



FOR SALE



SUMMARY

Sale Price:	\$250,000
Lot Size:	1.4 Acres
Zoning (Ypsilanti Twp):	R-2 - Future Planned for Neighborhood Mixed Use Corridor
Traffic Count:	21,775 VPD at Whittaker Road 10,000 VPD at Stony Creek
2023 Assessed Value:	\$332,100
2023 Taxes:	\$2,726.36

PROPERTY OVERVIEW

Commercial development property located on the busy Stony Creek and Whittaker Road roundabout. Corner property has frontage with high visibility and access off Dean Drive. Lot is wooded. Slopes to the back.

Adjacent to Paint Creek Shopping Center and across the roundabout from CVS. South of I-94, Ford Lake and Ypsilanti. Growing commercial and retail area around Ford Lake and Ypsilanti Township neighborhoods.

Building relationships.

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

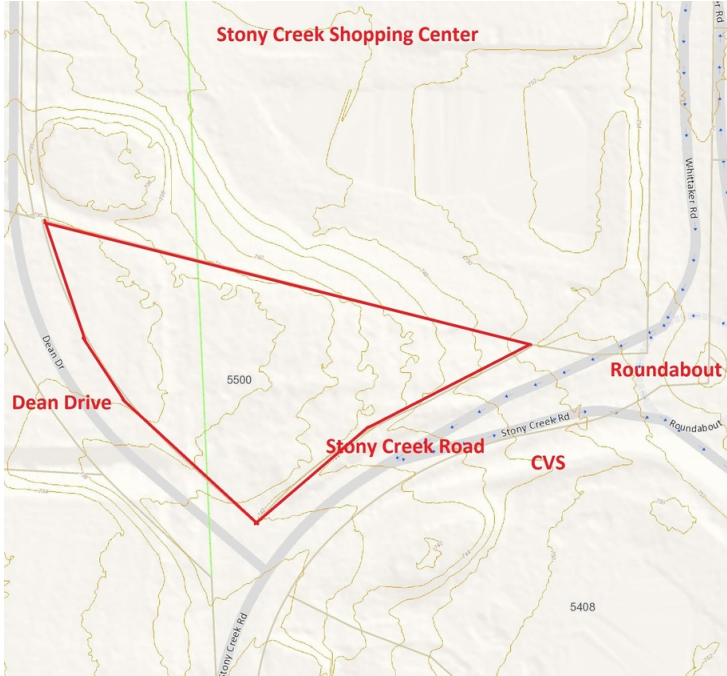
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Commercial Corner | Development Land for Sale

5500 STONY CREEK, YPSILANTI, MI 48197



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Traffic Count Map - Close Up



- 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

LOCATION DESCRIPTION

Located on the west side of the Stony Creek and Whittaker Road roundabout. South of I-94 and Ford Lake. Easy access to Ann Arbor, Ypsilanti and Belleville communities via I-94 and US-23.

Ypsilanti Township (Y-Town), located east of Ann Arbor, is the largest township in Washtenaw County and the seventh largest in the State of Michigan. Y-Town has over 53,000 residents and spans 32 square miles with close proximity to Detroit, Detroit Metropolitan and Willow Run Airports, Eastern Michigan University, and the University of Michigan. Y-Town has partnered with the Michigan Economic Development Corporation, Ann Arbor SPARK, Michigan Small Business Development Center and the Ann Arbor/Ypsilanti Regional Chamber of Commerce, to guide our community in economic development and community growth. We have the benefit of sharing the community vibe, recreation, culinary and arts scene of the City of Ypsilanti as well as Ann Arbor as a progressive, vibrant and growing area.

TAX ID: K-11-20-100-003

LEGAL DESCRIPTION

COM AT THE W 1/4 SECTION 21, TH N 01-39-27 W 298.04 FT FOR POB; TH S 45-58-21 E 59.98 FT; TH ON CURVE TO THE RIGHT, RADIUS 301.06 FT, ARC ANGLE OF 7-34-53, CHORD BEARING N 42-47-00 E 39.84 FT; TH ALONG A CURVE TO THE RIGHT, RADIUS 434.38, ARC ANGLE OF 21-16-09, CHORD BEARING N 57-12-04 E, 161.25 FT; TH N 88-35-54 E 283.97 FT; TH N 74-51-50 W 1224.75 FT; TH N 88-32-17 W 444.22 FT; TH S 03-05-44 E 983.88 FT; TH S 88-32-40 E 444.24 FT; TH N 03-06-15 W 629.64 FT; TH S 85-58-08 E 676.07 FT TO THE POB. BEING A PART OF THE EAST 1/2 OF SEC 20 AND A PART OF THE NW 1/4 OF SEC 21, T3S-R7E, YPSI TWP, WASH CTY, MI. CONT 15.50 ACRES, SUBJ TO THE RIGHT OF THE PUBLIC OVER THAT PORTION OF STONY CREEK RD AND WHITTAKER RD AS OCCUPIED. [02/04/2005]

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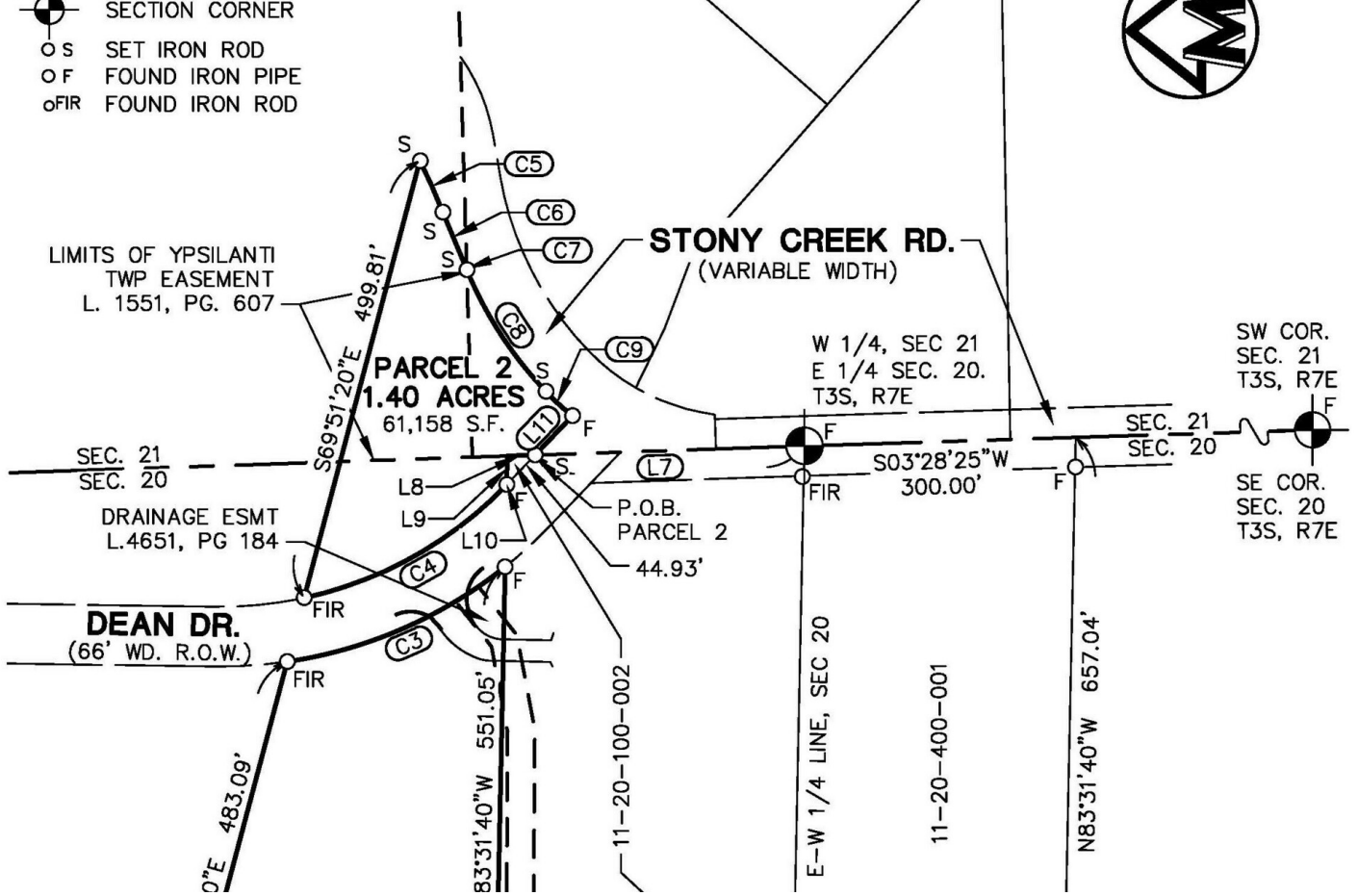


CERTIFIED SURVEY - PROPOSED PARCELS

PROPOSED LAND DIVISION SURVEY OF A PARCEL OF LAND IN THE E 1/2 OF SECTION 20 AND W 1/2 OF SECTION 21, T3S, R7E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

LEGEND

- SECTION CORNER
- SET IRON ROD
- FOUND IRON PIPE
- FOUND IRON ROD



Building relationships.

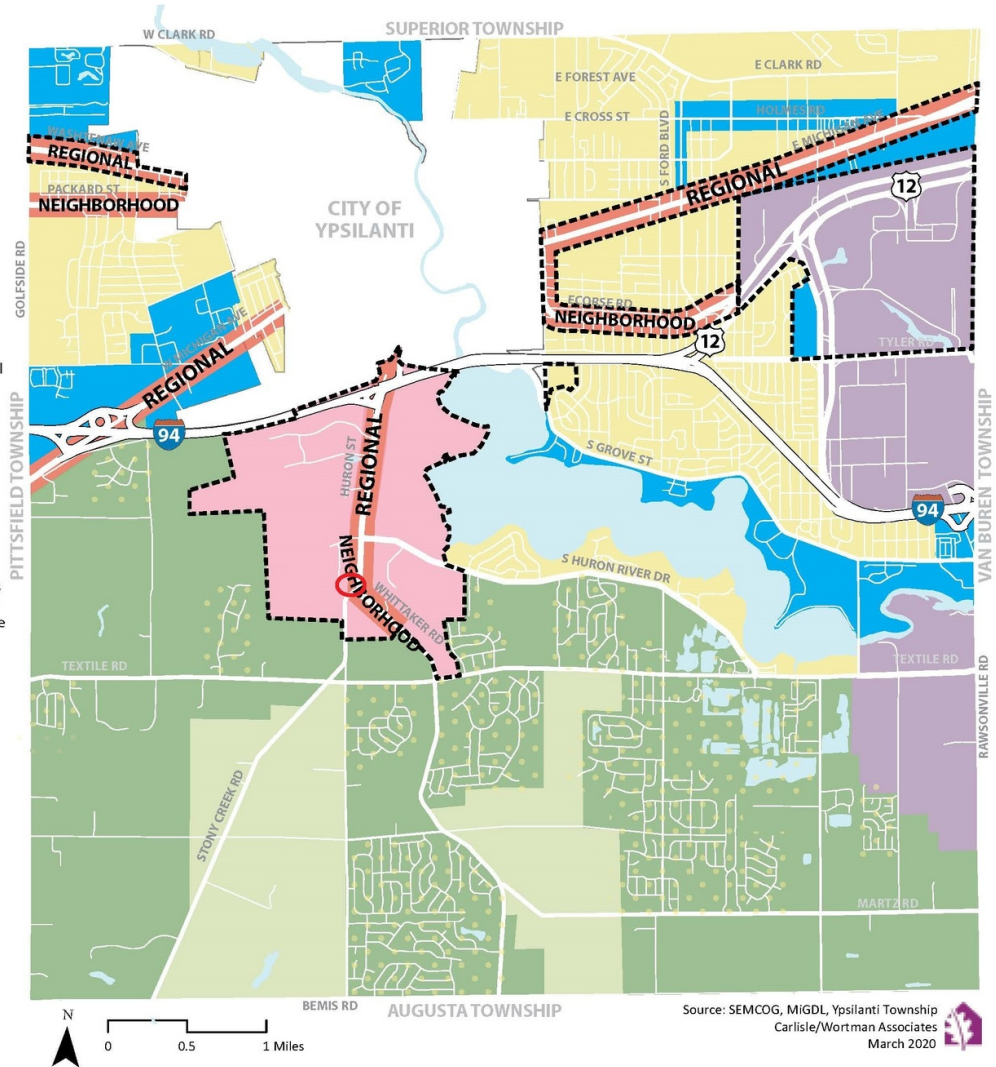


Ypsilanti Township
2040 Master Plan

FUTURE LAND USE MAP

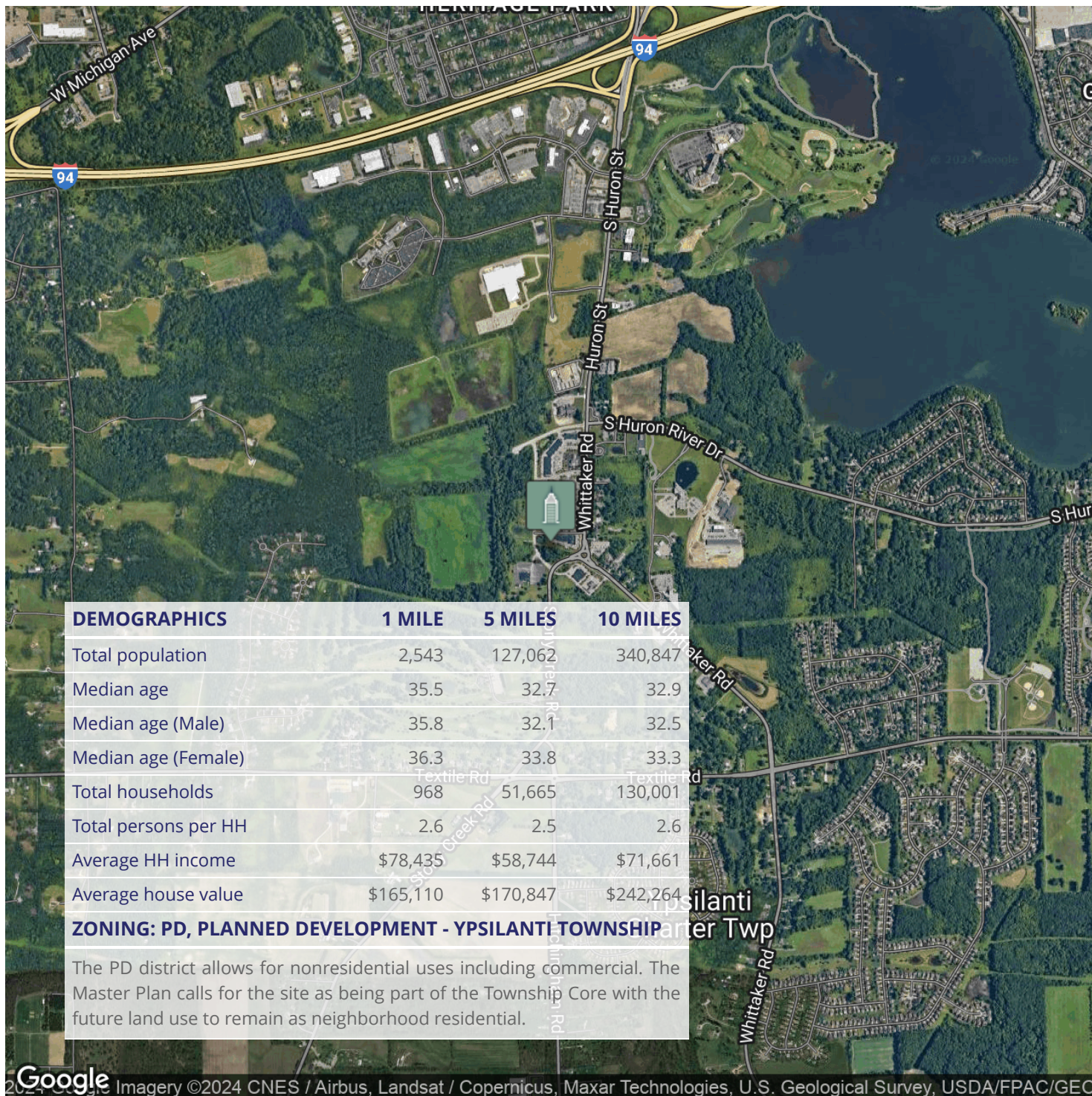
Ypsilanti Township, Washtenaw County

- NEIGHBORHOOD PRESERVATION:**
Neighborhood Preservation areas are established residential neighborhoods primarily north of Ford Lake and I-94. The intent is to preserve and strengthen the neighborhoods through investment, rehabilitation and infill.
- INNOVATION & EMPLOYMENT DISTRICT:**
The Innovation and Employment District is intended to be the major employment area of the township. The area is targeted for companies at the cutting edge of innovation with a combination of technology, office, craft manufacturing or light industrial uses.
- OPEN SPACE, NEIGHBORHOOD PRESERVATION, & CLUSTER DEVELOPMENT:**
Open Space, Neighborhood Preservation, and Cluster Neighborhood areas are in the southern part of the township. These areas can accommodate smaller scale specialized agricultural uses and low density/cluster single-family residential while preserving open spaces, natural features and existing neighborhoods.
- AGRICULTURAL PRESERVATION:**
Agriculture Preservation is clustered in the south-central portion of the township, where farming operations are active. The category conserves agricultural lands for small, medium and larger farms, and provides stability for the agricultural economy while creating a sense of place.
- NEIGHBORHOOD TRANSITION DISTRICTS:**
Neighborhood transition districts are multiple family housing, commercial and office uses, but can include single-family homes and institutional/civic uses and spaces. Uses shall be compatible with the existing areas and respect adjacent neighborhoods. The district is intended to serve as a sensible transition from Neighborhood Preservation Areas to more intense uses.
- TOWNSHIP CORE:**
The Township Core is intended to be the central core of the township. It includes the governmental center of the township with the Civic Center, County Courthouse, and the district library. Huron Street and the immediately surrounding area is meant to host a mix of uses from multiple-family residential to commercial to light industrial.
- MIXED USE CORRIDORS:**
Mixed Use Corridors are developed transportation arteries, with a mixture of residential, commercial, office and employment uses. The intent is to improve the function, investment value and aesthetics of corridor. There are two types of Mixed Use Corridors: Neighborhood and Regional.
- SPECIAL AREA PLANS:**
These areas have special area plans either in this document or recently adopted by Ypsilanti Township.
- EXISTING NEIGHBORHOODS:**
The intent is to preserve and strengthen these neighborhoods through investment, maintenance and preservation of surrounding open space.



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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	2,543	127,062	340,847
Median age	35.5	32.7	32.9
Median age (Male)	35.8	32.1	32.5
Median age (Female)	36.3	33.8	33.3
Total households	968	51,665	130,001
Total persons per HH	2.6	2.5	2.6
Average HH income	\$78,435	\$58,744	\$71,661
Average house value	\$165,110	\$170,847	\$242,264

ZONING: PD, PLANNED DEVELOPMENT - YPSILANTI TOWNSHIP

The PD district allows for nonresidential uses including commercial. The Master Plan calls for the site as being part of the Township Core with the future land use to remain as neighborhood residential.

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