

FOR SALE



CHACONAS GROUP
ANN ARBOR AREA

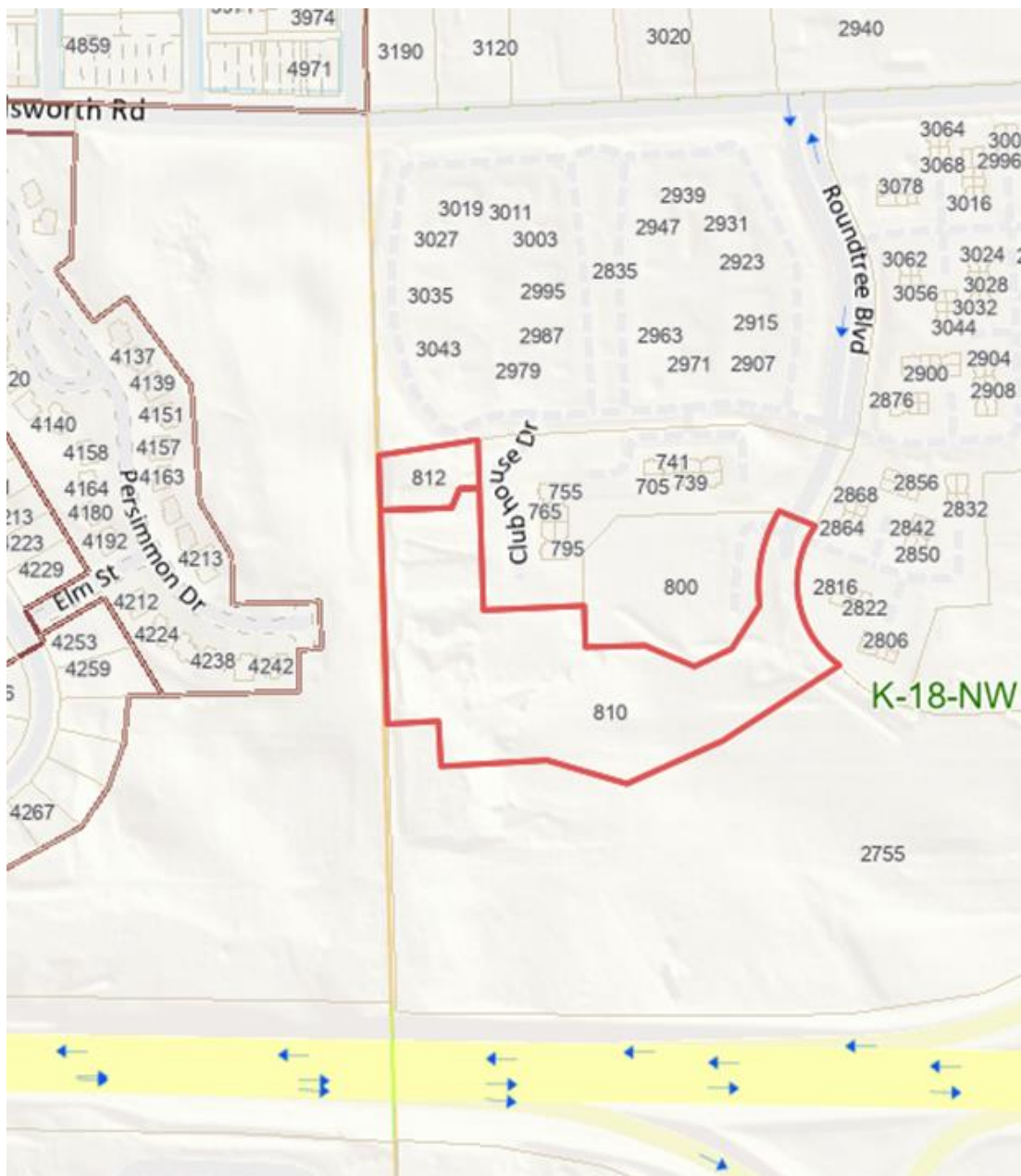


810 & 812 Roundtree Blvd. Ypsilanti, MI

2 Parcels of Vacant Land · 8.24 Total Acres

Colliers Ann Arbor
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PROPERTY HIGHLIGHTS

Two Parcels Equaling: 8.24 Acres

- 810 Roundtree Blvd: K -11-18-200-005 - 7.57 Acres
- 812 Roundtree Blvd: K -11-18-200-006 - 0.67 Acres
- Ypsilanti Township taxes
- Ypsilanti Community Schools
- Residential Multiple-Family, Medium Density Zoning (RM-MD)
- All Utilities Available
- Great Location Off E Ellsworth Road within the Roundtree Apartments Complex, and Roundtree Condos
- Minutes to Michigan Avenue, Washtenaw Ave, Stadium Blvd, and I-94, Close to Downtown Ypsilanti, Ann Arbor, and Surrounding Communities
- Nearby Eastern Michigan University, Washtenaw Community College, Concordia University, and the University of Michigan
- **Sales Price: \$850,000**



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RM-MD Zoning

Residential Districts Use Table

RM-LD to RM-MD

P = Permitted Use

SL-PC = Special Use Planning Commission Approval

SL-TB = Special Use Township Board Approval A = Accessory Use — = Not Permitted

Building Size

Construction or re-use of any building over 100,000 square feet	SL-TB
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Residential Uses

Detached single-family residential	P
Open Space Communities	—
Single-Family Residential Plat or Site Condominium	—
Two-family residential	P
Townhouses	P
Multiple-family dwelling units	P
Senior independent and assisted living	P
Convalescent and nursing homes	SL-TB
Mobile Home Parks	—

State-licensed residential child and adult care facilities

Adult/child family day care homes	P
Adult/child group day care homes	SL- PC
Adult/child day care center + preschools	SL- PC
Adult and child foster care family home	P
Adult foster care, small group home	SL- PC
Adult foster care, large group home	SL- PC
Adult foster care congregate facility	SL- PC
Child foster care family group home	SL- PC

Civic / Institutional

Publicly owned and operated libraries	P
Cemeteries	—
Houses of worship	P
Primary schools	—
Secondary schools	P
Colleges, universities, and other such institutions of higher learning	S

Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.	SL- PC
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Recreation

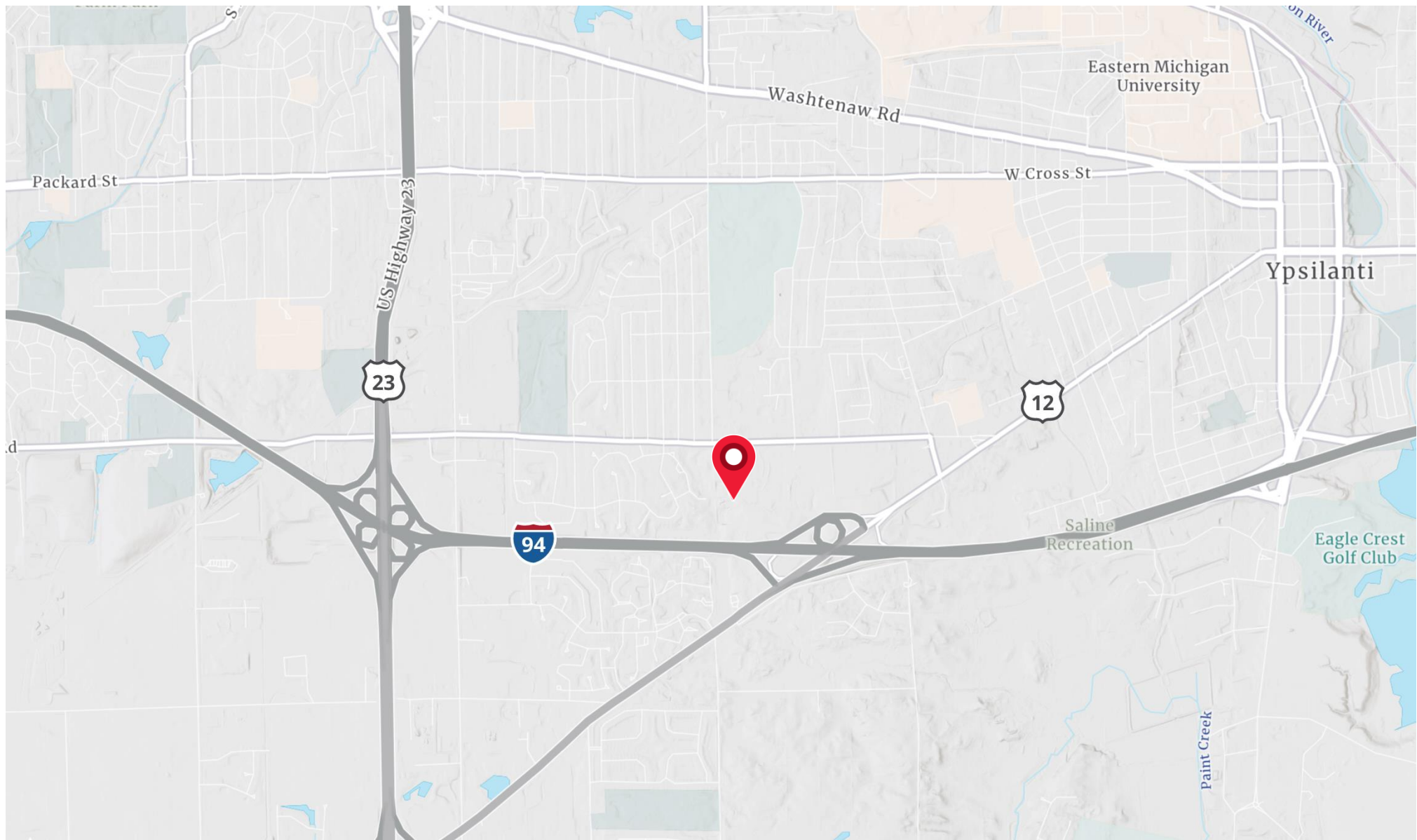
Parks, common greens, plazas, public gathering places, and open space	P
Golf courses	P
Institutional or community recreation centers and nonprofit swimming pool clubs	P
Community buildings for use by the tenants of the mobile home park as well as recreation areas and playgrounds	—
Private or public recreation vehicle campgrounds	—

ZONING USE TABLE

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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.

LOCATION MAP

2 Parcels of Vacant Land · 8.24 Total Acres



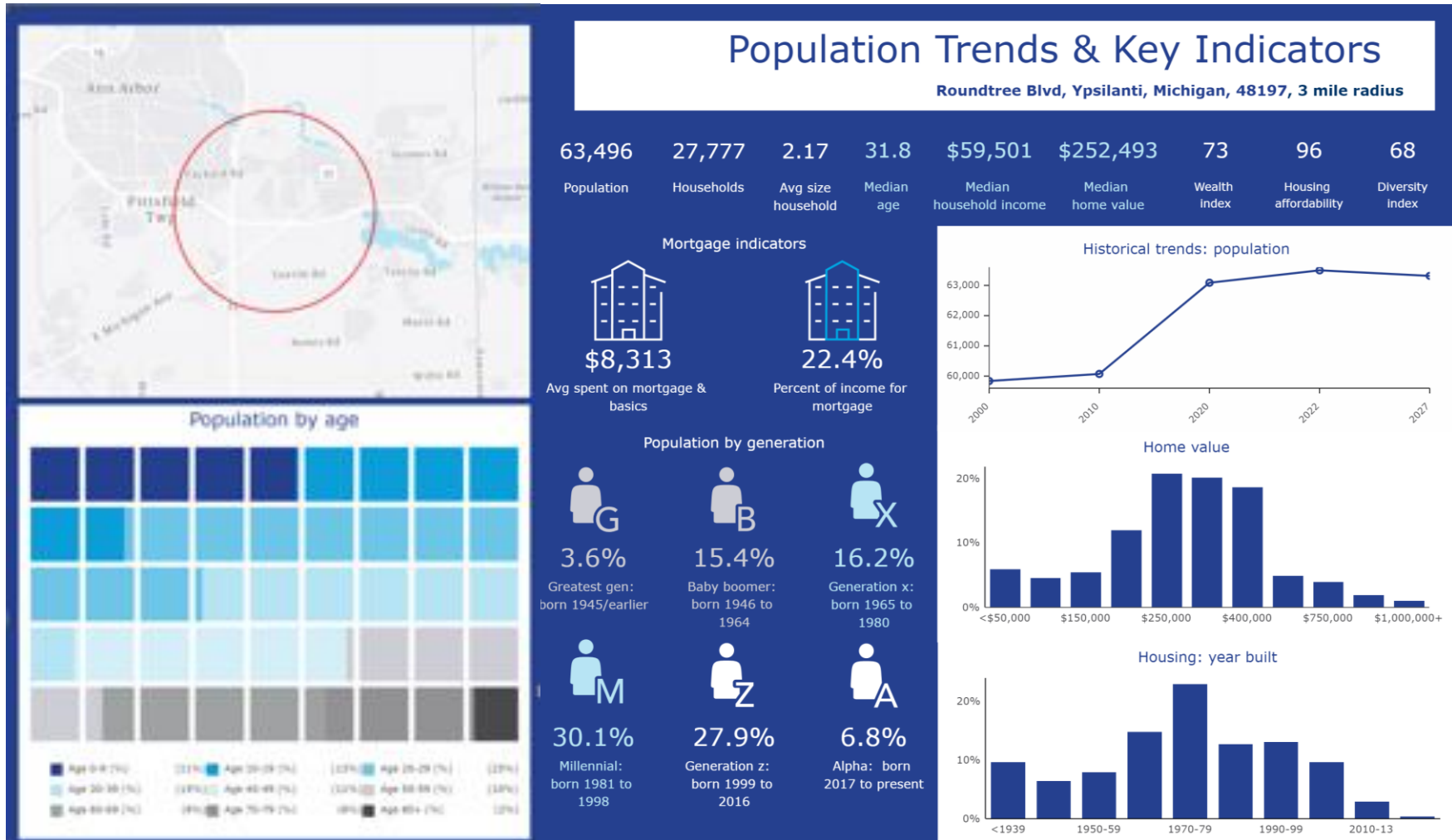
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DEMOGRAPHICS

2 Parcels of Vacant Land · 8.24 Total Acres



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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.

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