

SIGNATURE ASSOCIATES
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LAND For Sale

Location:	1350 James L. Hart Parkway
Side of Street:	North
Lot Number:	#21
City:	Ypsilanti/Twp., MI
Build-to-Suit:	Industrial, Lt. Industrial
Park Name:	Washtenaw Business Park
Cross Streets:	S. of I-94; W. of Huron Street
County:	Washtenaw

Acreage:	6.56	**Improvements:**	N/A
Zoning:	I-1, Lt. Industrial	**Dimensions:**	

UTILITIES

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

ADJACENT LAND

North:		**East:**	
South:		**West:**	

PRICING INFORMATION

Asking Price:	$428,630.40		
Per Acre:	$65,340.00	**Parcel #:**	K-11-17-363-021
Per SqFt :	$1.50	**Assessor Number:**	N/A
Terms:	Cash	**Taxes:**	$16,320.85 (2024)

TRAFFIC INFORMATION

Yr:	2025	**Count:**	31,949	Huron St. N. of I-94
Yr:	2025	**Count:**	28,975	Huron St. S. of I-94
Yr:	2025	**Count:**	105,613	I-94 E. of Huron St
Yr:	2025	**Count:**	109,364	I-94 W. of Huron St.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	3,658	$33,959
3 Mile Radius	75,034	$73,477
5 Mile Radius	130,464	$78,219

Comments: Quick easy expressway access via I-94 and Huron Street interchange.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

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