

Industrial Land for Sale - Ypsilanti Twp

2237 PARKWOOD AVE, YPSILANTI, MI 48198



FOR SALE



SUMMARY

Sale Price:	\$900,000
Lot Size:	24.92 Acres
Zoning:	I-T (Innovation - Technology District)
Parcel #:	K-11-11-100-006 K-11-02-481-007
2024 Taxes:	\$5,133

PROPERTY HIGHLIGHTS

- Ypsilanti Township
- I-T zoning allows for light industrial, technology, office, and craft manufacturing
- Conveniently located north and east of US-12 with easy access to I-94
- Located 15 miles to Detroit Metropolitan Airport (DTW), and adjacent to Willow Run Airport
- 2,508 feet deep
- 272' frontage on Parkwood

Building relationships.

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

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2237 PARKWOOD AVE, YPSILANTI, MI 48198



PROPERTY DESCRIPTION

24.92 Acres in Ypsilanti Township

Property Overview:

Location: North and east of US-12 fronting on Parkwood Avenue (formerly M-17) with easy access to I-94

Zoning: I-T (Industrial Technology) – Ideal for technology, office, craft manufacturing, and light industrial uses

Lot Dimensions: 2,508 feet deep with 438 feet of frontage on Ohio Street and 272 feet of frontage on Parkwood Avenue

Area Features:

Adjacent to Airport Industrial Park

Close proximity to Willow Run Plant and Willow Run Airport
15 miles to Detroit Metropolitan Airport (DTW)

Surrounded by established industrial and technology hubs

Parcel Details:

Size: 24.92 Acres

Parcel IDs: K-11-11-100-006 / K-11-02-481-007

Taxes (2024): \$5,133

Highlights:

Strategic location with excellent highway visibility and accessibility

Versatile zoning allows for a wide range of industrial and commercial uses

Significant development potential in a thriving industrial corridor

Located in Ypsilanti Township, a growing area with robust infrastructure and business-friendly policies

This expansive property offers the perfect opportunity for businesses seeking space to grow or for developers looking

**Building
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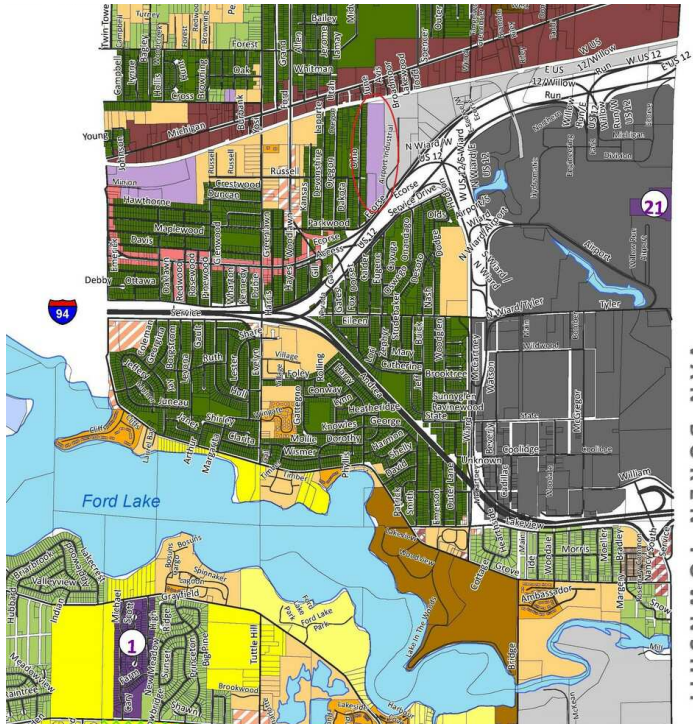
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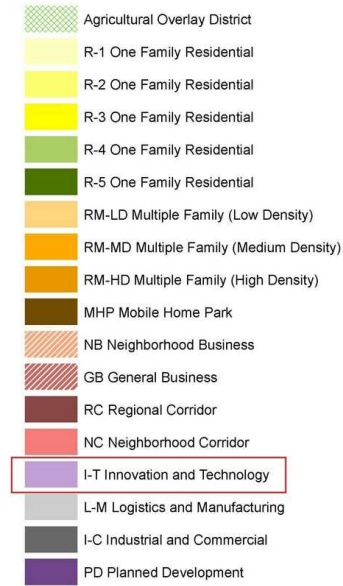
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7200 South Huron River Drive
Ypsilanti, Michigan 48197

Adopted: February 15, 2022



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:

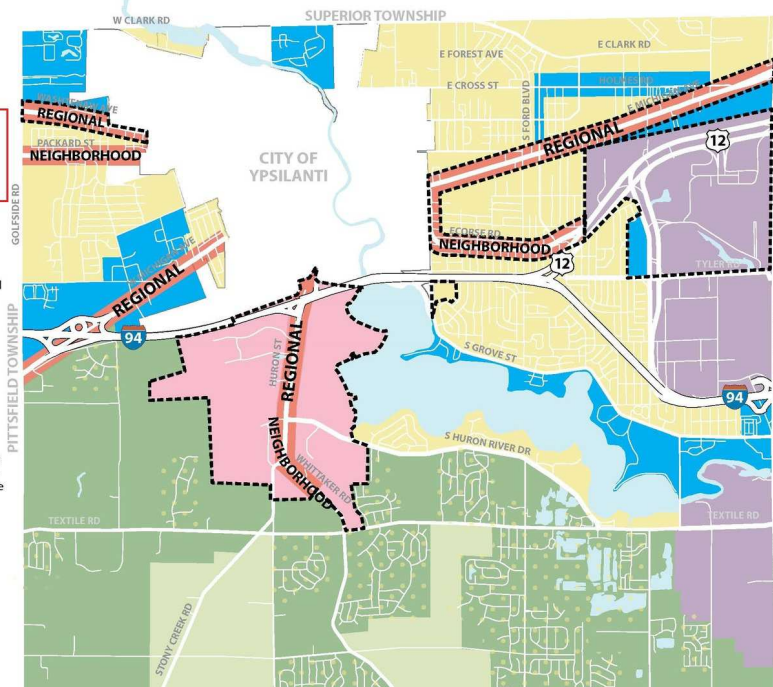
Neighborhood transition districts are multiple family housing, commercial and office uses, but can include single-family homes and institutional/civic uses and spaces. Uses shall be compatible with the existing areas and respect adjacent neighborhoods. The district is intended to serve as a sensible 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



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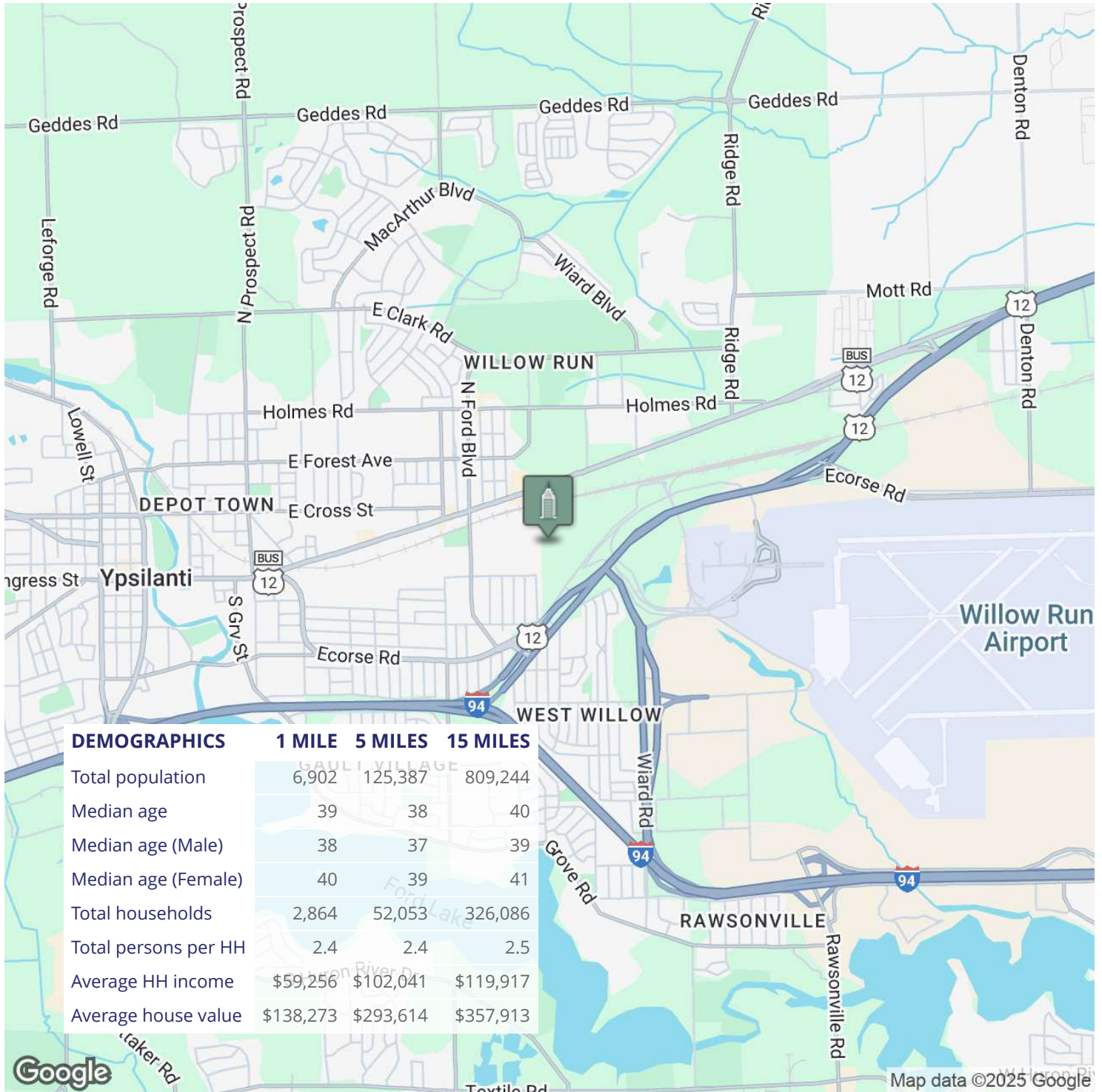
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