real estate field, Stewart enjoyed a long and successful career in the energy industry. He was one of the founding partners of NESI Energy Marketing, a non-regulated natural gas marketing and trading subsidiary of NiSource, Inc., a fortune 500 company. Stewart’s firm grew to \$1 billion in revenue and he and his partners sold their interest in the company to a large utility holding company in 1999.

Stewart is a graduate of Michigan State University’s Broad College of Business with a BA in Marketing. He is married with two children and resides in Ann Arbor, MI.

SVN | Stewart Commercial Group, LLC
1310 S. Main Street, Suite 12
Ann Arbor, MI 48104
734.662.5097

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.