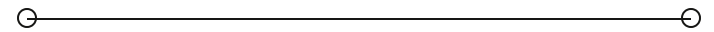


FOR SALE

West Ann Arbor Development Opportunity

7155 JACKSON ROAD

Ann Arbor, MI 48103



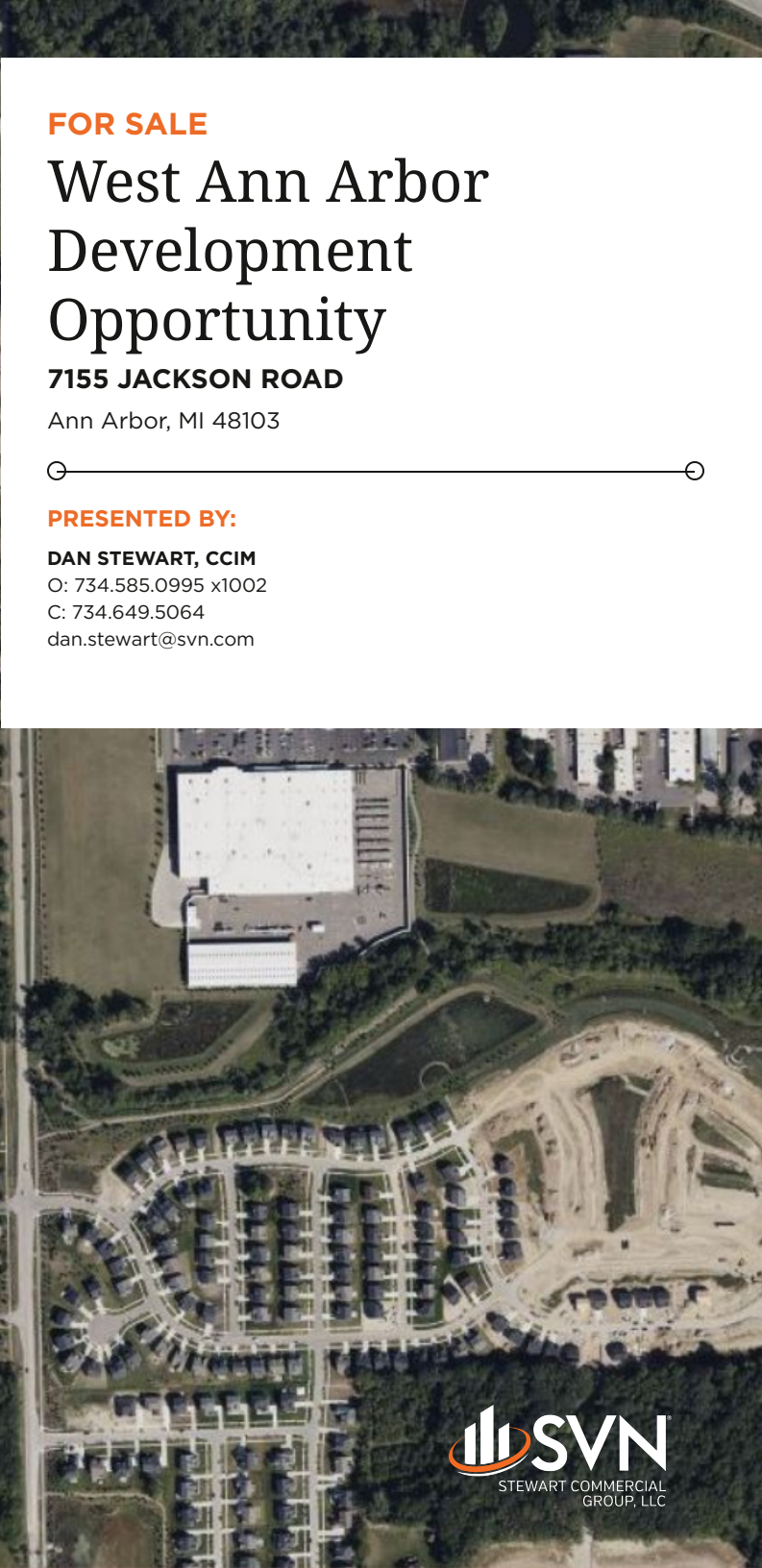
PRESENTED BY:

DAN STEWART, CCIM

O: 734.585.0995 x1002

C: 734.649.5064

dan.stewart@svn.com



PROPERTY SUMMARY



SALE PRICE	\$839,000
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OFFERING SUMMARY

LOT SIZE:	3.58 Acres
ZONING:	I-1
MARKET:	Ann Arbor
SUBMARKET:	Scio Township
APN:	H -08-20-200-010

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PROPERTY OVERVIEW

Back on Market! SVN Stewart Commercial Goup is pleased to present for sale vacant land with 275' frontage along one of the Ann Arbor's primary retail corridors. The future development potential benefits from the stability and diverse demographics associated with the Ann Arbor, MI economic environment. The corner location is flat and offers access to all utilities. I-1 zoning permits uses typically characterized by a low density development with spacious yards to provide attractive settings as well as to help ensure compatibility with nonindustrial neighboring lots. Permitted uses include limited assembly and manufacturing industrial operations and facilities, research & design centers, printing & publishing related activities, artist, pottery & recording studios, employee services, office & warehouse of skilled trade or service contractor, etc.

PROPERTY HIGHLIGHTS

- Good Traffic Exposure With Over 17,000 Vehicles Per Day Along Jackson Rd
- Corner Site With Two Curb Cuts Possible
- Easy Access To I-94

ADDITIONAL PHOTOS



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7155 JACKSON ROAD | Ann Arbor, MI 48103

SVN | STEWART COMMERCIAL GROUP, LLC

3

ADDITIONAL VIEWS

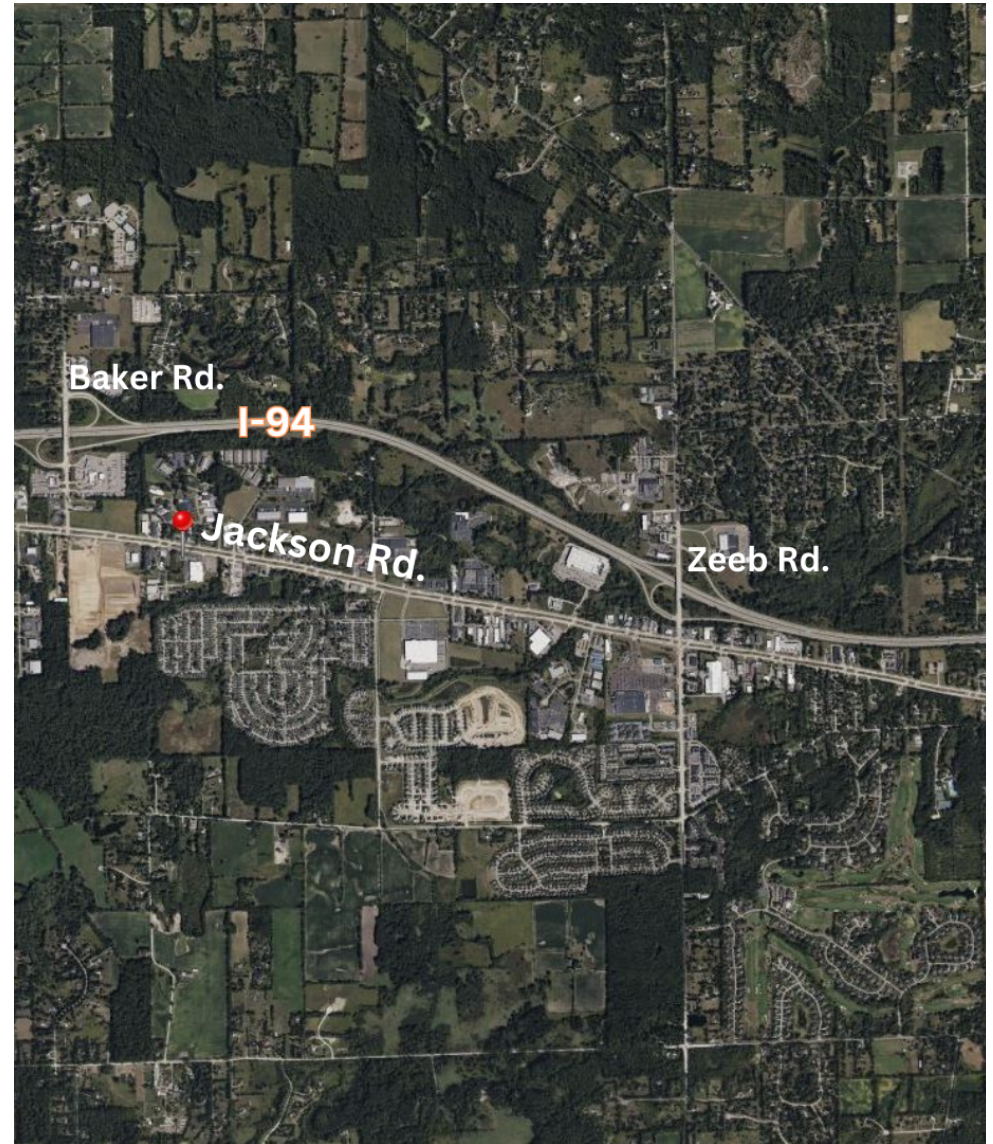


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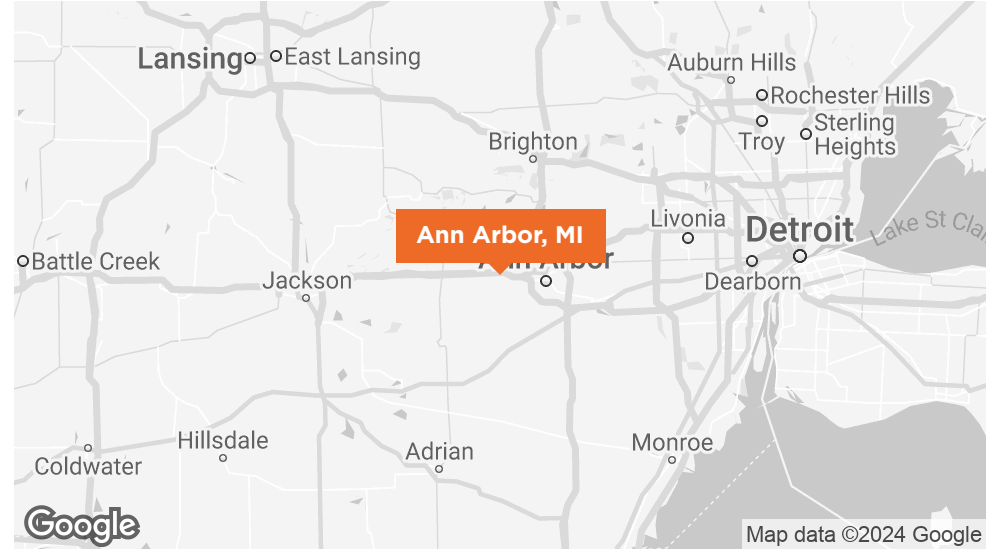
SVN | STEWART COMMERCIAL GROUP, LLC

RETAILER MAP



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ANN ARBOR CITY INFORMATION



ANN ARBOR, MI

Ann Arbor, Michigan is an acclaimed city that has received numerous awards, achievements, and national recognition, making it an enticing destination for commercial real estate investors. The city's exceptional reputation adds to its appeal and potential for strong investment returns.

Ann Arbor has consistently been recognized as one of the best places to live in the United States. It has been featured on lists such as "Best Places to Live" by Livability.com and "Best College Towns" by Niche.com. The city's vibrant downtown area, renowned for its cultural amenities, diverse dining options, and lively entertainment scene, has garnered national acclaim.

In addition to its exceptional quality of life, Ann Arbor is known for its educational prowess. The University of Michigan, a world-class research institution, contributes to the city's reputation as an intellectual and innovation hub. The university's renowned medical center has been consistently ranked among the top healthcare facilities in the nation.

Ann Arbor's commitment to sustainability has also earned it recognition. The city has received accolades such as the "Greenest Mid-Sized City in America" by the U.S. Conference of Mayors and the "Silver Level Bicycle Friendly Community" designation by the League of American Bicyclists. These accolades showcase Ann Arbor's dedication to environmental initiatives and sustainable practices.

Such awards, achievements, and national acclaim demonstrate Ann Arbor's appeal as an investment destination. The city's strong reputation, coupled with its thriving economy, prestigious educational institutions, and commitment to sustainability, positions it as a prime location for commercial real estate investment.

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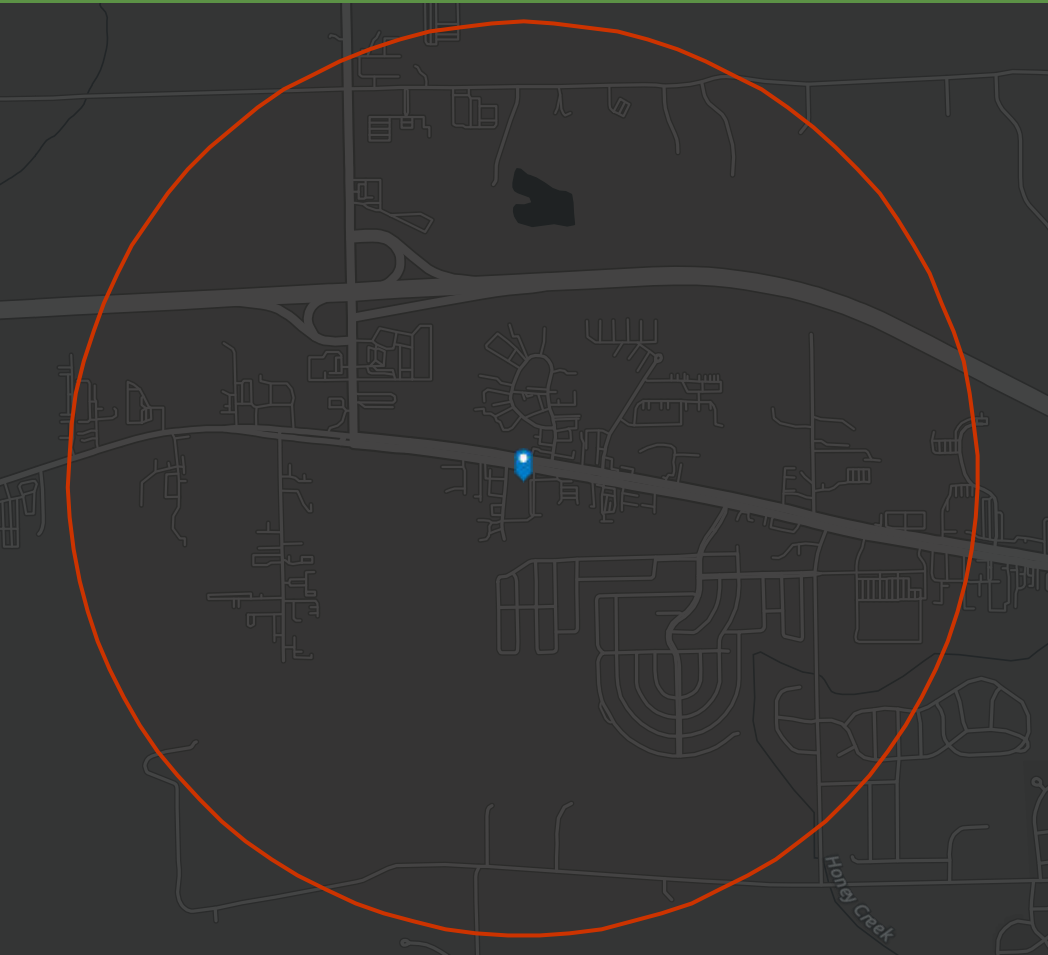
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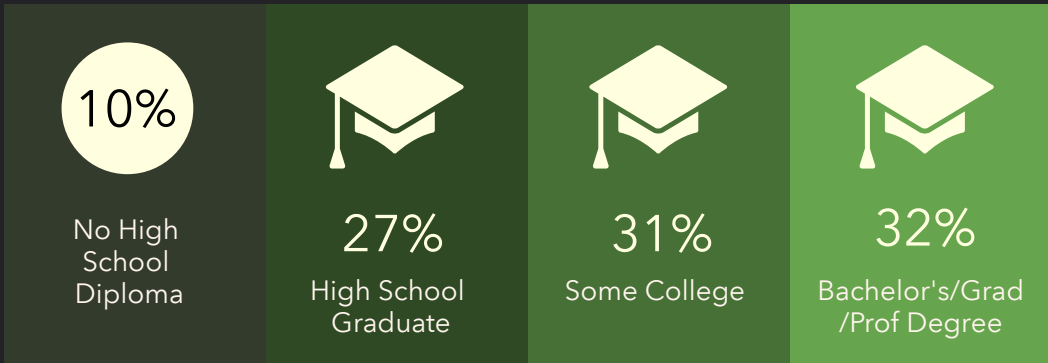
DEMOGRAPHIC PROFILE

7155 Jackson Rd, Ann Arbor, Michigan, 48103

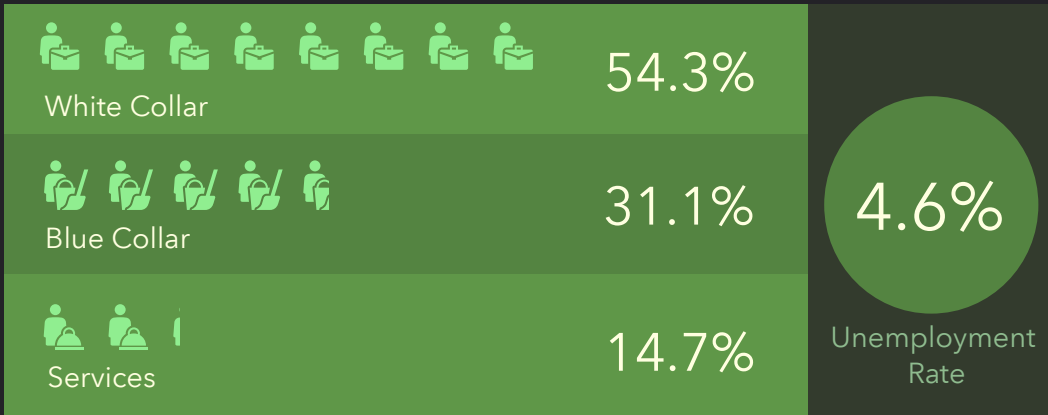
Ring of 1 mile



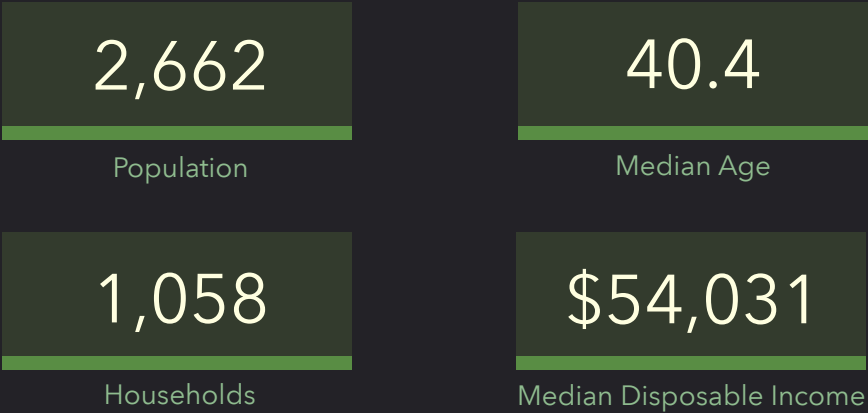
EDUCATION



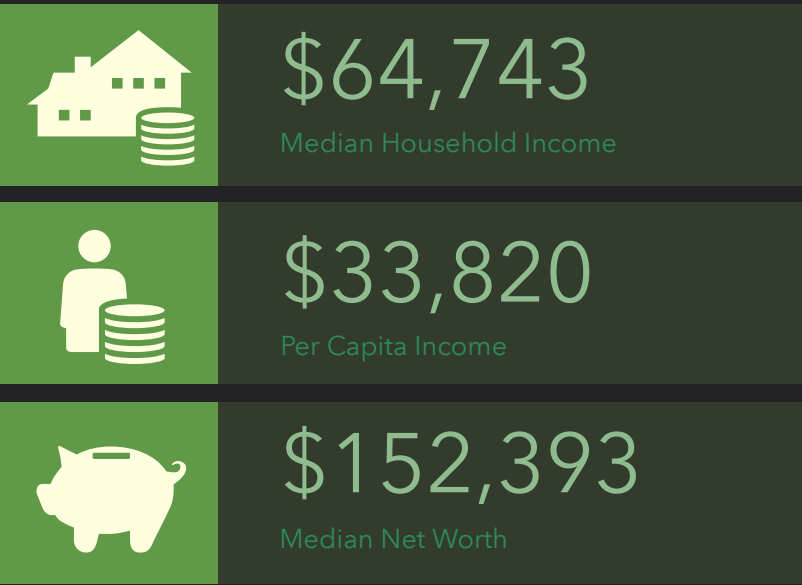
EMPLOYMENT



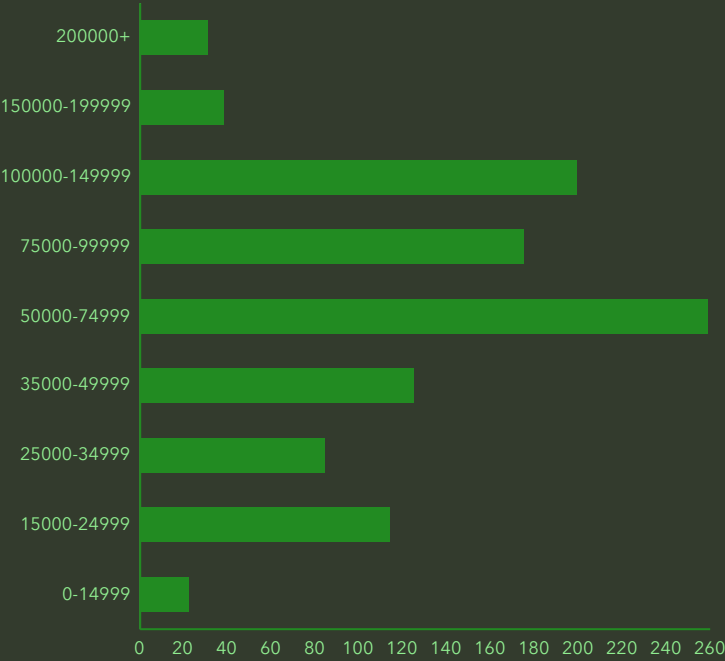
KEY FACTS



INCOME



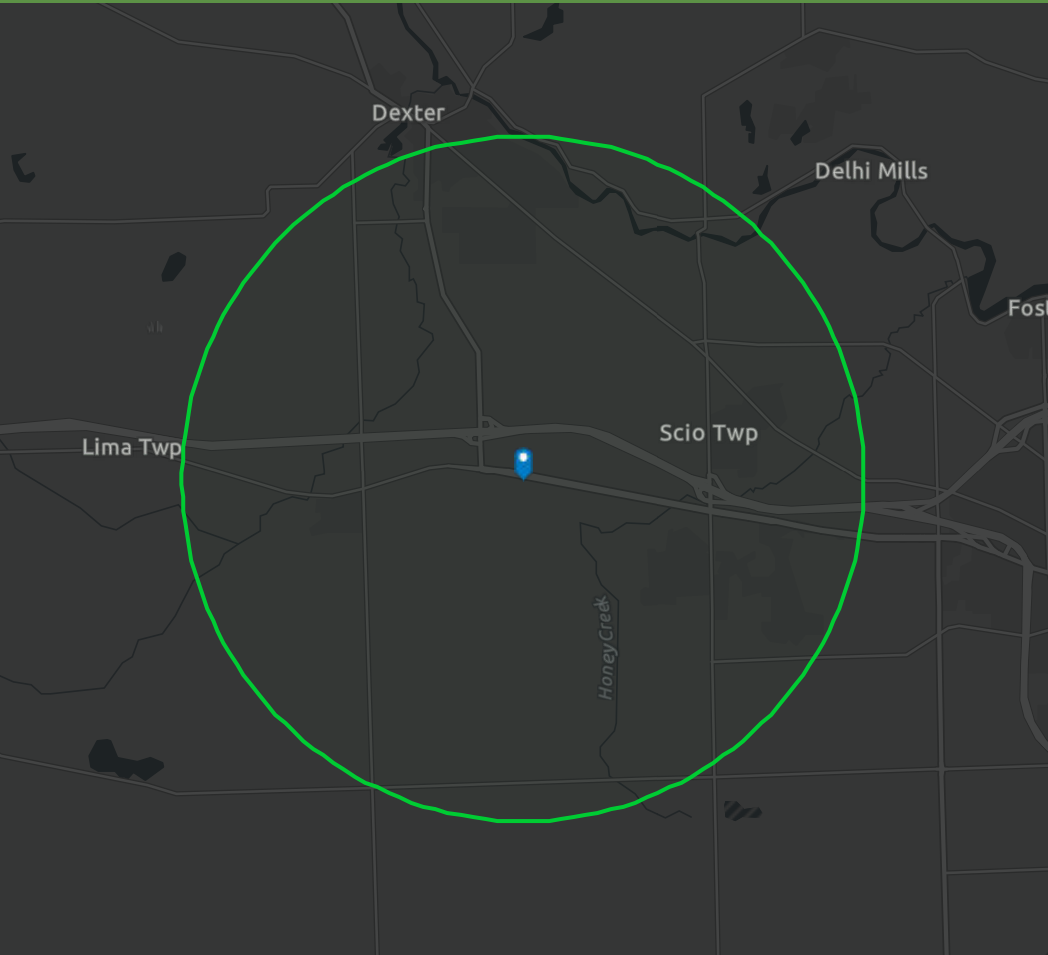
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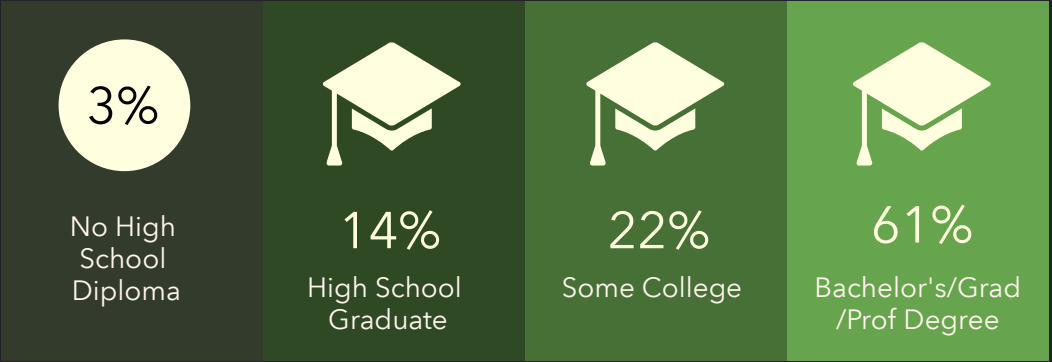
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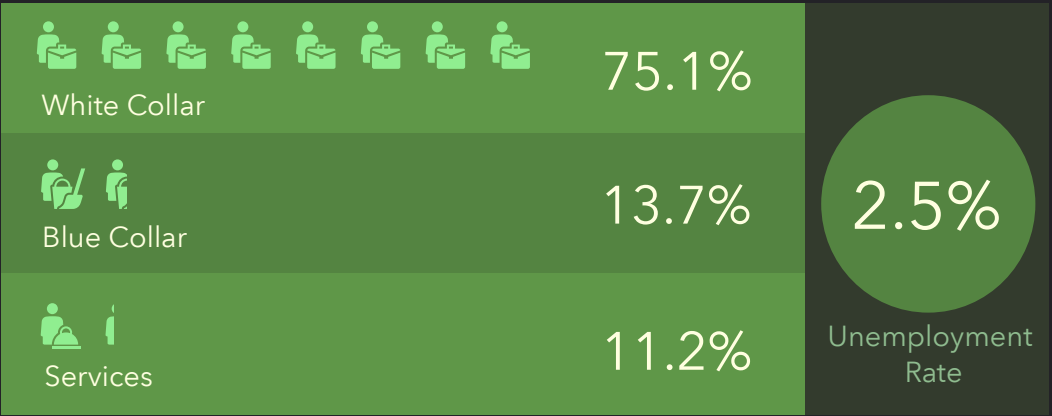
Ring of 3 miles



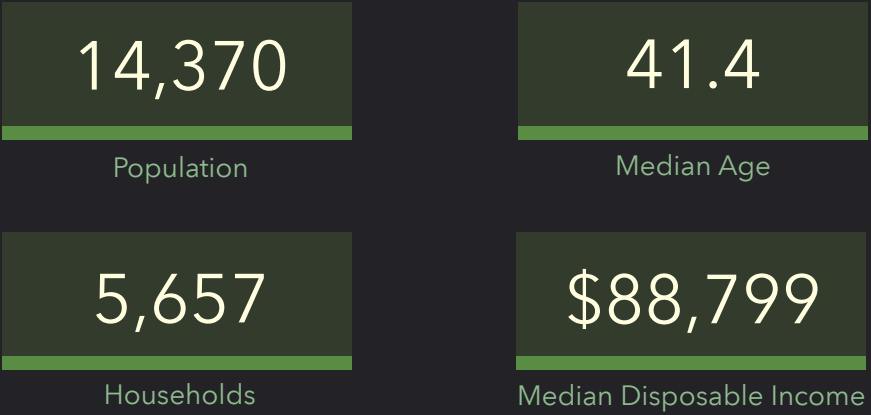
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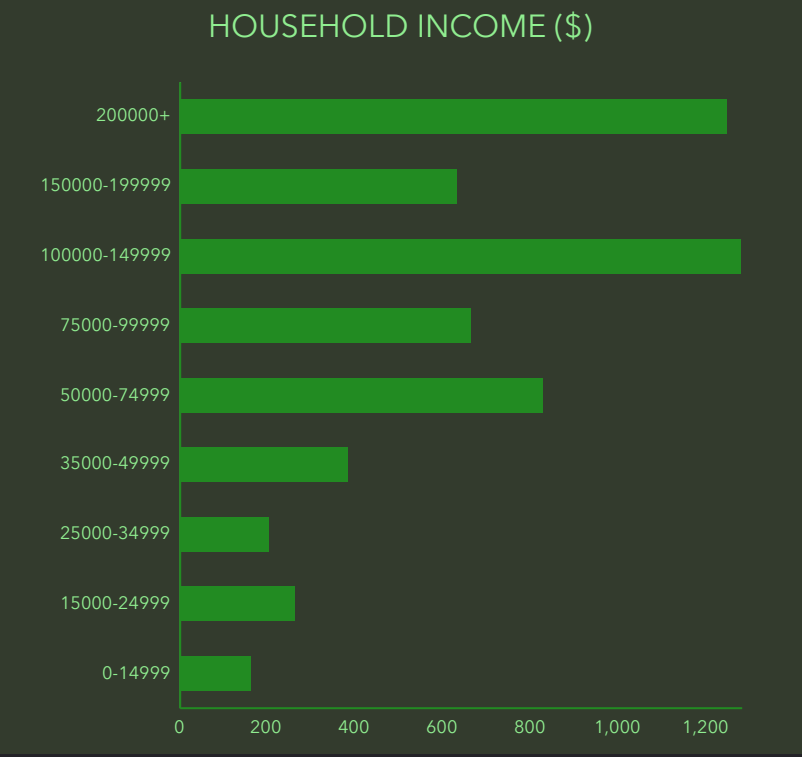
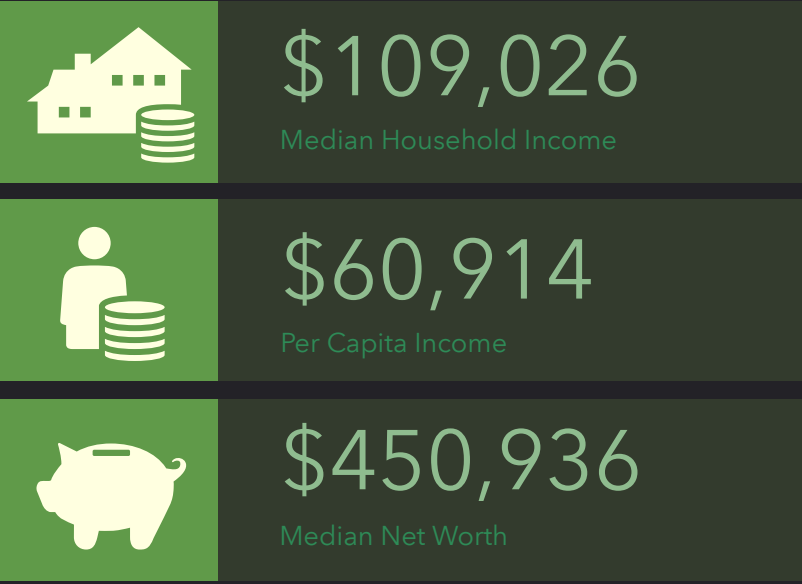
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KEY FACTS



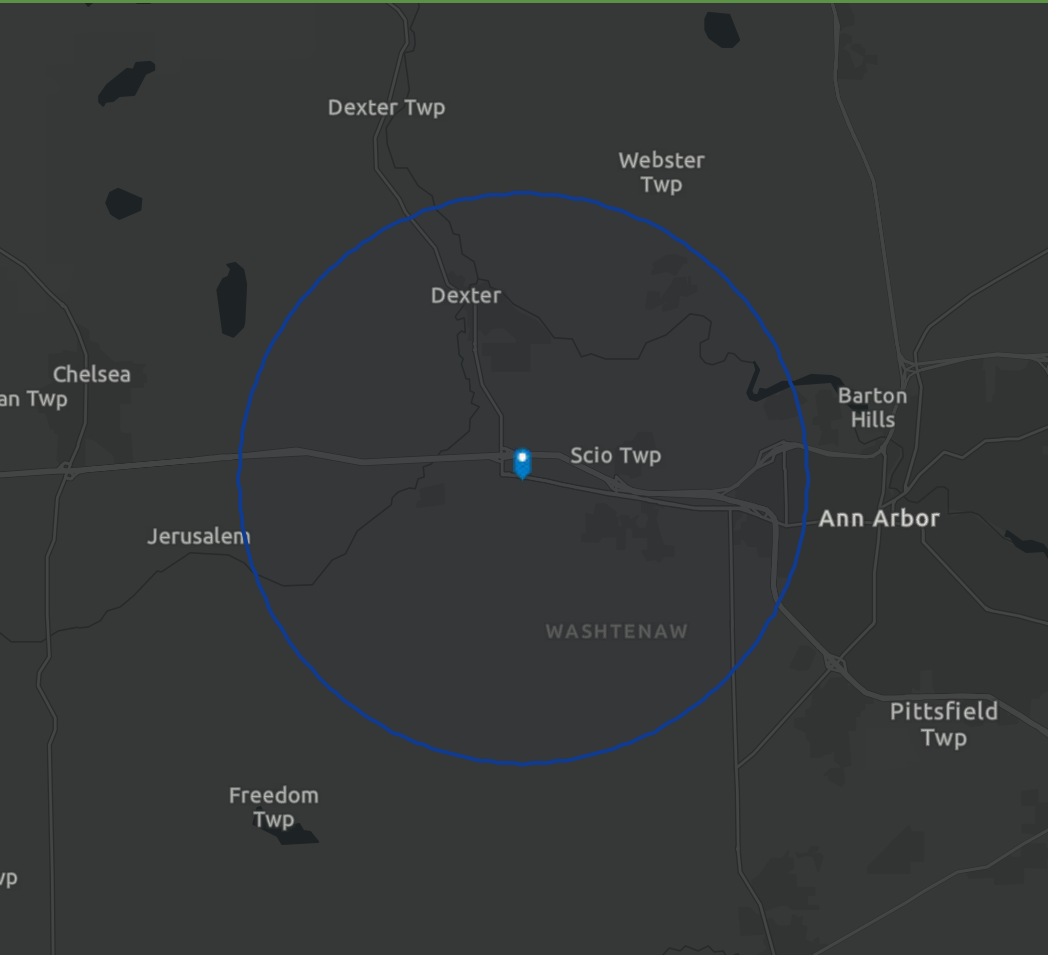
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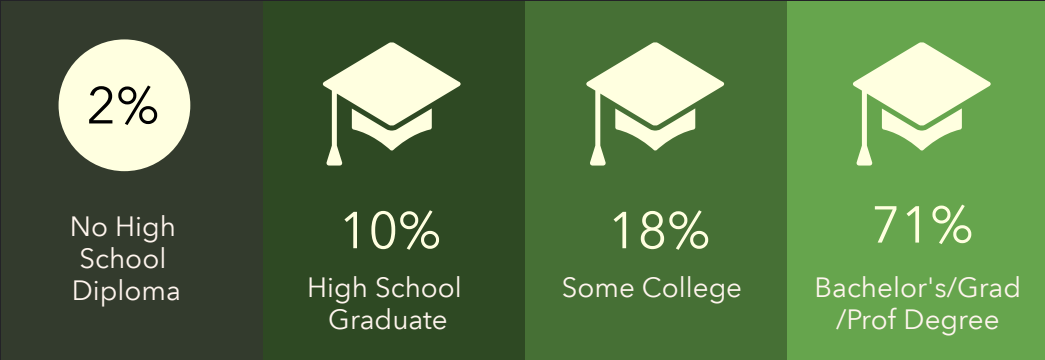
DEMOGRAPHIC PROFILE

7155 Jackson Rd, Ann Arbor, Michigan, 48103

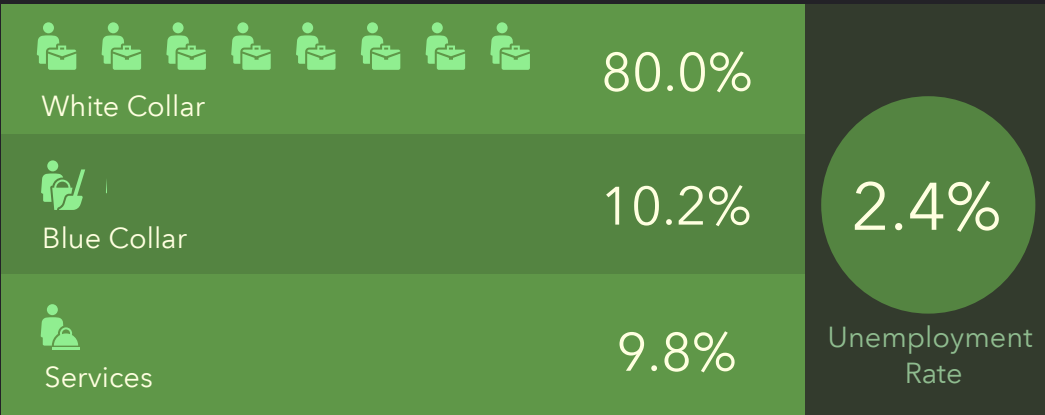
Ring of 5 miles



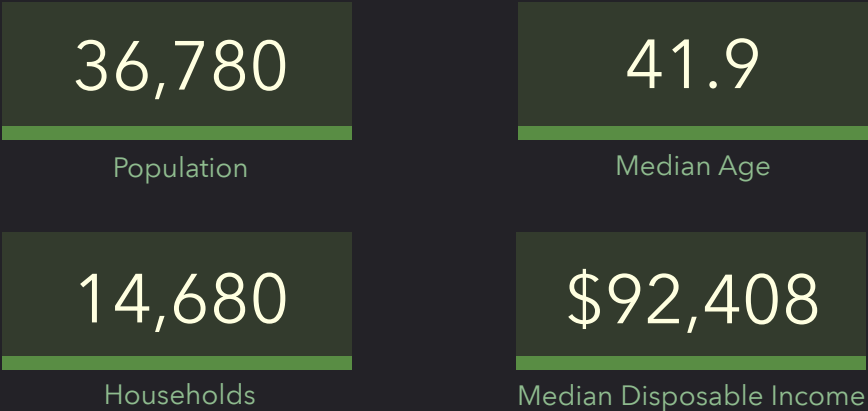
EDUCATION



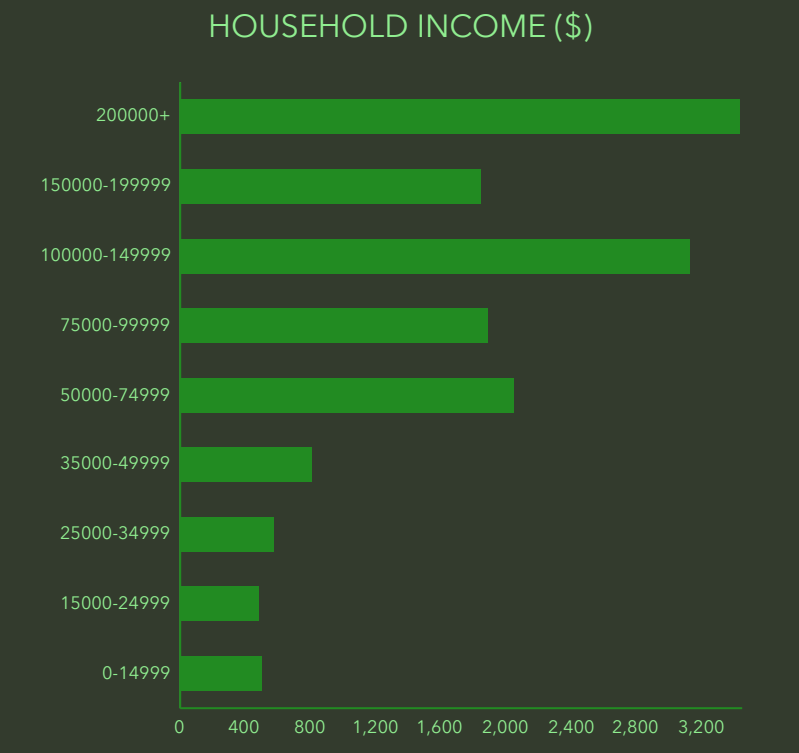
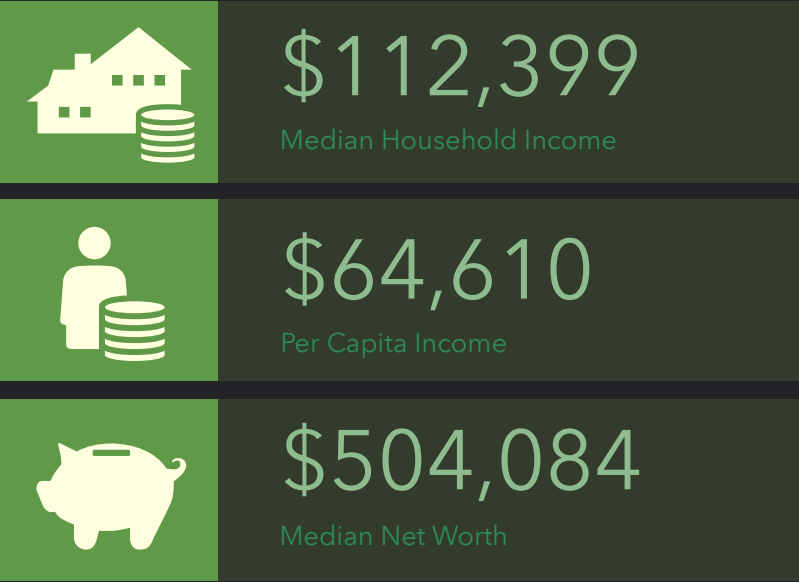
EMPLOYMENT



KEY FACTS



INCOME



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

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DISCLAIMER

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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.

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