±4.68 Acres Commercial Land

1911 Whittaker Rd, Ypsilanti, MI 48197

Swisher COMMERCIAL



FOR SALE

VIDEO

OFFERING SUMMARY

Sale Price:	$874,950
Lot Size:	±4.68 Acres
APN:	K-11-21-200-032
2026 SEV;	$42,000
2026 Taxes:	$1,148.77
Zoned:	TC (Town Center Site Type B)

SCAN HERE
FOR AERIAL VIDEO

PROPERTY DESCRIPTION

±4.68 acres of commercial vacant land in Ypsilanti Township. The parcel has 200± feet of frontage on the east side of Whittaker Road. It sits within the Township's Town Center corridor, about one mile south of I-94, and is in the Ypsilanti Public Schools district.

The Property is zoned TC – Site Type B (Town Center) and allows for mixed-use buildings, professional and medical offices, and general retail.

The site has high visibility along the Whittaker Road corridor, with approximately 19,000 vehicles per day. Surrounded by retailers including Kroger, Aldi, Culver's, banks, restaurants, retail shopping centers, offices, and more. Located one mile south of I-94 (exit 183).

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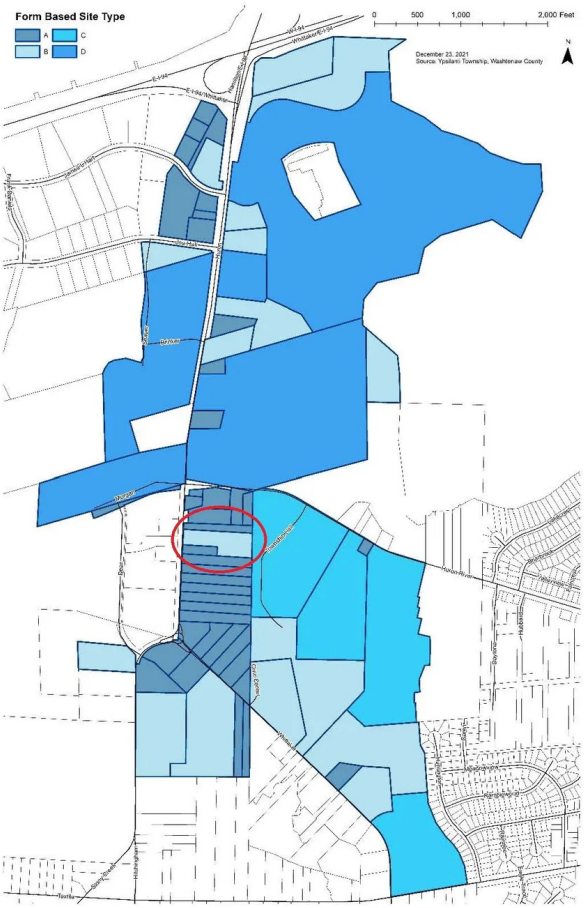

B. Town Center Avenue Form Based Code District Regulating Plan Table:

Site Type	Building Form		Use Group-Table	
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	
Site Type: C	Permitted Building Form	A,2, B, C	Permitted Use Group	2, 3, 4
			Special Use Group	
Site Type: D	Permitted Building Form	B, C, D, E, and A2 as	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

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Sec. 506. Town center:

1. *Authorized Use Groups:*

   A. Authorized uses are categorized by use groups. Use groups generally contain similar types of uses in terms of function, character, and intensity.

   B. Use groups are designated in locations within each district based on the regulating plan. Use groups are classified in the following manner:

      (1) Permitted Use Groups: These use groups are permitted as of right in the locations specified.

      (2) Special Use Groups: These use groups are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in Article 10 and the standards in this ordinance.

      (3) Prohibited Use Groups: These use groups not indicated as permitted are prohibited in the locations specified.

      (4) Uses permitted in all locations include public parks and essential public services.

      (5) Similar Uses: If a use is not listed but is similar to other uses within a use group, the Zoning Administrator may make the interpretation that the use is similar to other uses within a use group.

      The Zoning Administrator may also make the determination whether the use is permitted as of right, permitted in upper stories only, or permitted as a special land use. The Zoning Administrator may obtain a recommendation from the Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

2. *Use Groups by Category-Town Center:*

Town Center Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2, or 3, that is mixed vertically in a building or horizonal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and Breakfast operations, subject to regulations in Section 1107.
Use Group 3
Office/Institutional:
Civic Buildings.
Professional and medical office.

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Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117, as applicable.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.
Use Group 5
Misc. Uses:
Commercial kennels/pet day care, subject to regulations in Section 1161.
Retail over 10,000 sq./ft.
Technology centers/office research/data center.
Senior assisted/independent living, subject to regulations in Section 1160.
Group day care homes, subject to regulations in Section 1155.
Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Light Industrial/Warehousing.
Research and development.
Indoor commercial recreational facilities, subject to regulations in Section 1135.
Use Group 6
Automotive Uses:
Drive-through use, subject to regulations in Section 1118.

A. Uses are subject to Specific Use Standard set forth in Article 11 when applicable.

3. *Town Center:*

A. Town Center Form Based Code District Regulating Plan:

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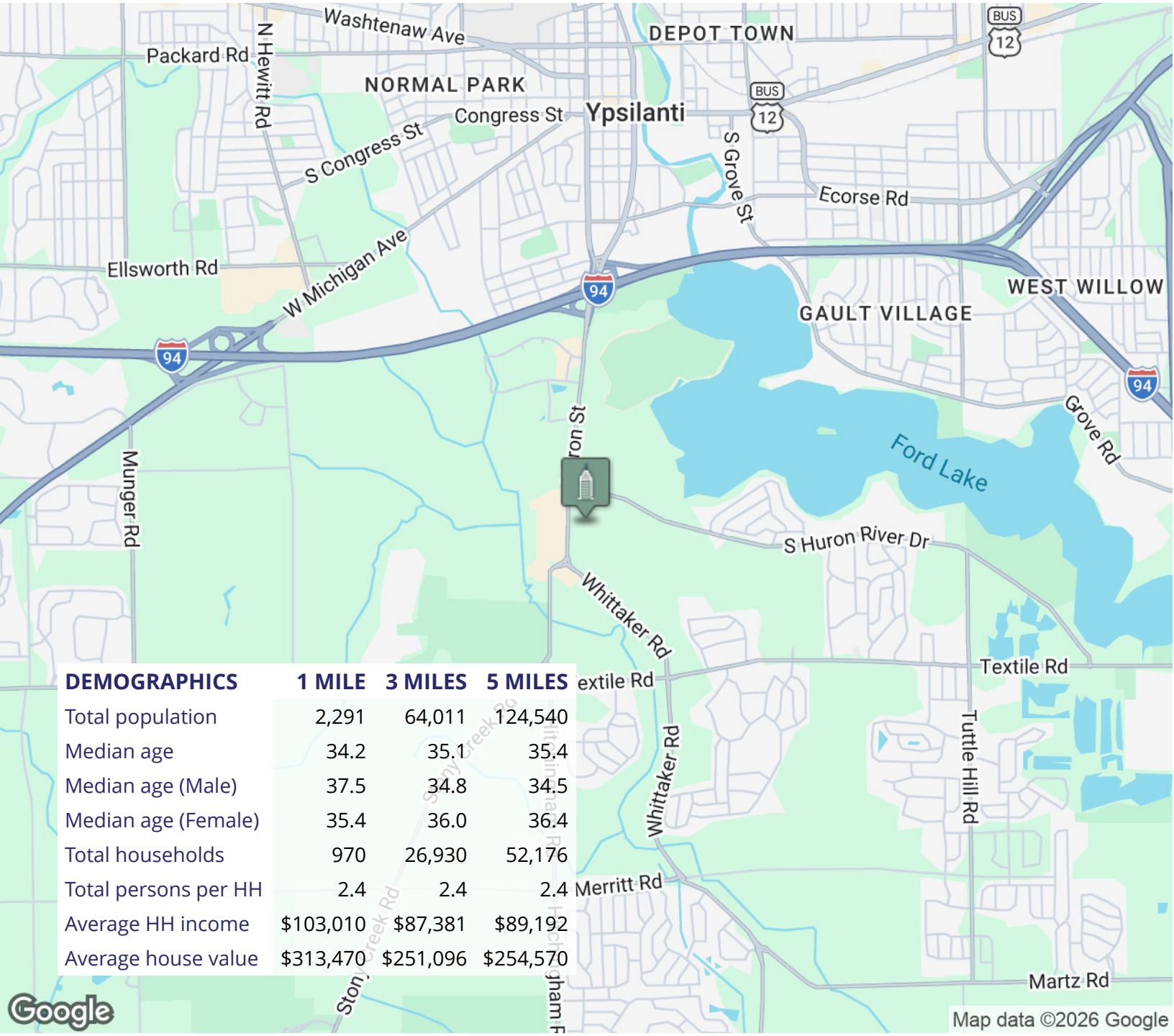

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	2,291	64,011	124,540
Median age	34.2	35.1	35.4
Median age (Male)	37.5	34.8	34.5
Median age (Female)	35.4	36.0	36.4
Total households	970	26,930	52,176
Total persons per HH	2.4	2.4	2.4
Average HH income	$103,010	$87,381	$89,192
Average house value	$313,470	$251,096	$254,570

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