

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

Location: Baker Road
Side of Street: West
City: Scio Twp., MI
Cross Streets: I-94
County: Washtenaw

Acreage:	15.00	**Improvements:**	N/A
Zoning:	R-1	**Dimensions:**	

UTILITIES

Sanitary Sewer:	No	**Gas:**	Yes
Storm Sewer:	No	**Outside Storage:**	No
Water:	Yes	**Rail Siding:**	No

ADJACENT LAND

North:	Future Rd.	**East:**	Road
South:	I-94 Expressway	**West:**	Future Dev.

PRICING INFORMATION

Asking Price:	$4,500,000.00		
Per Acre:	$300,000.00	**Parcel #:**	See Comments
Per SqFt :	$6.89	**Assessor Number:**	N/A
Terms:		**Taxes:**	N/A

TRAFFIC INFORMATION

Yr:	2025	**Count:**	12,838	Baker Rd. N. of I-94
Yr:	2025	**Count:**	9,120	Baker Rd. S. of I-94
Yr:	2025	**Count:**	62,999	I-94 W. of Baker Rd.
Yr:	2025	**Count:**	62,632	I-94 E. of Baker Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	915	$56,233
3 Mile Radius	13,500	$110,287
5 Mile Radius	31,035	$129,853

Comments: a.Special development opportunity in Scio Township. 15 acres five (5) parcel assemblage. Adjacent to 105 acre mixed development 231 residential units and senior living. New Boulevard approved to be installed on the north side of the site. Currently zoned R-1 residential. Several rezoning opportunities: Master planned for highway commercial and special zoning overlay district with approved higher density residential. Easy expressway access.

Parcel ID #: H-08-18-400-009, H-08-18-400-008, H-08-18-400-007, H -08-18-400-034, H-08-18-400-004.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

Drake Filippis, (248) 799-3161, dfilippis@signatureassociates.com

Jay Chavey, (248) 948-4196, jchavey@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.