



1-94

Jackson Rd

5179 JACKSON ROAD, ANN ARBOR, MI 48103

DAN STEWART, CCIM

JOHN GARDNER

MATTHIAS RHEIN

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PROPERTY SUMMARY

5179 JACKSON ROAD

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ANN ARBOR, MI 48103

OFFERING SUMMARY

SALE PRICE:	\$750,000
LOT SIZE:	18.4 Acres
USABLE ACRES:	3.75 Acres
UTILITIES:	On Site
ZONING:	C-4

PROPERTY SUMMARY

5179 and 5177 Jackson Road is a prime industrial property with immense potential for business owners or investors. This impressive site is zoned C-4, offering limitless possibilities for commercial and industrial development including outdoor storage. The west side of Ann Arbor provides access to a robust business community, intrastate commercial corridors, and the best demographic growth in the state of Michigan. The large site boasts ample space for expansion and development and an opportunity to establish a presence with a relatively low cost to entry.



PROPERTY HIGHLIGHTS

- Zoned C-4
- Prime industrial property
- Utilities already on-site
- 20,000 daily traffic count
- Ample space for expansion
- Highly sought-after location
- Strategic zoning for versatile use
- Access to thriving and growing submarket
- Robust business community
- Institutional anchors nearby



Exceptional Trade Area



Only Undeveloped C-4 Property in Scio Township



Rare Outdoor Storage Use

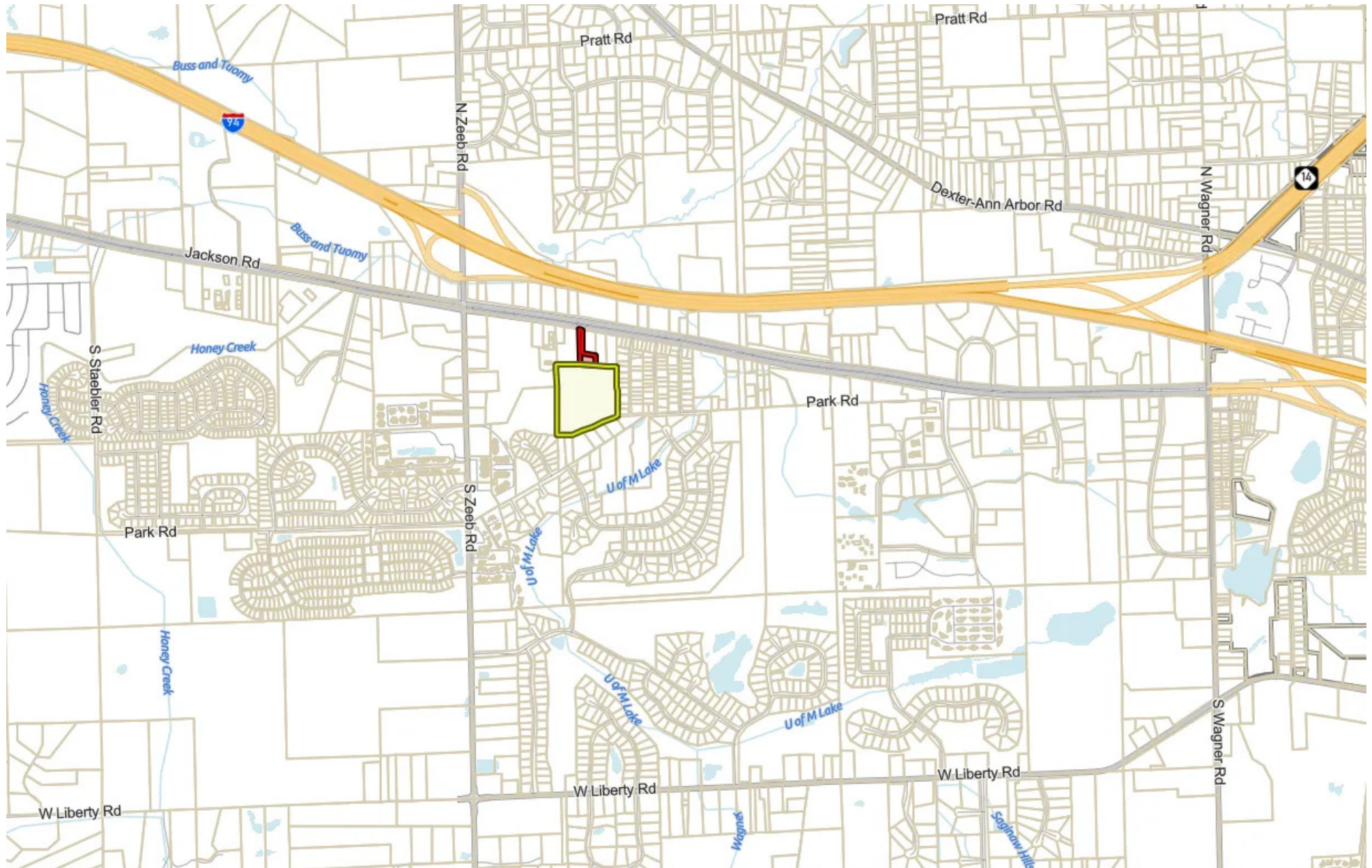
PARCEL VIEW



AERIAL VIEW



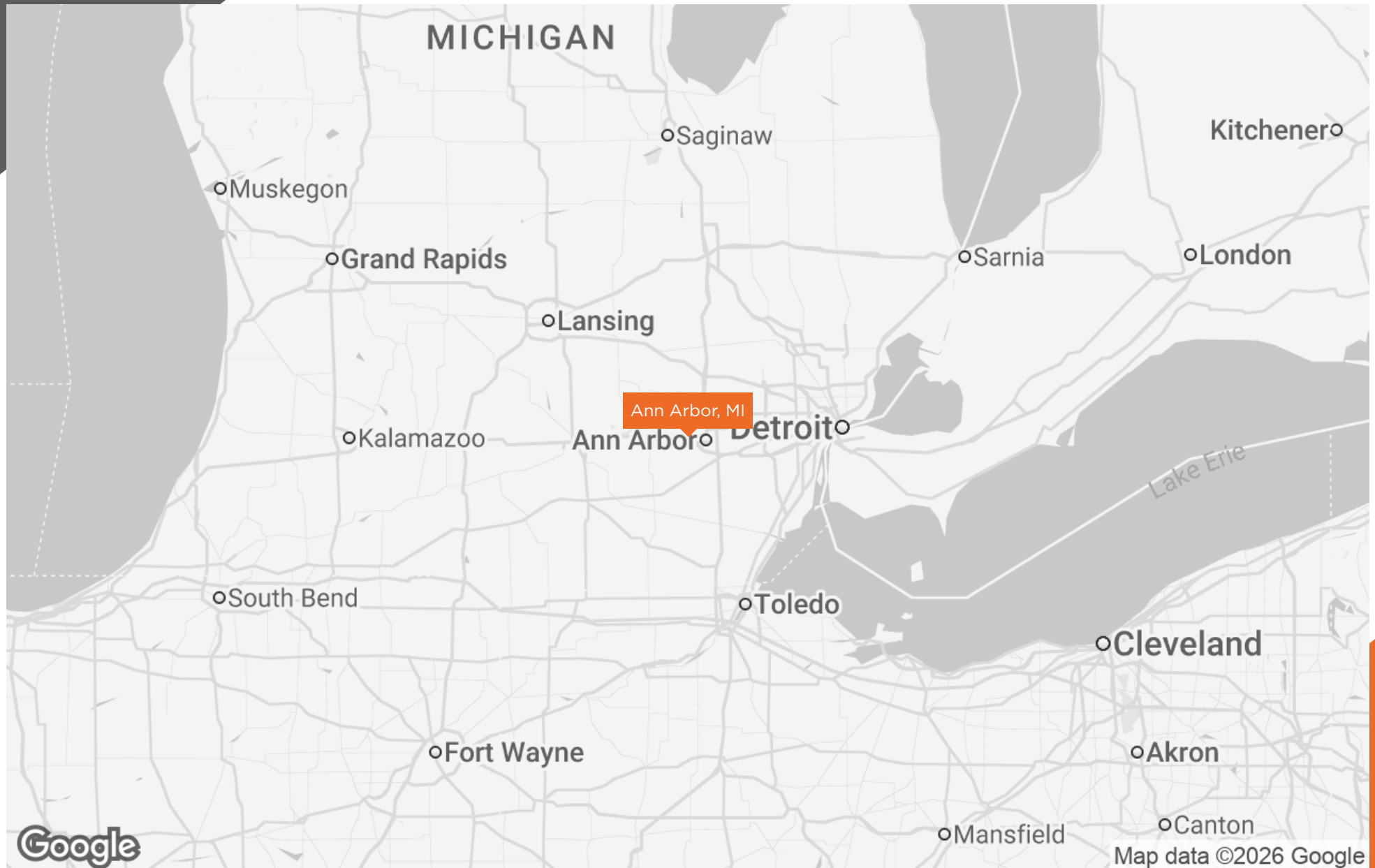
PARCEL MAP



RETAILER MAP



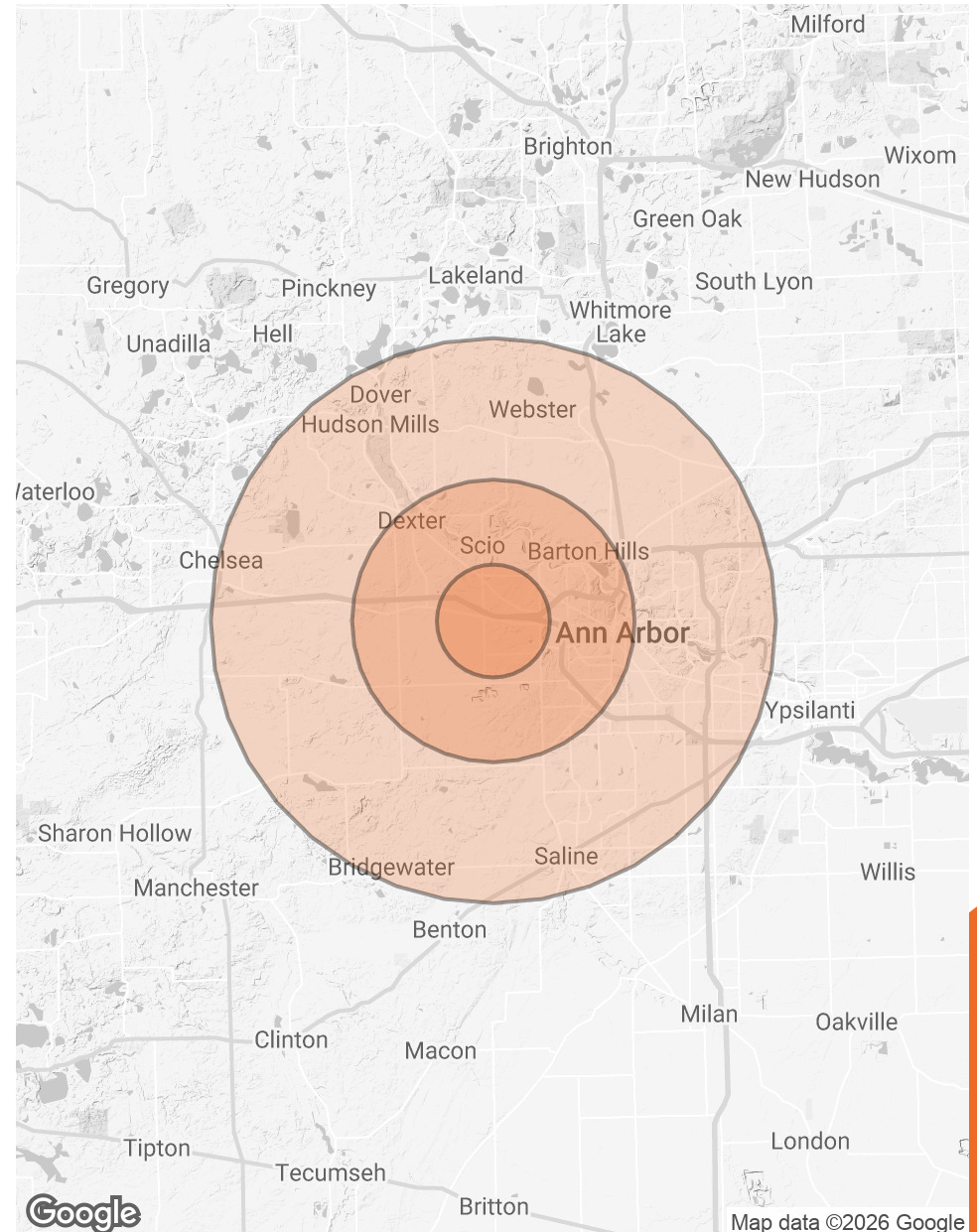
REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	10,121	70,325	232,681
AVERAGE AGE	41	41	39
AVERAGE AGE (MALE)	40	40	38
AVERAGE AGE (FEMALE)	42	41	40
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,968	30,165	95,248
# OF PERSONS PER HH	2.6	2.3	2.4
AVERAGE HH INCOME	\$160,312	\$152,211	\$131,079
AVERAGE HOUSE VALUE	\$444,082	\$535,091	\$484,449

2020 American Community Survey (ACS)





DAN STEWART, CCIM

Managing Director

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MI #6502361450

PROFESSIONAL BACKGROUND

Dan Stewart, CCIM serves as Managing Director for SVN |Stewart Commercial Group, LLC in Ann Arbor, Michigan. Stewart has more than 20 years of commercial real estate brokerage experience and specializes in representing both owners and buyers in the sale and acquisition of single tenant net leased retail, multifamily, multi-tenant retail, industrial and office property throughout Michigan and the United States.

Stewart previously was an owner and President of Michigan Commercial Realty, a full-service commercial brokerage based in Ann Arbor, MI. He has an extensive network of owners, investors, brokers, and lenders which he relies upon in each transaction. Stewart has successful sale and leasing experience in all commercial property types and has represented public and private entities, international corporations, and high net worth individuals.

Stewart earned his Certified Commercial Investment Member (CCIM) designation in 2006. He is a licensed real estate broker in the state of Michigan and is a member of the National Association of Realtors (NAR), Michigan Association of Realtors (MAR), Michigan Commercial Board of Realtors (CBOR), and the Michigan CCIM Chapter. He is also a member of the International Council of Shopping Centers (ICSC) and serves on the SVN National Apartment and Single Tenant Investment Team.

Prior to entering the commercial real estate field, Stewart enjoyed a long and successful career in the energy industry. He was one of the founding partners of NESI Energy Marketing, a non-regulated natural gas marketing and trading subsidiary of NiSource, Inc., a fortune 500 company. Stewart's firm grew to \$1 billion in revenue and he and his partners sold their interest in the company to a large utility holding company in 1999.

Stewart is a graduate of Michigan State University's Broad College of Business with a BA in Marketing. He is married with two children and resides in Ann Arbor, MI.

EDUCATION

Bachelor of Arts degree in Marketing from Michigan State University's Broad College of Business.



MATTHIAS RHEIN

Associate Advisor

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PROFESSIONAL BACKGROUND

Matthias Rhein is an associate advisor at SVN | Stewart Commercial Group in Ann Arbor. Prior to joining the team, Rhein was an associate at a vertically-integrated \$2B AUM real estate investment and management firm in Austin, Texas, where he was involved in the acquisition of over \$75M of real estate. He was eventually promoted to a director level, spearheading business development, marketing, and capital raising for the company. He also served in a fractional capacity for a blockchain-powered real estate investment platform and a cybersecurity compliance company. At SVN, he specializes in industrial outdoor storage (IOS) properties in the greater Southeast Michigan area.

Rhein graduated from Hillsdale College in 2023 with a Bachelor of Arts degree in English. He currently resides in Whitmore Lake, MI.

EDUCATION

B.A. English, Magna Cum Laude | Hillsdale College

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