

# SALE/BTS

Vacant Land – Ypsilanti



Established 2001

2019 Township Drive  
Suite 104  
Commerce, MI 48390



SEC Tuttle Hill & Textile  
Ypsilanti, MI 48198

EXCLUSIVELY LISTED BY:

Randy Thomas  
CEO/President  
C: (248) 891-5050  
O: (248) 359-9000 x9  
[rthomas@insitecommercial.com](mailto:rthomas@insitecommercial.com)

(248) 359-9000

[www.insitecommercial.com](http://www.insitecommercial.com)



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## LOCATION INFORMATION

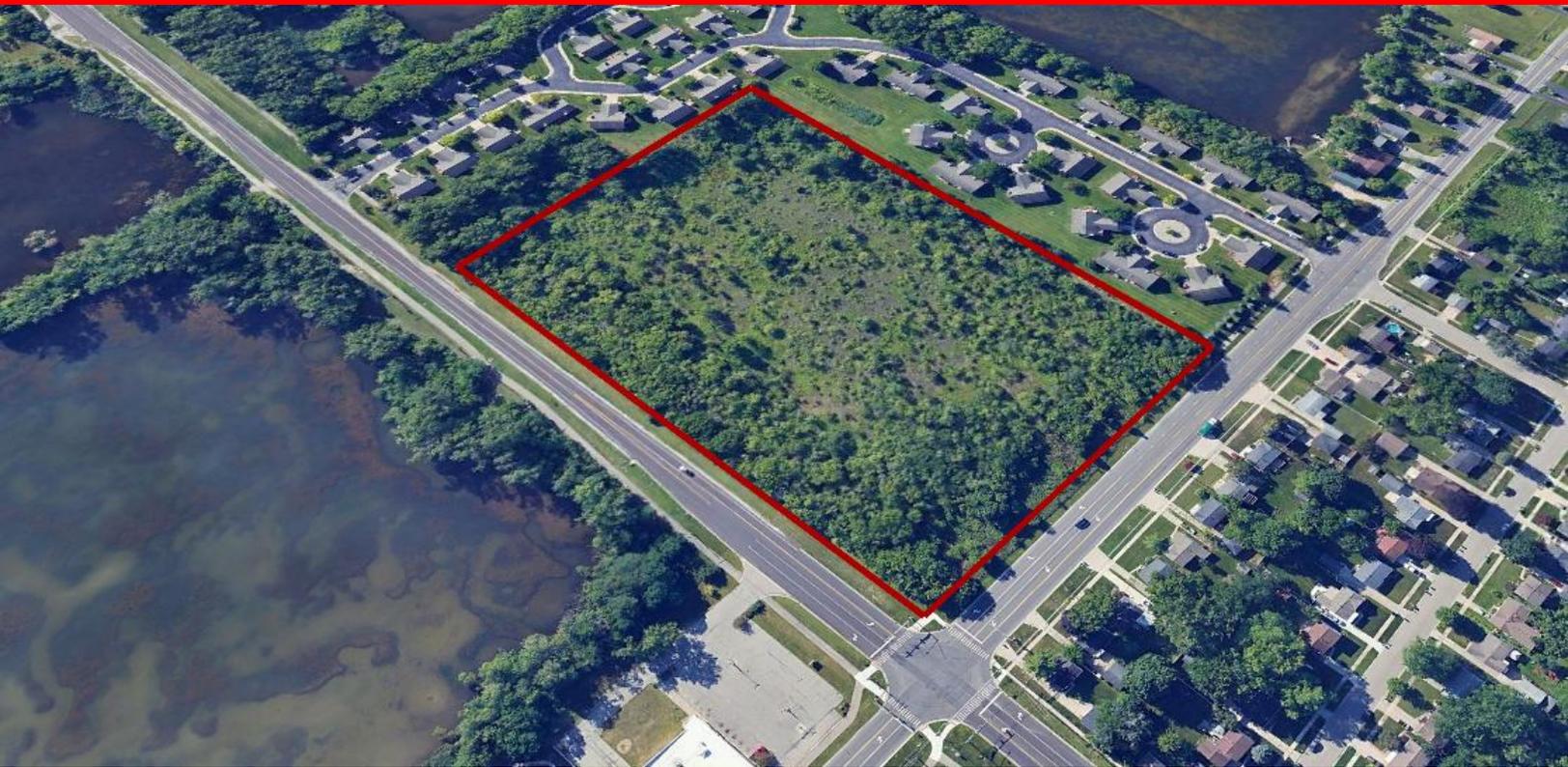
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**PROPERTY OVERVIEW**

11.2 Buildable acres at the SEC of Tuttle Hill and Textile Roads. Property may be split into smaller parcels (pricing will vary). 600' Of frontage on Tuttle Hill and 900' on Textile Road. One of very few parcels in Ypsilanti Township zoned neighborhood business. Perfect for bank, credit union, medical facility, shopping center and grocery store.

<b>OFFERING SUMMARY</b>	
<b>Sale Price*:</b>	<b>\$2,520,000 (\$255,000/AC)</b>
<b>Land Size:</b>	<b>11.2 AC - Buildable</b>
<b>Parcel ID:</b>	<b>K 11-26-200-005</b>
<b>Utilities:</b>	<b>All available</b>
<b>Property Taxes:</b>	<b>\$20,182.72 (2025)</b>
<b>School District:</b>	<b>Lincoln Consolidated</b>
<b>Zoning:</b>	<b>NB</b>

**DEMOGRAPHICS (5-Mile Radius)**

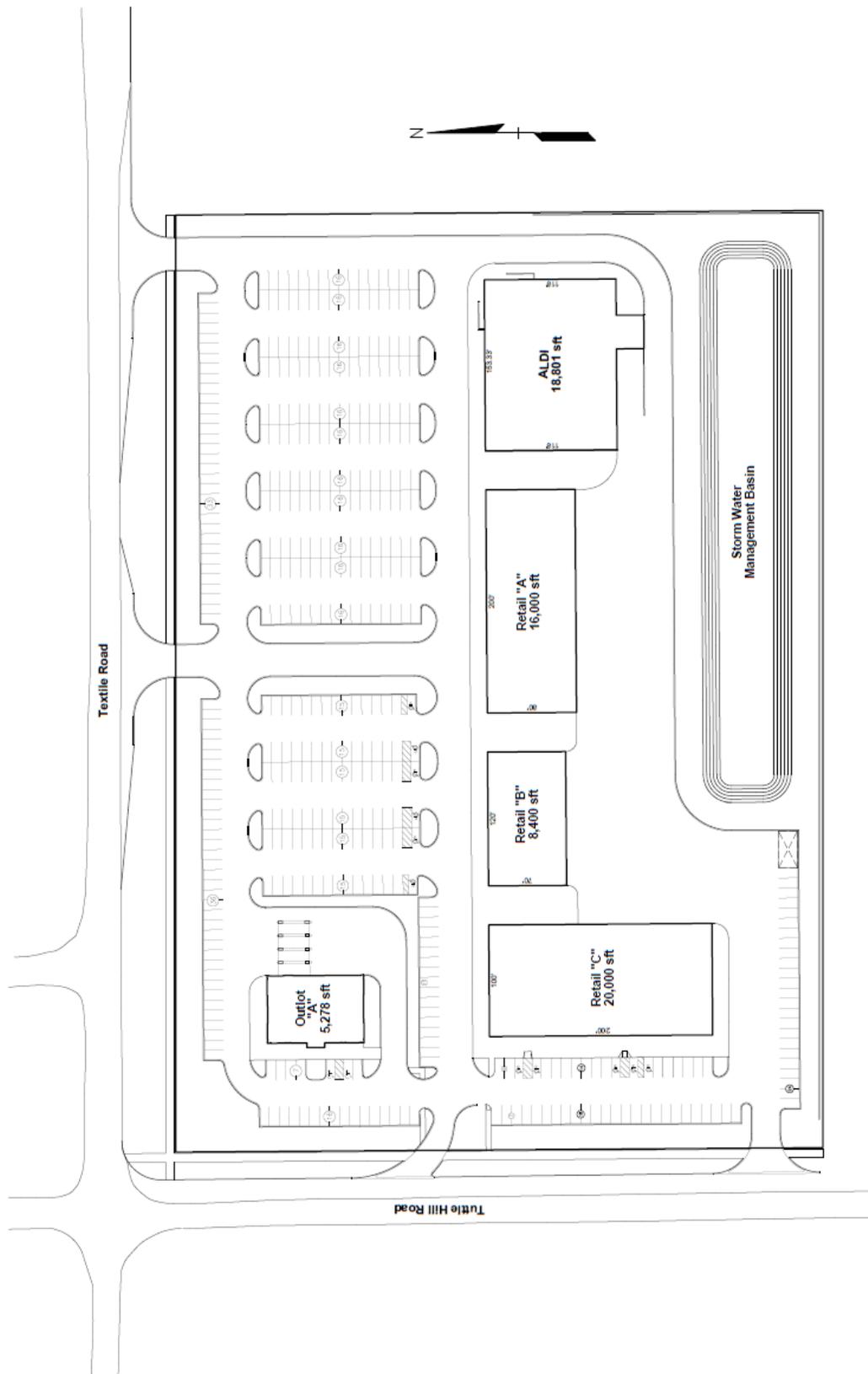
- **Population:** 106,633 people
- **Households:** 44,242 homes
- **Avg. HH Income:** \$92,837 USD
- **Traffic Counts:**
  - 6,583 VPD – Tuttle Hill Rd.
  - 7,325 VPD – Textile Rd.

\*Build-To-Suit available. Contact broker for details.



# PROPERTY INFORMATION

## Site Plan

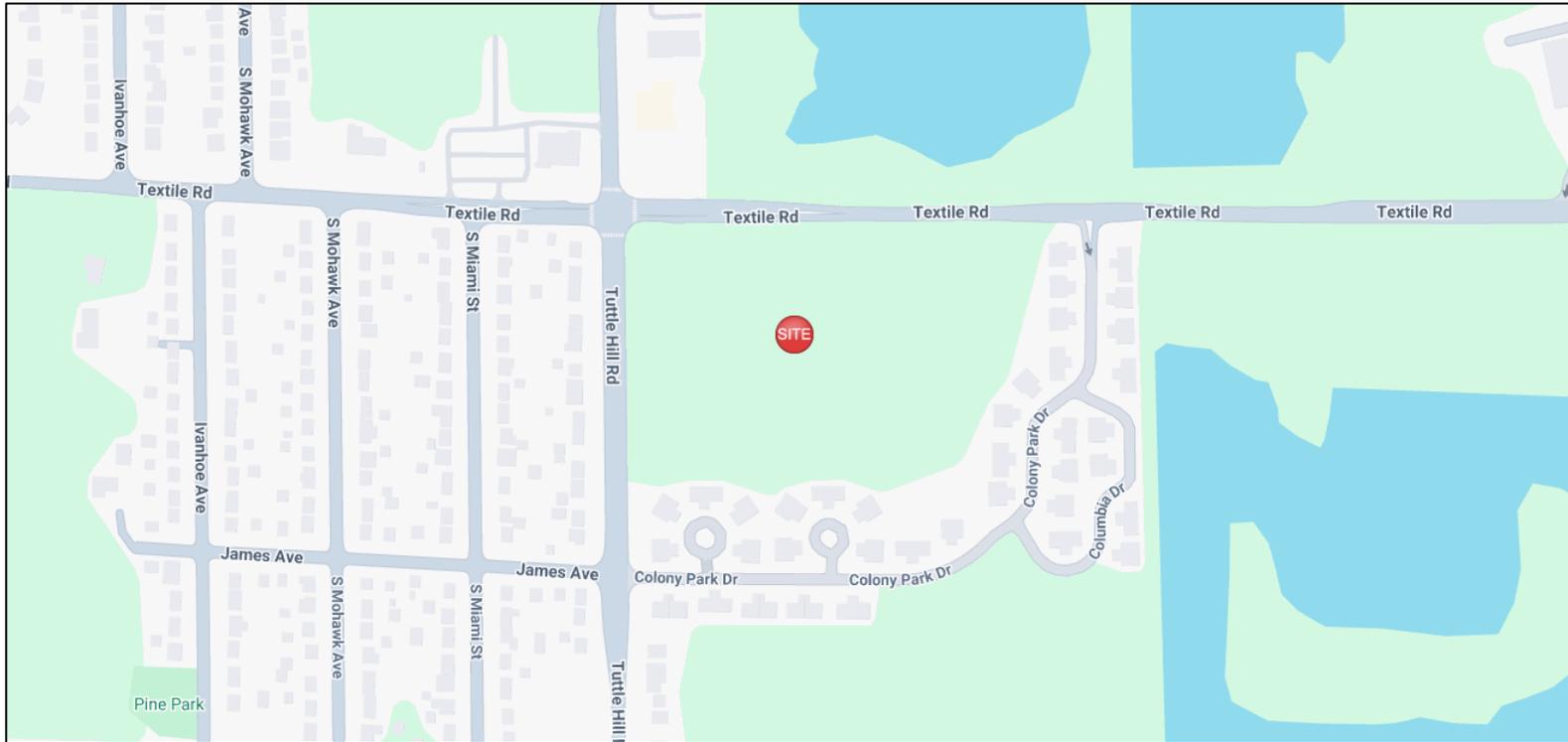


# PROPERTY INFORMATION

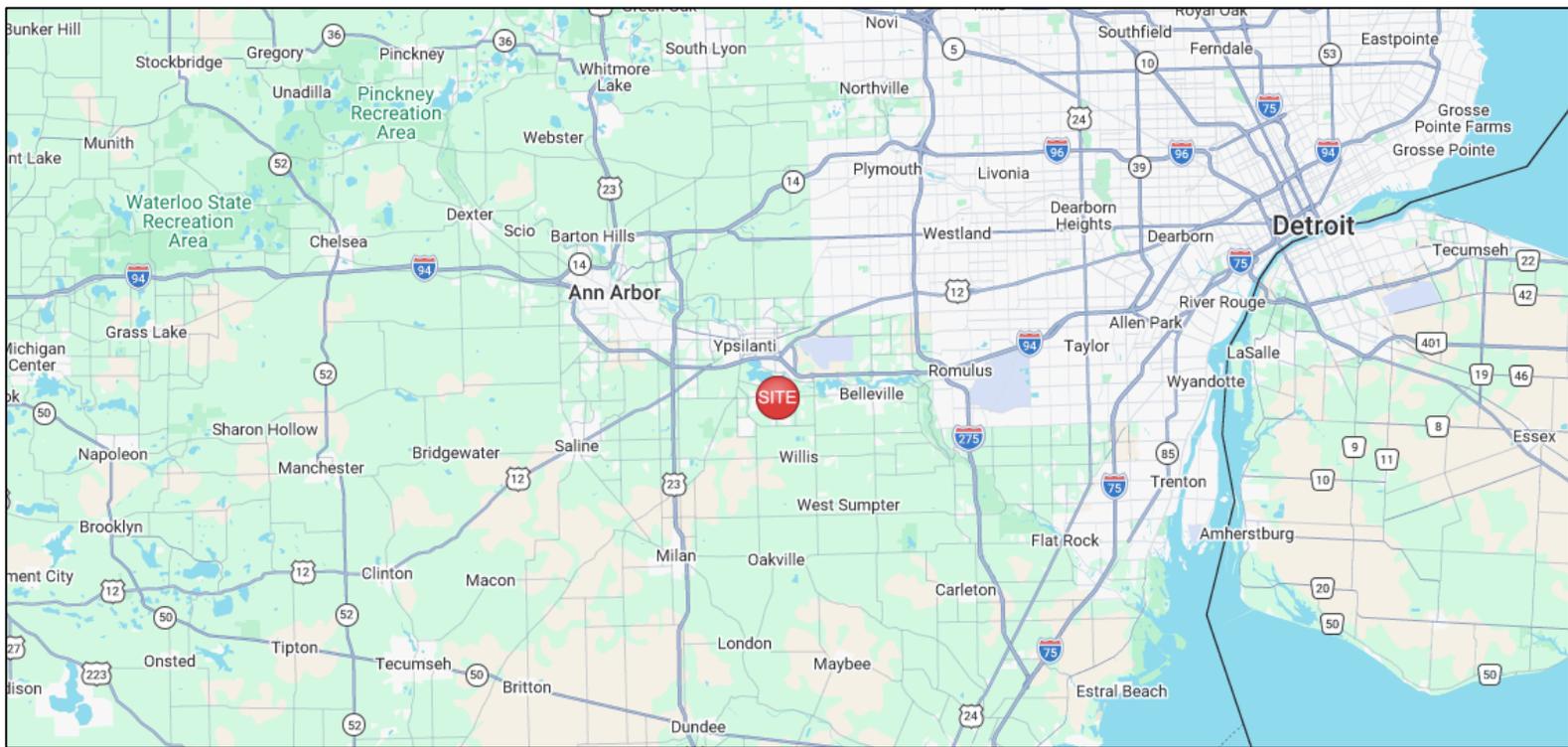
## Site Plan



### LOCAL



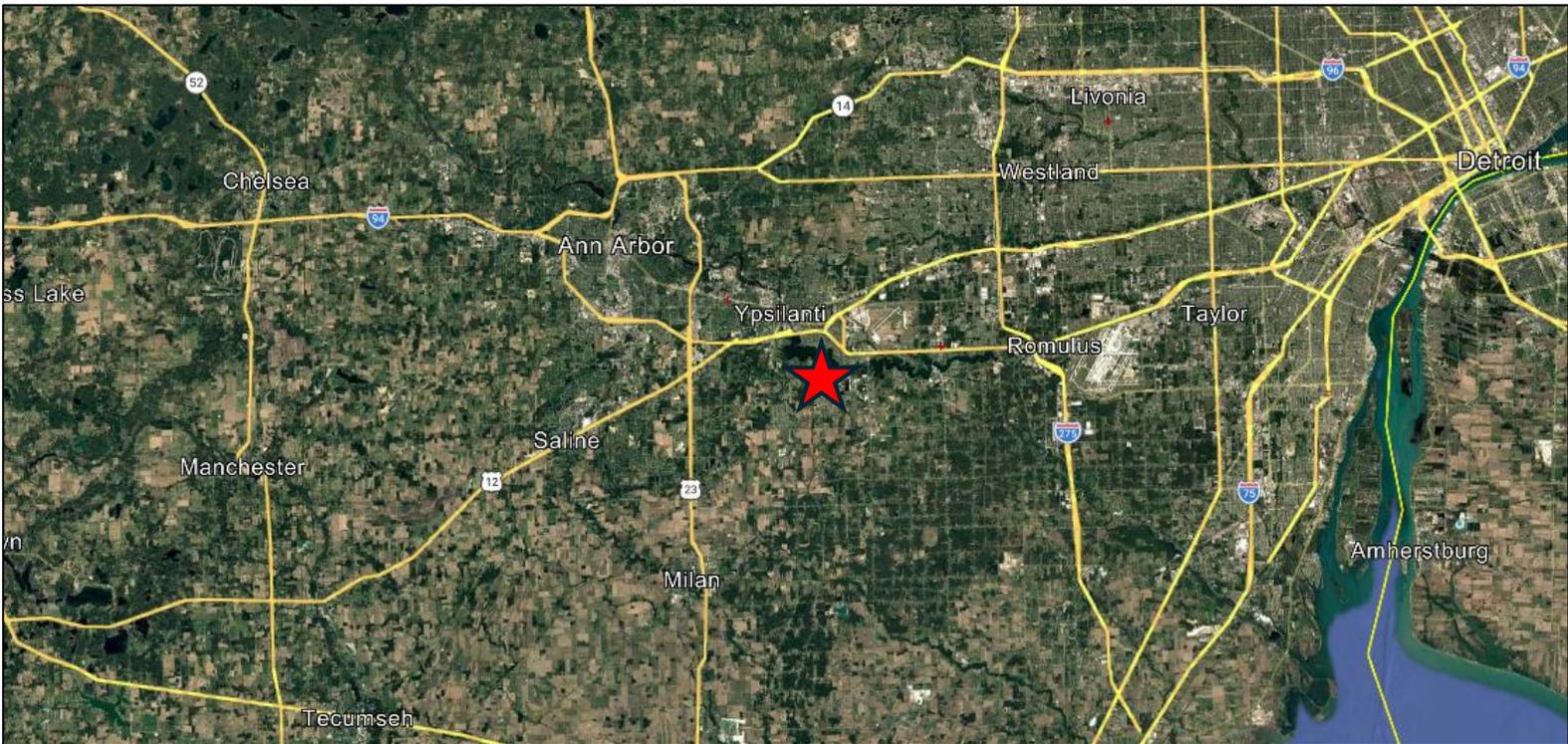
### REGIONAL



### LOCAL



### REGIONAL



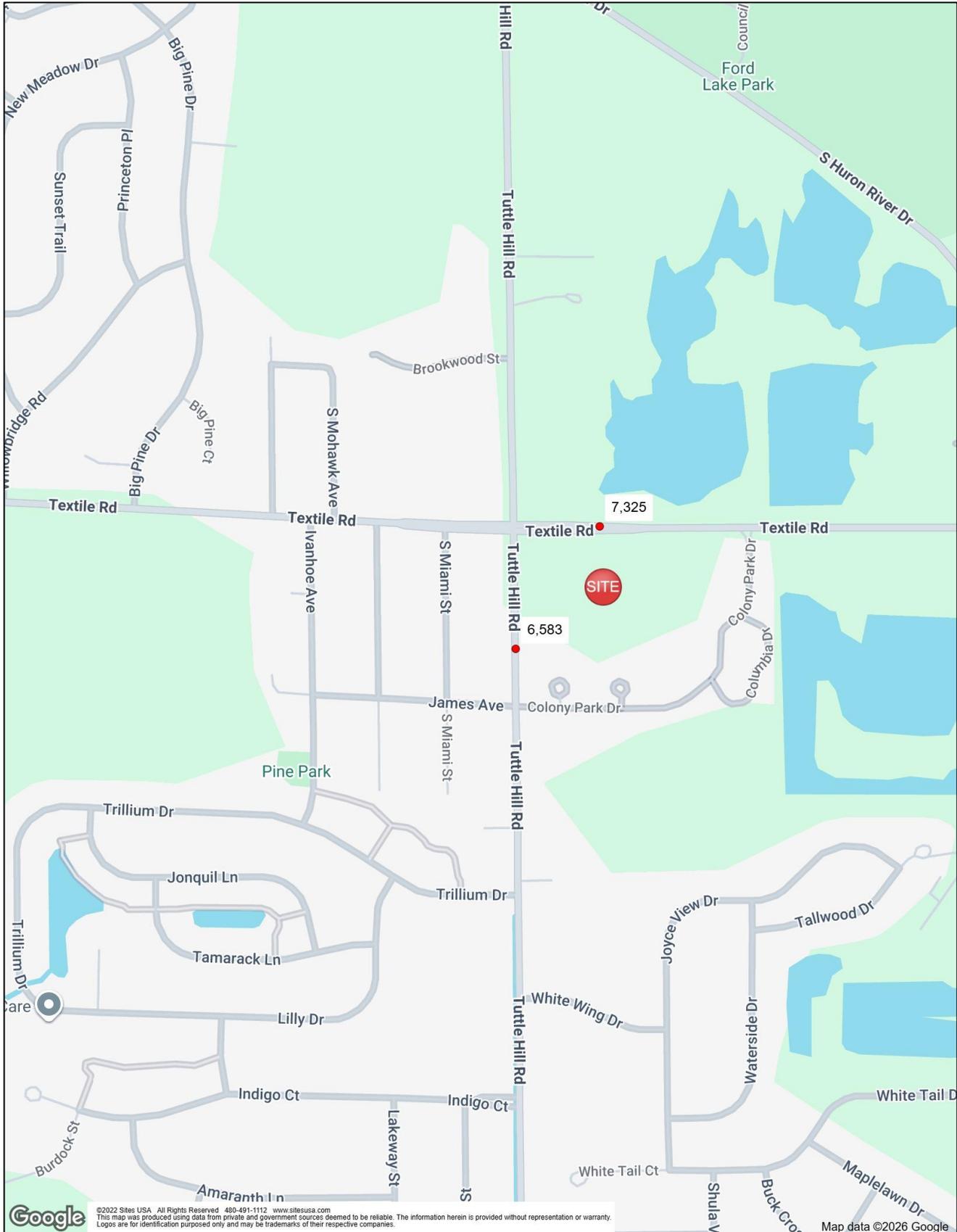
SEC Tuttle Hill & Textile Ypsilanti, MI 48197	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	6,814	42,655	106,633
2030 Projected Population	6,542	40,303	101,597
2020 Census Population	6,644	43,075	106,786
2010 Census Population	5,615	41,263	102,421
Projected Annual Growth 2025 to 2030	-0.8%	-1.1%	-0.9%
Historical Annual Growth 2010 to 2025	1.4%	0.2%	0.3%
<b>Households</b>			
2025 Estimated Households	2,689	17,285	44,242
2030 Projected Households	2,694	16,986	43,628
2020 Census Households	2,565	16,959	43,347
2010 Census Households	2,060	15,960	40,809
Projected Annual Growth 2025 to 2030	-	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	2.0%	0.6%	0.6%
<b>Age</b>			
2025 Est. Population Under 10 Years	11.7%	10.6%	10.6%
2025 Est. Population 10 to 19 Years	15.3%	14.1%	13.8%
2025 Est. Population 20 to 29 Years	14.2%	14.4%	17.2%
2025 Est. Population 30 to 44 Years	22.1%	21.3%	20.9%
2025 Est. Population 45 to 59 Years	18.7%	18.7%	17.0%
2025 Est. Population 60 to 74 Years	13.4%	15.1%	14.7%
2025 Est. Population 75 Years or Over	4.6%	5.7%	5.7%
2025 Est. Median Age	34.7	37.0	35.7
<b>Marital Status &amp; Gender</b>			
2025 Est. Male Population	47.5%	48.8%	50.1%
2025 Est. Female Population	52.5%	51.2%	49.9%
2025 Est. Never Married	43.0%	41.3%	45.0%
2025 Est. Now Married	36.5%	39.8%	36.8%
2025 Est. Separated or Divorced	11.7%	13.0%	13.4%
2025 Est. Widowed	8.7%	5.9%	4.8%
<b>Income</b>			
2025 Est. HH Income \$200,000 or More	4.2%	7.8%	7.7%
2025 Est. HH Income \$150,000 to \$199,999	11.4%	10.6%	8.8%
2025 Est. HH Income \$100,000 to \$149,999	22.7%	20.1%	17.6%
2025 Est. HH Income \$75,000 to \$99,999	18.7%	14.3%	13.3%
2025 Est. HH Income \$50,000 to \$74,999	14.2%	15.4%	16.7%
2025 Est. HH Income \$35,000 to \$49,999	6.0%	10.2%	11.6%
2025 Est. HH Income \$25,000 to \$34,999	9.7%	7.2%	7.1%
2025 Est. HH Income \$15,000 to \$24,999	5.2%	6.9%	6.8%
2025 Est. HH Income Under \$15,000	7.9%	7.6%	10.5%
2025 Est. Average Household Income	\$98,243	\$98,949	\$92,837
2025 Est. Median Household Income	\$85,174	\$85,221	\$76,132
2025 Est. Per Capita Income	\$38,769	\$40,129	\$38,899
2025 Est. Total Businesses	78	935	2,603
2025 Est. Total Employees	280	7,829	20,442

SEC Tuttle Hill & Textile Ypsilanti, MI 48197	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2025 Est. White	56.6%	60.3%	61.2%
2025 Est. Black	27.6%	26.4%	24.1%
2025 Est. Asian or Pacific Islander	7.2%	5.1%	5.9%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.3%
2025 Est. Other Races	8.4%	8.0%	8.5%
<b>Hispanic</b>			
2025 Est. Hispanic Population	388	2,436	6,936
2025 Est. Hispanic Population	5.7%	5.7%	6.5%
2030 Proj. Hispanic Population	6.2%	6.2%	6.9%
2020 Hispanic Population	6.5%	5.3%	6.6%
<b>Education (Adults 25 &amp; Older)</b>			
2025 Est. Adult Population (25 Years or Over)	4,504	28,898	70,323
2025 Est. Elementary (Grade Level 0 to 8)	3.0%	2.1%	2.2%
2025 Est. Some High School (Grade Level 9 to 11)	2.9%	4.8%	4.6%
2025 Est. High School Graduate	22.4%	24.1%	22.1%
2025 Est. Some College	21.5%	23.5%	23.4%
2025 Est. Associate Degree Only	11.9%	8.2%	8.0%
2025 Est. Bachelor Degree Only	26.9%	22.9%	22.8%
2025 Est. Graduate Degree	11.4%	14.4%	16.9%
<b>Housing</b>			
2025 Est. Total Housing Units	2,882	18,610	47,991
2025 Est. Owner-Occupied	63.4%	60.9%	53.1%
2025 Est. Renter-Occupied	29.9%	32.0%	39.1%
2025 Est. Vacant Housing	6.7%	7.1%	7.8%
<b>Homes Built by Year</b>			
2025 Homes Built 2010 or later	15.3%	7.8%	7.4%
2025 Homes Built 2000 to 2009	17.2%	15.6%	12.6%
2025 Homes Built 1990 to 1999	13.2%	13.3%	11.9%
2025 Homes Built 1980 to 1989	5.5%	6.9%	8.4%
2025 Homes Built 1970 to 1979	28.5%	17.0%	16.7%
2025 Homes Built 1960 to 1969	3.7%	11.0%	11.0%
2025 Homes Built 1950 to 1959	5.6%	13.8%	11.1%
2025 Homes Built Before 1949	4.3%	7.5%	13.2%
<b>Home Values</b>			
2025 Home Value \$1,000,000 or More	0.7%	1.1%	1.2%
2025 Home Value \$500,000 to \$999,999	7.8%	6.6%	6.8%
2025 Home Value \$400,000 to \$499,999	3.7%	7.5%	8.7%
2025 Home Value \$300,000 to \$399,999	19.3%	20.5%	20.6%
2025 Home Value \$200,000 to \$299,999	40.3%	30.1%	27.6%
2025 Home Value \$150,000 to \$199,999	15.1%	15.6%	14.7%
2025 Home Value \$100,000 to \$149,999	2.4%	5.9%	6.4%
2025 Home Value \$50,000 to \$99,999	1.0%	5.6%	5.3%
2025 Home Value \$25,000 to \$49,999	1.5%	3.3%	3.2%
2025 Home Value Under \$25,000	8.3%	3.7%	5.6%
2025 Median Home Value	\$250,438	\$245,711	\$248,647
2025 Median Rent	\$1,300	\$1,221	\$1,201

SEC Tuttle Hill & Textile		1 mi radius	3 mi radius	5 mi radius
Ypsilanti, MI 48197				
<b>Labor Force</b>				
2025 Est. Labor Population Age 16 Years or Over		5,448	34,791	87,879
2025 Est. Civilian Employed		63.6%	63.8%	62.3%
2025 Est. Civilian Unemployed		7.4%	5.6%	5.4%
2025 Est. in Armed Forces		0.1%	-	-
2025 Est. not in Labor Force		28.9%	30.5%	32.3%
2025 Labor Force Males		46.6%	48.3%	49.8%
2025 Labor Force Females		53.4%	51.7%	50.2%
<b>Occupation</b>				
2025 Occupation: Population Age 16 Years or Over		3,463	22,191	54,716
2025 Mgmt, Business, & Financial Operations		15.6%	16.8%	16.0%
2025 Professional, Related		34.9%	29.7%	30.0%
2025 Service		13.3%	16.5%	17.8%
2025 Sales, Office		16.2%	18.5%	17.8%
2025 Farming, Fishing, Forestry		-	0.1%	0.2%
2025 Construction, Extraction, Maintenance		5.9%	5.3%	5.5%
2025 Production, Transport, Material Moving		14.1%	13.1%	12.7%
2025 White Collar Workers		66.7%	64.9%	63.8%
2025 Blue Collar Workers		33.3%	35.1%	36.2%
<b>Transportation to Work</b>				
2025 Drive to Work Alone		73.6%	71.6%	69.1%
2025 Drive to Work in Carpool		9.7%	10.6%	10.2%
2025 Travel to Work by Public Transportation		1.2%	2.3%	3.6%
2025 Drive to Work on Motorcycle		0.3%	0.2%	0.1%
2025 Walk or Bicycle to Work		4.9%	2.2%	3.3%
2025 Other Means		0.2%	0.9%	1.2%
2025 Work at Home		10.2%	12.1%	12.5%
<b>Travel Time</b>				
2025 Travel to Work in 14 Minutes or Less		28.8%	16.9%	18.7%
2025 Travel to Work in 15 to 29 Minutes		43.0%	45.3%	46.5%
2025 Travel to Work in 30 to 59 Minutes		22.1%	31.4%	29.2%
2025 Travel to Work in 60 Minutes or More		6.1%	6.4%	5.6%
2025 Average Travel Time to Work		20.9	24.6	23.1
<b>Consumer Expenditure</b>				
2025 Est. Total Household Expenditure		\$259.11 M	\$1.71 B	\$4.15 B
2025 Est. Apparel		\$4.92 M	\$32.09 M	\$77.73 M
2025 Est. Contributions, Tax and Retirement		\$65.15 M	\$453.26 M	\$1.09 B
2025 Est. Education		\$5.91 M	\$39.02 M	\$94.18 M
2025 Est. Entertainment		\$15.28 M	\$99.44 M	\$241.18 M
2025 Est. Food, Beverages, Tobacco		\$33.09 M	\$212.03 M	\$516.06 M
2025 Est. Health Care		\$16.97 M	\$110.47 M	\$278.35 M
2025 Est. Household Furnishings and Equipment		\$7.04 M	\$46.01 M	\$111.34 M
2025 Est. Household Operations, Shelter, Utilities		\$60.63 M	\$391.67 M	\$968.48 M
2025 Est. Miscellaneous Expenses		\$4.56 M	\$29.68 M	\$71.9 M
2025 Est. Personal Care		\$3.55 M	\$22.69 M	\$55.25 M
2025 Est. Transportation		\$42 M	\$272.23 M	\$651.44 M

# LOCATION INFORMATION

## Traffic Counts



Sec. 412. - Neighborhood business district:

1. *Intent:* The intent is to meet the day-to-day convenience shopping and service needs of persons residing in immediately adjacent residential areas.
2. *Use regulations:* Section 420 sets forth permitted, accessory, and special land uses within the NB district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the NB districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet		
Sq. Ft.	Width in feet		Stories	Feet	Front	Side	Rear
None	None	None	2	25	20	10 or 50	20 or 50

<sup>1</sup> If a lot borders a residential zoning district or street, the minimum setback shall be fifty (50) feet.

4. *Supplemental district standards:* In addition to those bulk regulations listed in Section 412.3, all development shall conform to supplemental bulk regulations listed in Section 419.

(Ord. No. 2022-498, 12-23-21)



## **Randy Thomas**

President/CEO

C: (248) 891-5050

O: (248) 359-9000 x9

rthomas@insitecommercial.com