

Charles Reinhart Company Realtors, Commercial/Investment Division—2200 Green Road, Suite K, Ann Arbor, MI 48105

**FOR SALE**

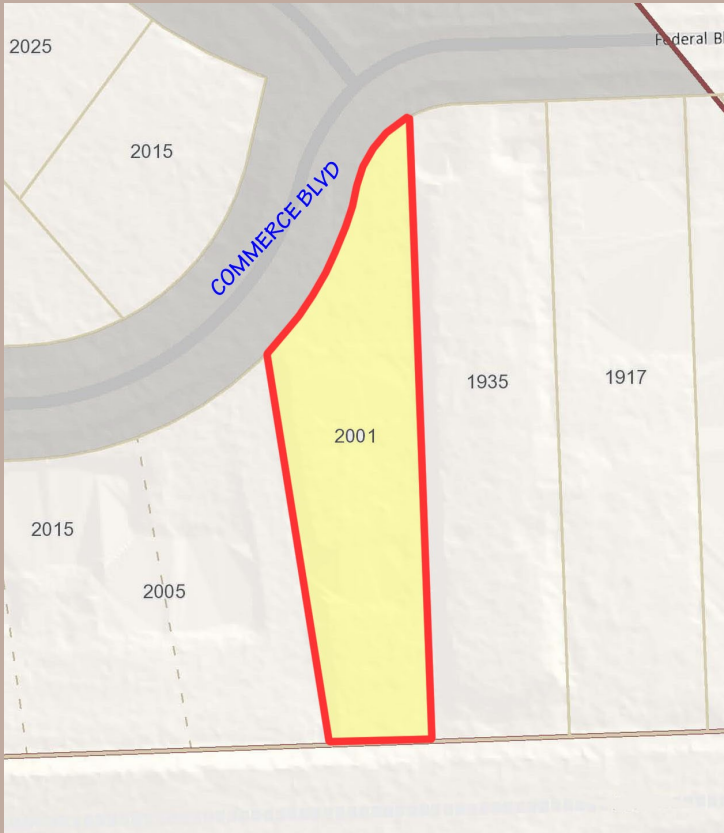
**COMMERCIAL  
ZONED  
VACANT LAND**

**Approx 1/2 Acre**

**\$1,100,000**

- **TC1 zoning allowing for a multitude of commercial uses**
- Owner says city would be responsive to ***High Density Residential***
- Short distance from W. Stadium
- Ready for development
- Clean environmental record

Rare opportunity to construct your own building to house your business on a reasonably priced site in the city.



**2001 Commerce Dr.**  
**Ann Arbor, MI 48104**





# 2001 COMMERCE DR

Ann Arbor, MI 48104  
Parcel #09-09-31-208-034  
Property Owner: HIJAZI ALI

**i** Parcel is Vacant

## Owner and Taxpayer Information

Owner	HIJAZI ALI 2415 TRAVER BLVD Ann Arbor, MI 48105
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Taxpayer SEE OWNER INFORMATION

## General Information for Tax Year 2026

Property Class	201 COMMERCIAL-IMPROVED
School District	ANN ARBOR PUBLIC SCHOOLS
Map #	No Data to Display
User Num Idx	3
User Alpha 1	291-17
User Alpha 3	501
Historical District	No
User Alpha 2	501

Unit	09 CITY OF ANN ARBOR
Assessed Value	\$264,500
Taxable Value	\$113,225
State Equalized Value	\$264,500
Date of Last Name Change	11/12/2020
Notes	Not Available
Census Block Group	No Data to Display
Exemption	No Data to Display

## Principal Residence Exemption Information

Effective Date	No Data to Display
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Principal Residence Exemption	June 1st	Final
2026	0.0000%	-
2025	0.0000%	0.0000%

## Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2025	\$158,700	\$158,700	\$110,249

## Land Information

Zoning Code	TC1
Land Value	\$528,919
Renaissance Zone	No
ECF Neighborhood	240 W Stadium & S Maple Commercial
Lot Dimensions/Comments	No Data to Display

Total Acres	0.560
Land Improvements	\$0
Renaissance Zone Expiration Date	No Data to Display

Mortgage Code	<i>No Data to Display</i>		
Neighborhood Enterprise Zone	No		
Lot(s)	Frontage	Depth	
Lot 1	83.00 ft	294.00 ft	

### Legal Description

LOT 28 BEDFORD BUTTNER COMMERCIAL SUBD

### Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>
Date Form Filed	<i>No Data to Display</i>
Date Created	<i>No Data to Display</i>
Acreage of Parent	0.00
Split Number	0
Parent Parcel	<i>No Data to Display</i>

Number of Splits Left	<i>Not Available</i>
Unallocated Div.s of Parent	0
Unallocated Div.s Transferred	0
Rights Were Transferred	No
Courtesy Split	No

### Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
08/05/2019	\$1.00	OTH	HIJAZI ALI	HIJAZI MUHAMMAD A & HIJAZI HADI A	21-NOT USED/OTHER	5318/321	
05/10/2013	\$1.00	OTH	BERRY MONA ELIZABETH	HIJAZI ALI	21-NOT USED/OTHER	4979/588	
11/15/2012	\$80,000.00	OTH	WASHTENAW COUNTY TREASURER	HIJAZI ALI	21-NOT USED/OTHER	4945/7	
04/10/2012	\$1.00	OTH	HARRISON MICHAEL	WASHTENAW COUNTY TREASURER	21-NOT USED/OTHER	4900/663	NOTICE OF JUDGMENT OF FORECLOS
05/09/1994	\$1.00	OTH	MICHIGAN ROBO WASH INC	VAUGHAN H WALDRON ESTATE	03-ARM'S LENGTH	2978:0694	
01/03/1994	\$1.00	OTH	VAUGHN H WALDRON ESTATE	HARRISON MICHAEL	21-NOT USED/OTHER	3167/372	

development.

## **2. D2 Downtown Interface District**

This district is intended to be an area of transition between the D1 and surrounding residential neighborhoods. This district is appropriate for medium density residential and mixed-use development.

### **C. Relationship to Downtown Character Overlay Zoning Districts**

The D1 and D2 downtown zoning districts shall be further regulated by the character overlay zoning districts in Section 5.14 . Unless otherwise specified in this chapter, regulations identified for both the downtown district and the applicable character overlay zoning district shall apply.

#### **5.12.7 C2B Business Service District**

This district is designed to provide for certain types of commercial activities that have functional and economic relationships to downtown core or downtown interface commercial district. In this district the customer may come to the particular establishment either by automobile or as an extension of downtown pedestrian shopping activity. Since there is little essential interdependence of activities, each establishment should have its own automobile parking area. Good traffic accessibility is essential to this district, particularly for trucks and other freight carriers. The uses permitted, because of their required contact with auto and truck traffic, would be incompatible in the downtown.

#### **5.12.8 C3 Fringe Commercial District**

This district is intended to provide for certain types of commercial activities that have characteristics in common. In this district, the customer usually comes directly to the particular establishment by automobile, making a separate stop for each errand. Comparison shopping activity is less than in the downtown area. Since there is little essential interdependence of activities, establishments can be dispersed over considerable areas with each establishment having its own automobile parking. Good automobile accessibility is essential to these districts. The uses permitted, because of their lack of intense pedestrian activity and their required contact with auto access would be incompatible in the downtown area.

#### **5.12.9 TC1 Transit Corridor**

##### **A. General Intent Statement**

This district is intended along existing transit corridors with regular fixed service provided by the Ann Arbor Area Transportation Authority primarily on established commercial and office sites, often with deep front setbacks, vast surface *parking lots* and lower *floor area ratios* than the previous zoning designation allowed. This district has been created to facilitate, encourage, and support redevelopment and infill development to realize mixed-use developments and achieve mixed-use corridors that support and sustain transit service as well as encourage affordable housing, enable more housing choices, more sustainable forms of development, with reduced resource and energy needs. Pedestrian-friendly designs are critically important in this district as all transit users of any mode begin and end their trips as pedestrians. Application of this district will further the goals expressed in all elements of the City's master plan, particularly the Sustainability Framework, the Land Use Element, the Climate Action Plan, and the

Comprehensive Transportation Plan.

### **B. Specific Purpose Statements**

When approving a petition to rezone a site from its current designation to TC1, the Planning Commission and City Council should consider the following specific purpose statements:

1. This district may replace the O, RE, ORL, C2B, C3, P, R5 and M1 districts. It should only replace other zoning designations in unique and rare instances where another zoning district is entirely surrounded by the specifically mentioned districts.
2. This district should be located proximate to a transit corridor, meaning a Street with existing fixed transit service. All areas of parcels zoned TC1 should be no more than ½ mile from a transit stop.

*Ordinance No. ORD-21-19, July 25, 2021.*

## **5.13 Nonresidential and Special Purpose Zoning Districts**

### **5.13.1 R5 Hotel District**

This district is intended to permit *hotels* and certain institutional housing uses that provide nursing care for convalescence from illness or special care for the elderly.

### **5.13.2 P Parking District**

This district is intended for off-street storage of noncommercial vehicles where no repair, sales, or services are rendered from the *parking lot*.

### **5.13.3 PL Public Land District**

This district is intended to classify publicly-owned uses and land and permit the normal principal and incidental uses required to carry out governmental functions and services.

### **5.13.4 RE Research District**

#### **A. Purpose Statement**

This district is intended for research facilities to serve the needs of commerce, industry, business, and education. The prime characteristics of this district are the low intensity of land coverage, campus-like developments, preservation of significant *natural features*, and the absence of nuisance factors such as excess noise, heat or glare, air pollution or waste water production.

#### **B. Special Standards**

All uses established in the RE district must comply with the following requirements:

1. *Outdoor storage* of equipment, goods, or materials is prohibited unless contained within a screened area shown on an approved site plan.
2. All automobile ingress and egress shall be screened from Residential Zoning Districts and no parking shall be allowed within a *required setback area* that abuts a Residential Zoning District.