



Colliers

For Sale

Land Availability | Jackson, MI

11.84 Acres on Blake Road

- 11.84 Acres of Developable Land Zoned C-2 for General Commercial Use
- 1,718' on Blake Road and Interstate 94
- Excellent Signage Opportunity on I-94's 66,000 Cars Per Day
- Next to Blake Woods Medical Park, Automated Logistics Systems and Ashton Ridge Apartments
- Water and Sewer Available at the Street
- Take Advantage of MDOT's Recent \$120 Million Road Improvements to N Elm Ave and I-94



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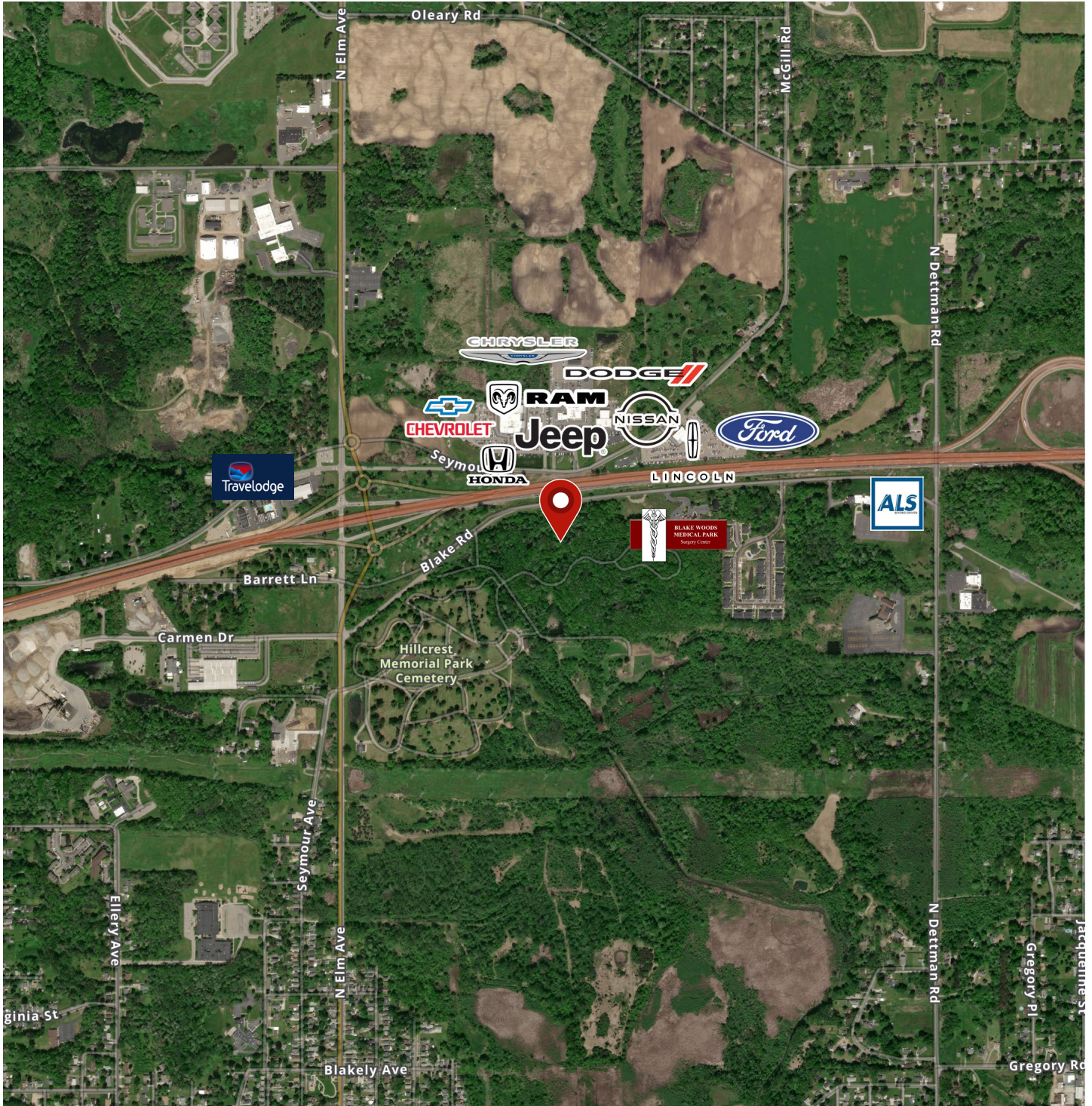
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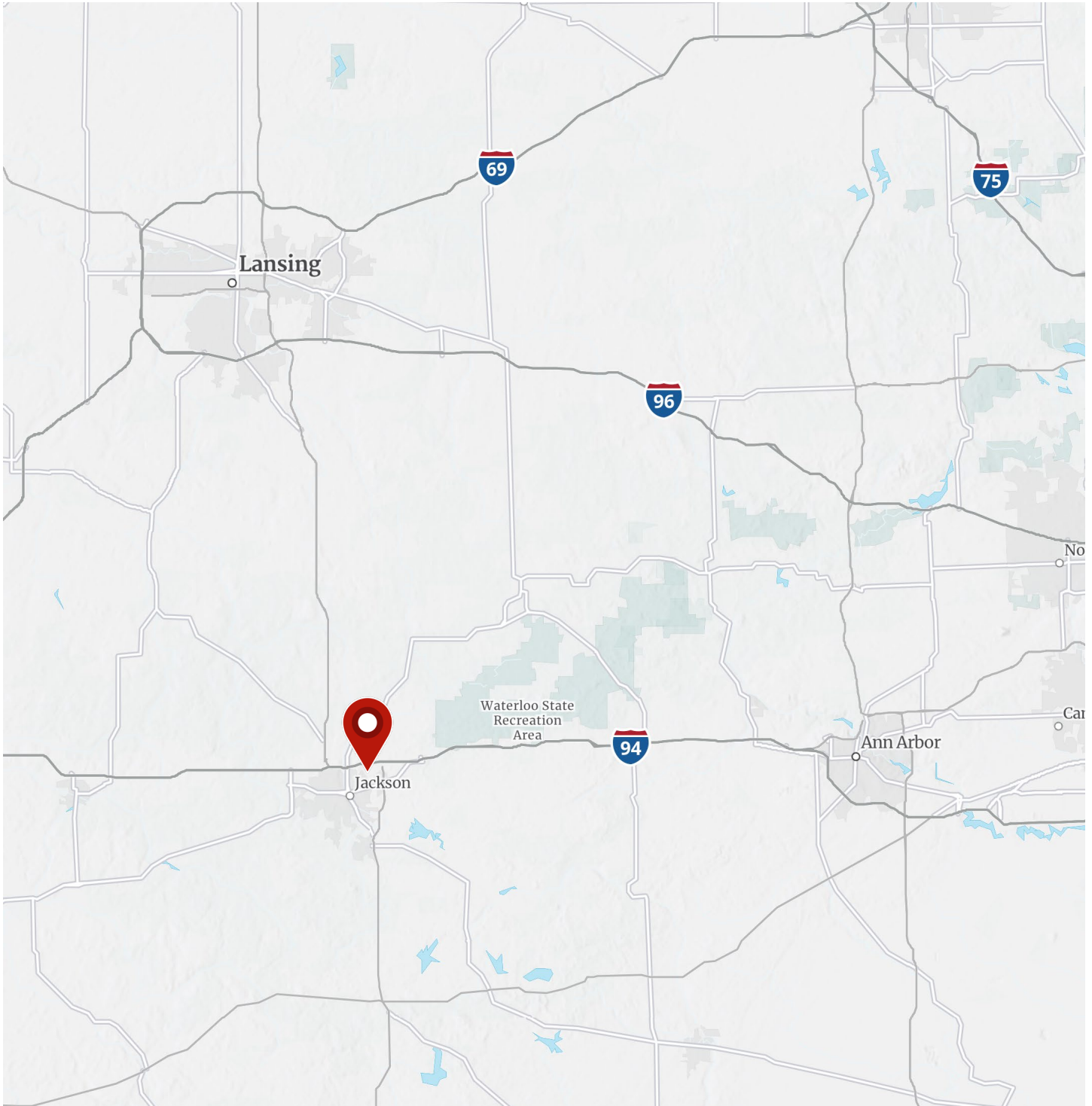
Merchant Map





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Location Map





ZONING DESCRIPTION

2 General Commercial District (C-2)

PURPOSE

This district is intended to encourage planned and integrated groupings of retail, service, and administrative establishments which will provide convenience and comparison goods and provide personal and professional services for the entire area and to accommodate commercial establishments which cannot be practically provided in a local commercial area.

PERMITTED USES

- (1) Any use permitted in the Local Commercial District.
- (2) Business schools; including dance schools, music schools, and art schools.
- (3) Indoor retail sales establishment.
- (4) Indoor commercial amusement and recreation services, including theaters, bowling alleys, and roller and ice skating rinks.
- (5) Eating and drinking establishments, but not including the drive-in types.
- (6) Clubs and lodges.
- (7) Funeral homes.
- (8) Printing establishments.
- (9) On-site signs, only in accordance with the regulations as specified in Article V, Section 5.2.5.
- (10) Accessory uses or structures.
- (11) Essential service and structures of a non-industrial character.
- (12) A telecommunication facility not exceeding 25 feet in height. b. Conditional Uses: 1. Automobile service stations. 2. Hotels or motels. 3. Small animal clinics. 4. Drive-in business services. 5. Drive-in eating and drinking establishments. 6. New automotive dealership, vehicle display and service with an accessory used car sales. 7. Sales, service and display of recreational vehicles. 8. Churches and other buildings for religious worship. 9. Government or community owned buildings, but not including schools. 10. Car wash facilities. (Adopted 11/19/79) 11. Manufactured housing sales. 12. Commercial self storage facilities. (Adopted 10/03/88)
- (13) Warehouses, truck terminals, and other storage type structural facilities. Such uses shall not include general outdoor storage operations, but are limited to such uses where outdoor parking or storage is incidental to the primary indoor use operated in a structure. (Adopted 05/04/92)
- (14) Uses not specifically authorized as permitted uses or conditional uses in this district, but which are similar in nature to specified permitted or conditional uses, may be authorized as conditional uses in this district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district. (Adopted 04/19/99)
- (15) A telecommunication facility which meets the requirements of Section 5.24 which does not exceed the height of 200 feet and which is not attached to an existing structure. (Adopted 06/26/00)
- (16) Convalescent or Nursing Homes 48 (Adopted 04/03/06)
- (17) Used car sales. c. Area, Yard, Height, and Bulk Regulations: See Section 4.6.



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Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	3,102	41,139	79,058
Total Households	1,357	14,793	31,039
Total Family Households	807	8,190	17,943
Average Household Size	2.21	2.31	2.31
Median Age	35.2	36.1	38.3
Population Age 25+	2,009	28,147	54,875
2020 – 2023 Population: Annual Growth Rate	-0.68%	0.20%	-0.04%
Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	-0.27%	0.12%	-0.04%
Households	0.03%	0.44%	0.25%
Families	-0.10%	0.26%	0.12%
Median Household Income	2.38%	2.26%	1.94%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	1,486 / 47.9%	22,623 / 55.0%	40,876 / 51.7%
Female Population / % Female	1,616 / 52.1%	18,516 / 45.0%	38,182 / 48.3%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Median Household Income	\$40,813	\$40,693	\$49,748
Average Household income	\$62,386	\$57,828	\$69,397
Per Capita Income	\$27,101	\$21,845	\$27,898
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	59	1,843	3,045
Total Daytime Population	2,731	52,870	89,129
Daytime Population: Workers	891	31,662	47,951
Daytime Population: Residents	1,840	21,208	41,178

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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