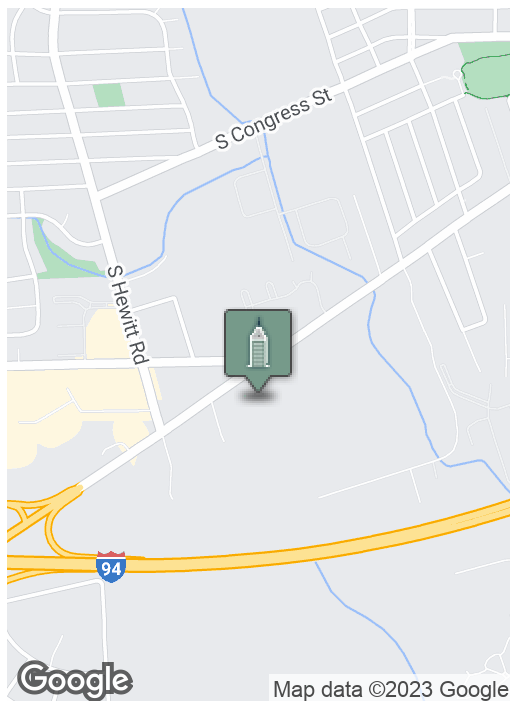


Vacant Land - Regional/Mixed Use Corridor

1879 W MICHIGAN AVE, YPSILANTI, MI 48197



FOR SALE



SUMMARY

Sale Price:	\$375,000
Lot Size:	18.8 Acres
Zoning:	MICHIGAN AVE. FORM BASED CODE DISTRICT REGULATING PLAN

PROPERTY OVERVIEW

Ypsilanti Township recently updated its Master Plan and this property is centrally located in the Regional/Mixed Use Corridor of the newly formed Michigan Avenue Form Based Code District Plan.

The Michigan Ave. Regional/Mixed Use Corridor -Site Type D permitted use groups include Misc. Residential/Related Uses, Office/Institutional, Retail, Entertainment and Services and Light Industrial. Special use groups include Other Misc. and Automotive.

This is a unique development opportunity.

***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Tony Caprarese

734.904.3521

TONYCAP@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

Land For Sale - Regional/Mixed Use Corridor

1879 W MICHIGAN AVE, YPSILANTI, MI 48197



**Parcel
Aerial**



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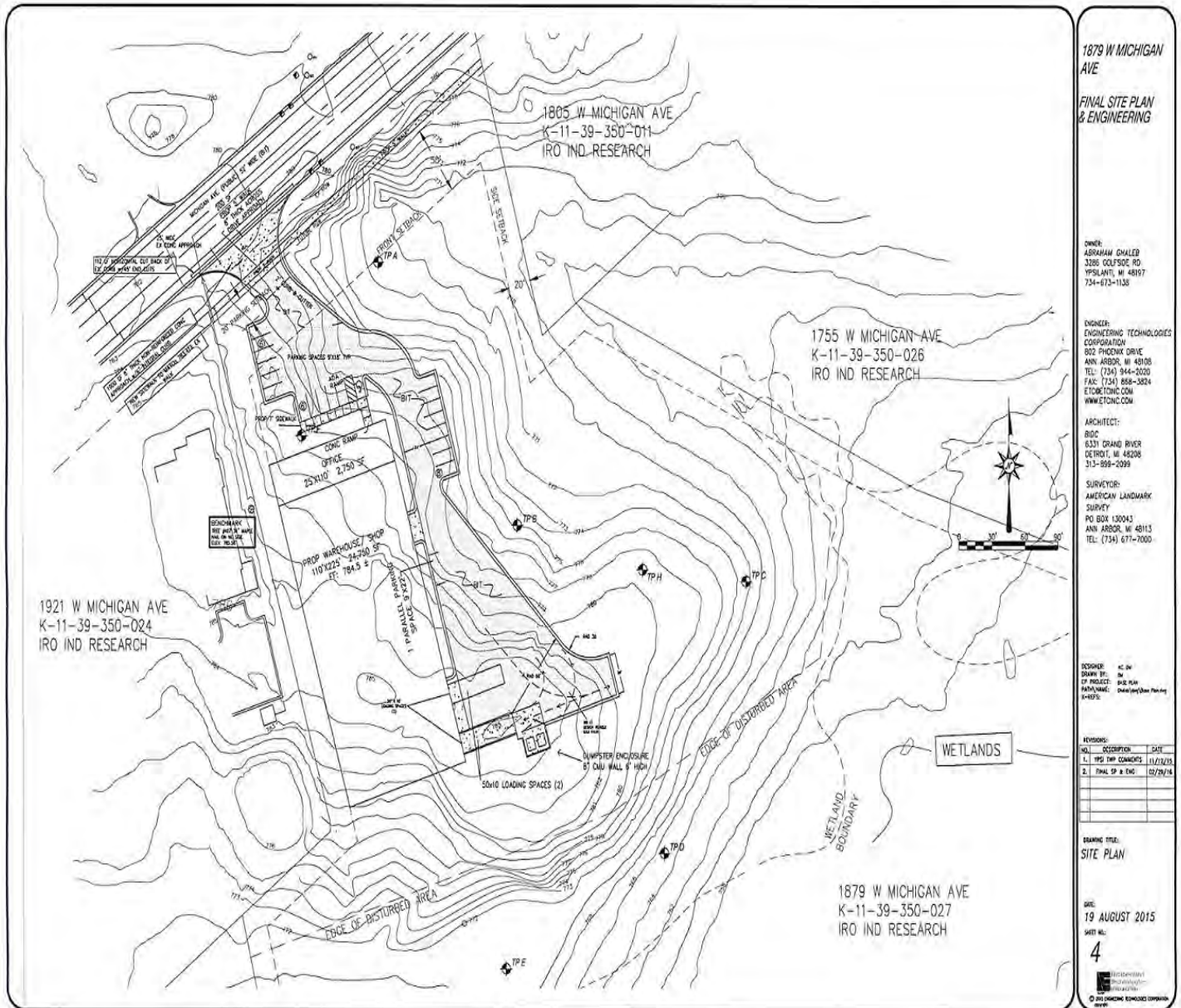
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Land For Sale - Regional/Mixed Use Corridor

1879 W MICHIGAN AVE, YPSILANTI, MI 48197



1879 W Michigan Ave Former Project Site Plan & Engineering

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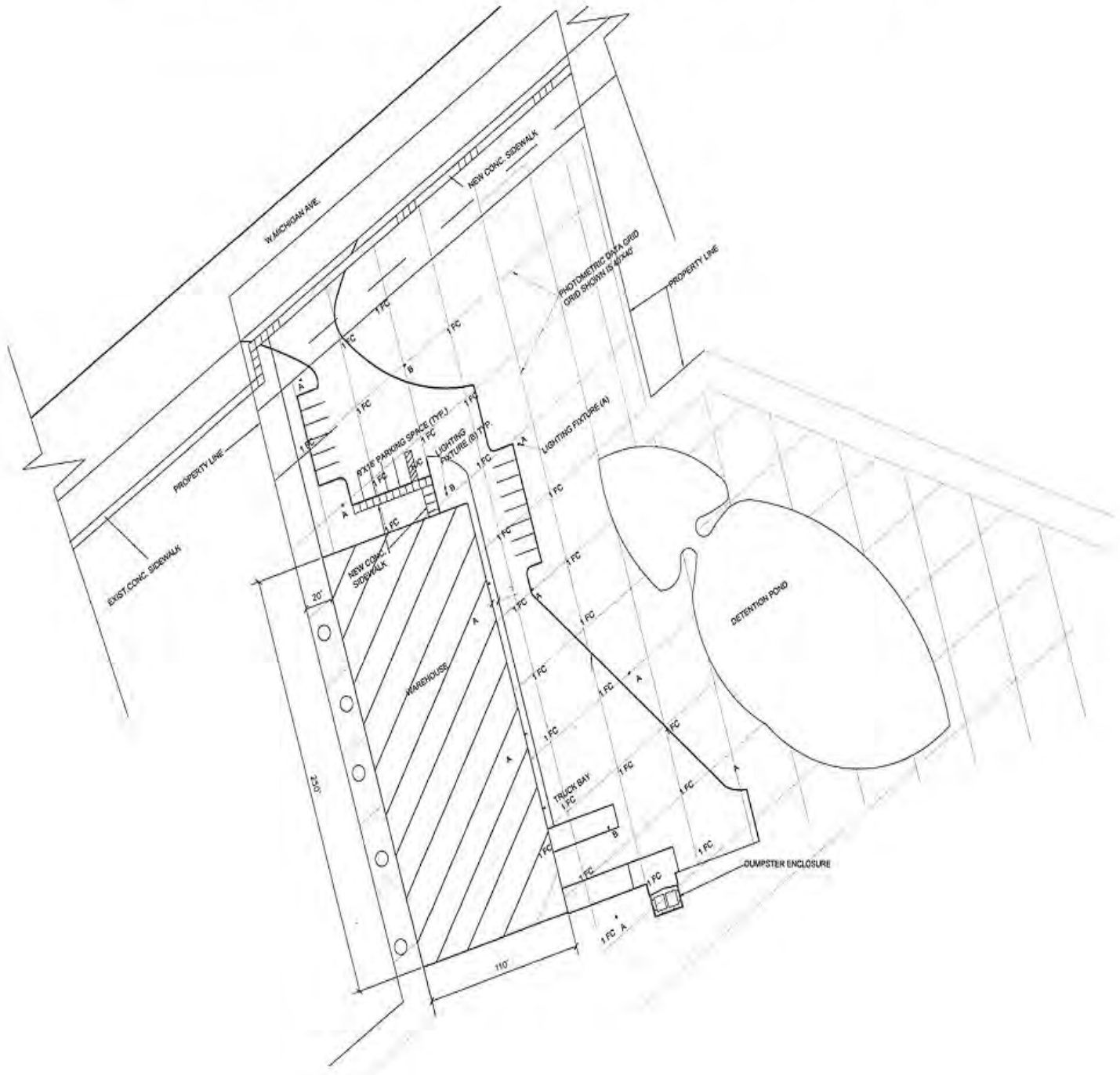
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Land For Sale - Regional/Mixed Use Corridor

1879 W MICHIGAN AVE, YPSILANTI, MI 48197



1879 W. MICHIGAN AVE. - BUILDING ENVELOPE & STORM DETENTION



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Land For Sale - Regional/Mixed Use Corridor

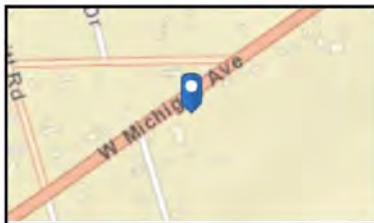
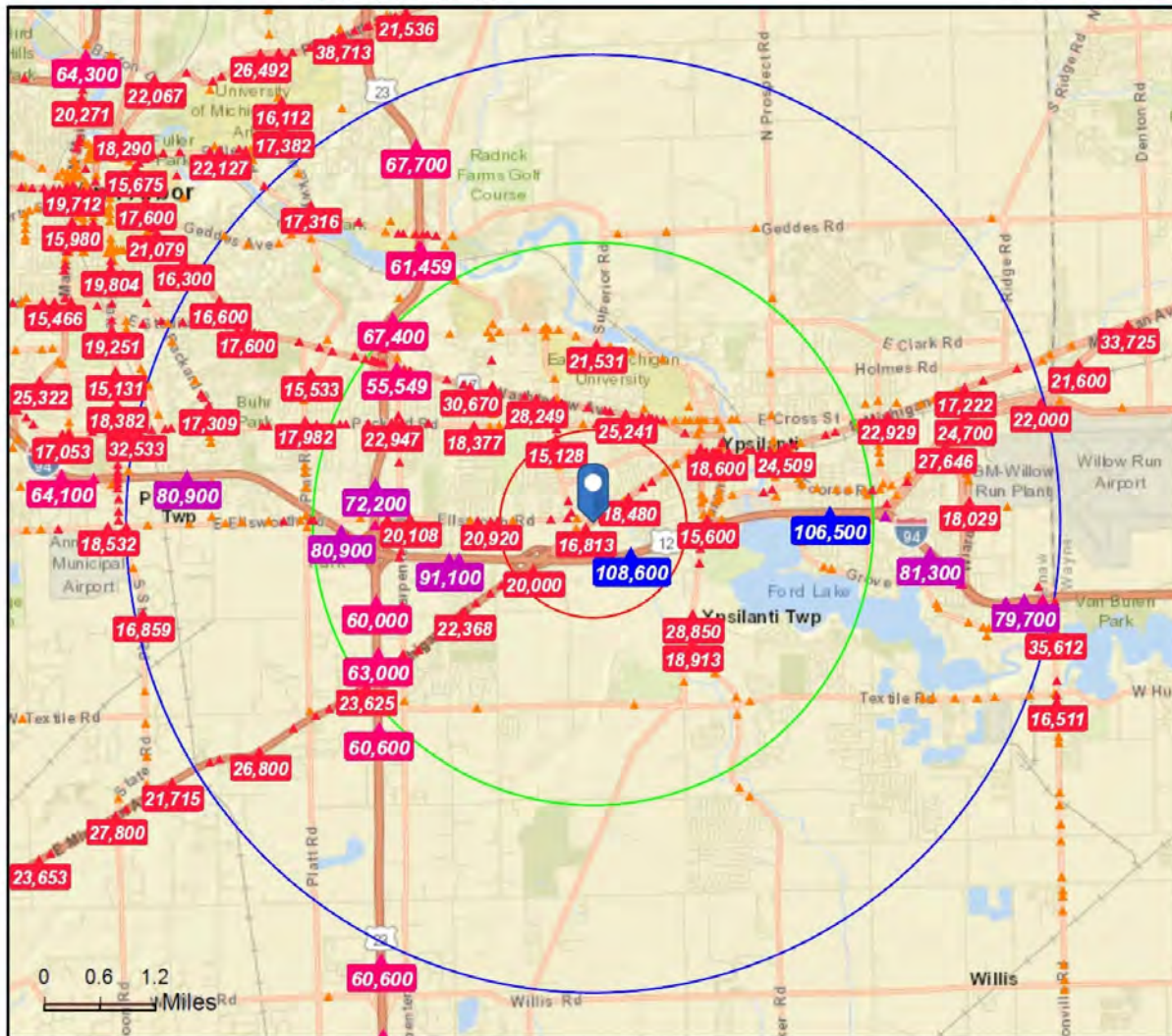
1879 W MICHIGAN AVE, YPSILANTI, MI 48197



Traffic Count Map

1859-1999 W Michigan Ave
1859-1999 W Michigan Ave, Ypsilanti, Michigan, 48197
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.22975
Longitude: -83.63992



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



**Building
relationships.**

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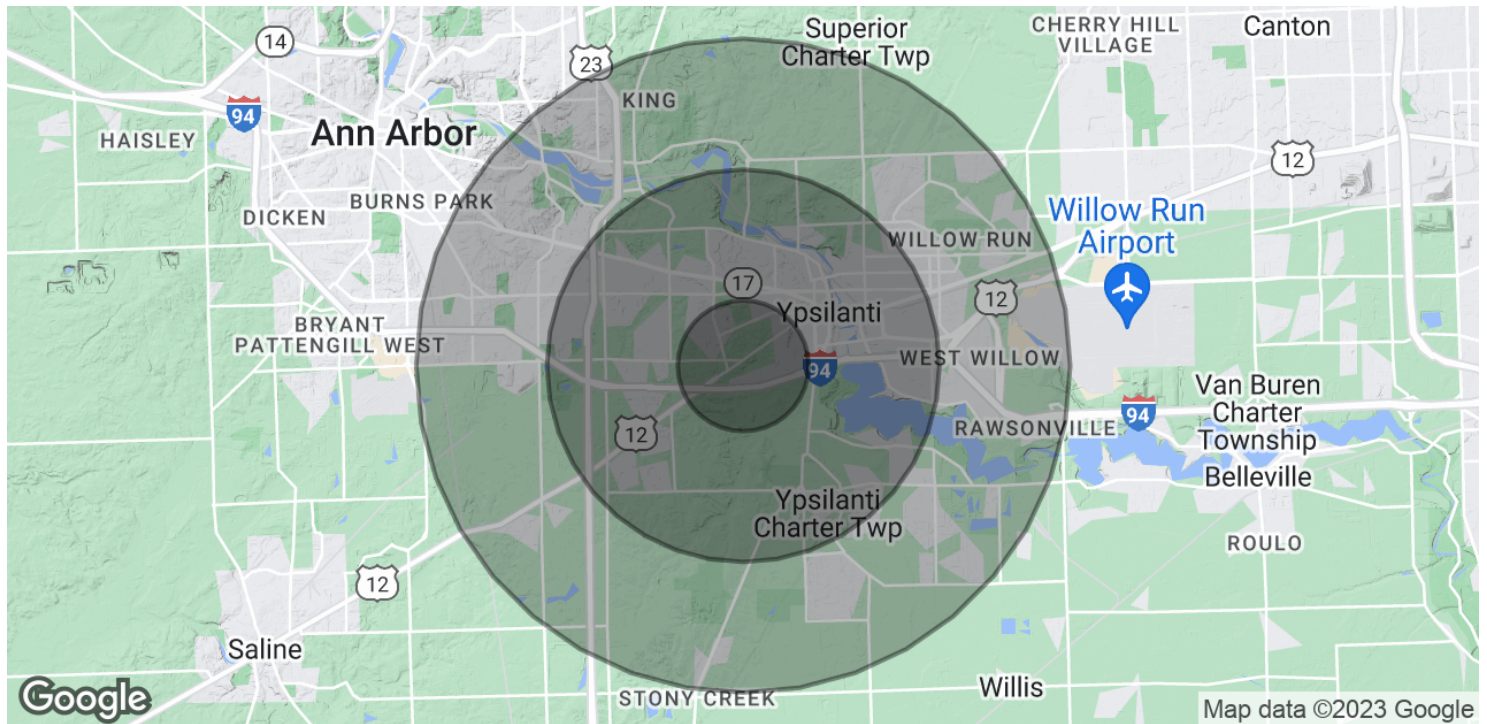
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Land For Sale - Regional/Mixed Use Corridor

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,047	63,786	132,735
Average Age	31.9	31.2	33.2
Average Age (Male)	29.0	30.5	32.7
Average Age (Female)	35.6	32.5	34.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,884	26,447	54,362
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$46,628	\$53,776	\$64,001
Average House Value	\$185,890	\$185,988	\$207,657

* Demographic data derived from 2020 ACS - US Census

***Building
relationships.***

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