

LAND FOR SALE



Carpenter, N. of Ellsworth
Pittsfield Twp., Michigan

**Insite**
COMMERCIAL

1111 W. Oakley Park Road
Suite 220
Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office
www.insitecommercial.com

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LAND FOR SALE

CARPENTER, N. OF ELLSWORTH

PITTSFIELD TWP., MI

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PROPERTY SUMMARY

1

Location: W. Off Carpenter, N. of Ellsworth
Pittsfield Township, MI 48197

Parcel ID#: L-12-11-150-031

Total Land Size: 3.59 Acres

Sale Price: \$975,000

Utilities: Utilities through ROW/access

Zoning: FB – Form Based

Annual Property Tax: +/- \$7,884

Demographics within

a 5 mile radius: Population: 185,401 Persons
Households: 74,743 Homes
Avg. HH Income: \$96,873 Annually
Traffic Count: 26,570 VPD on Carpenter Rd.
78,328 VPD on US-23

Comments: 3.59 Acres located on the Carpenter Road corridor in Pittsfield Township. Visibility to US-23. Utilities available. [CLICK HERE](#) for additional due diligence including Phase I, Soils & Infiltration Report (including soil logs), traffic and parking report and more.

For Information Contact:
Randy Thomas
248-359-9000 ext. 9



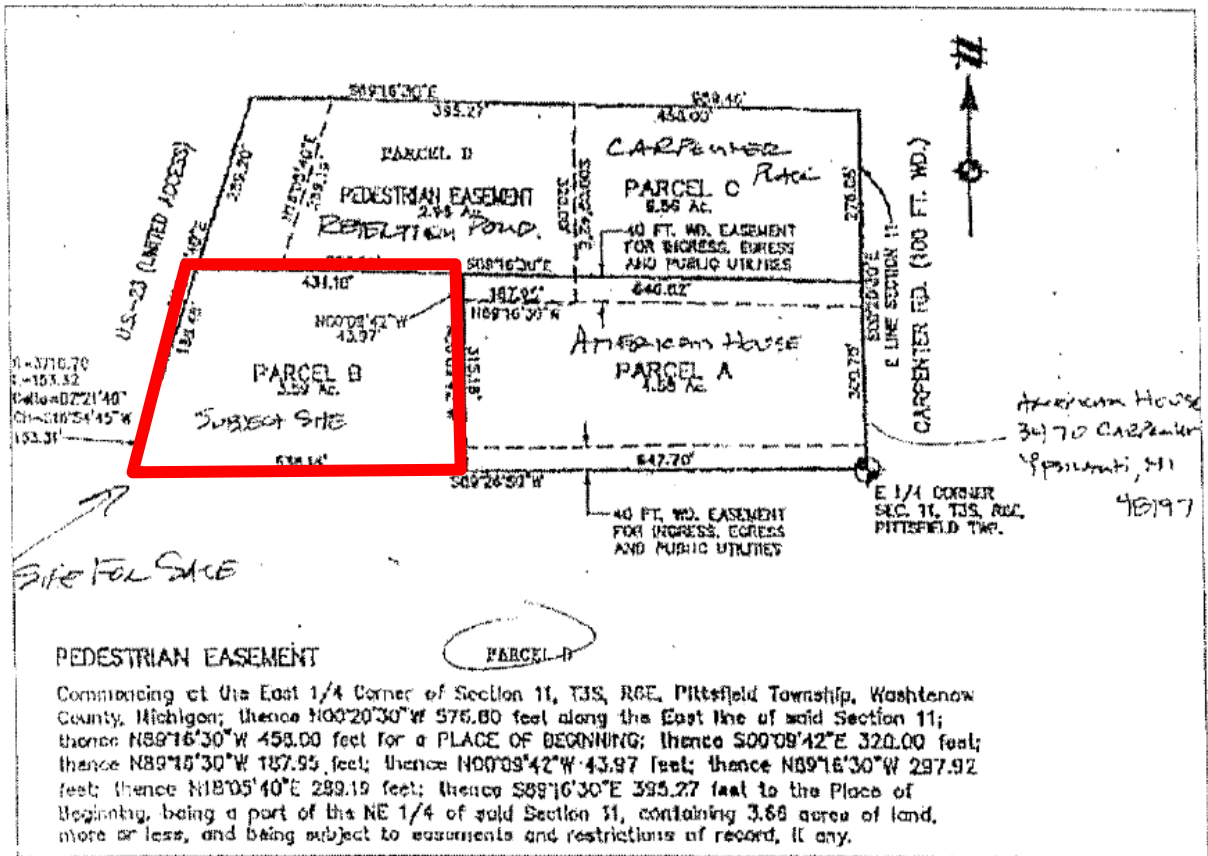
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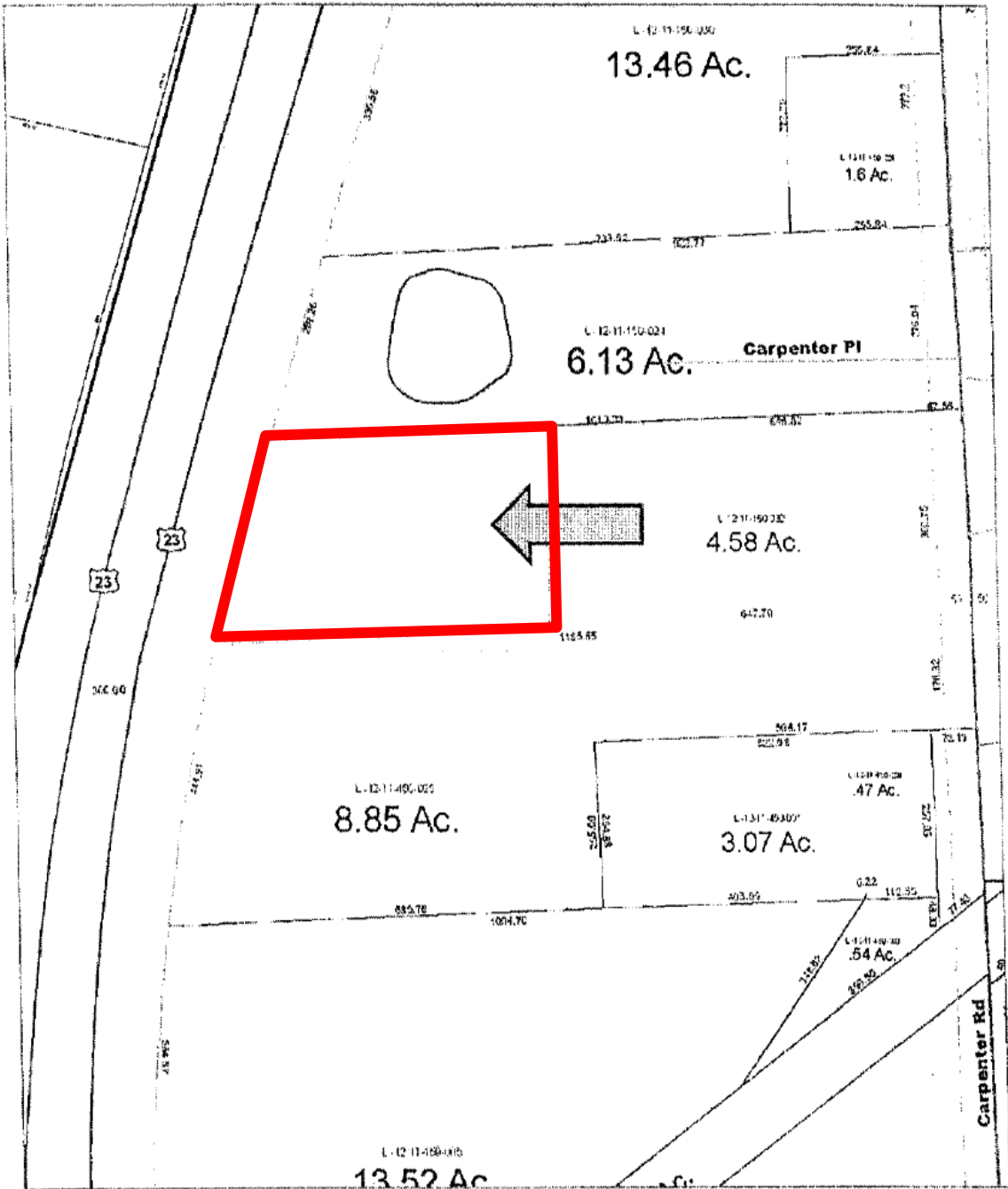


SURVEY

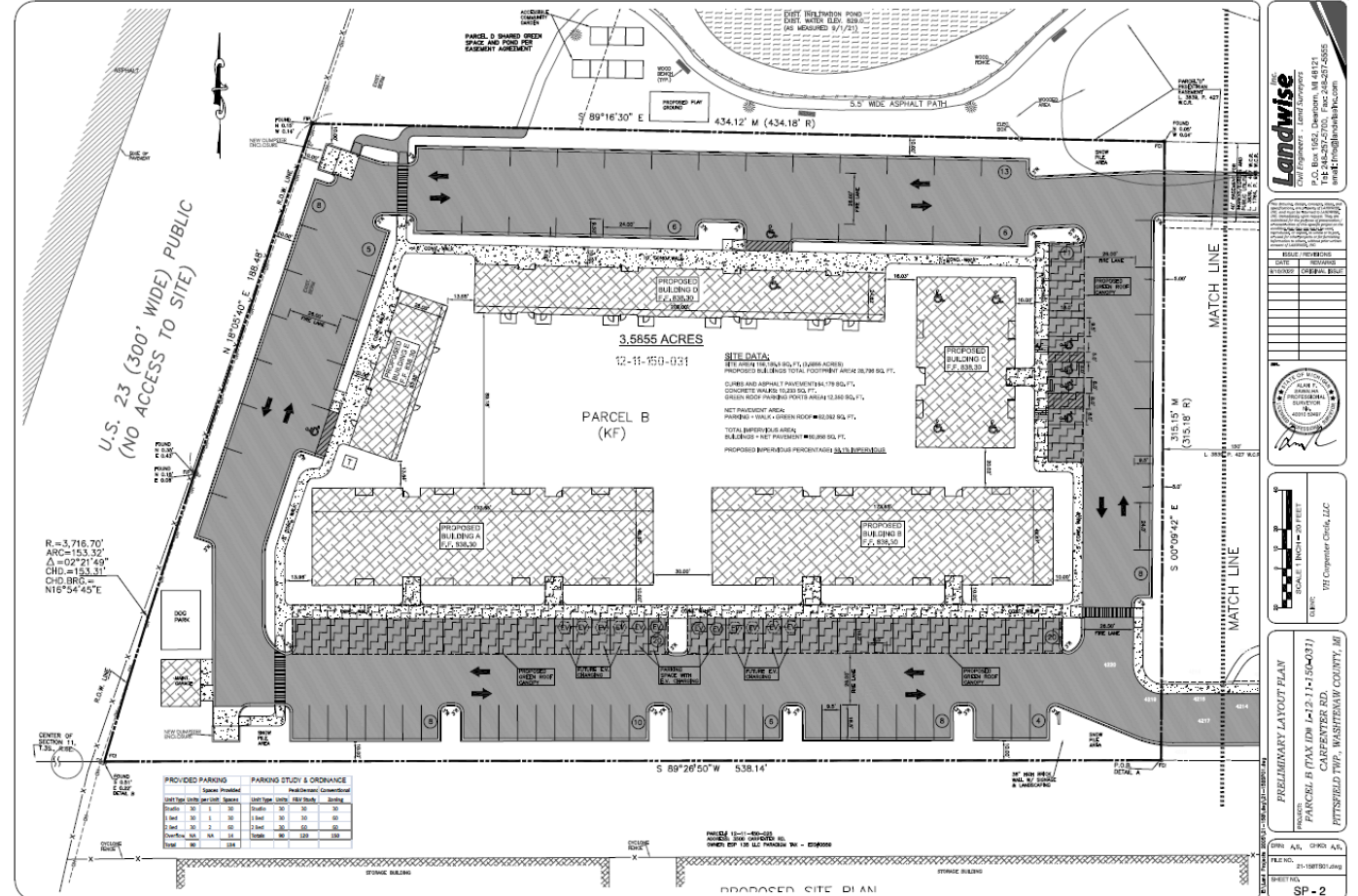
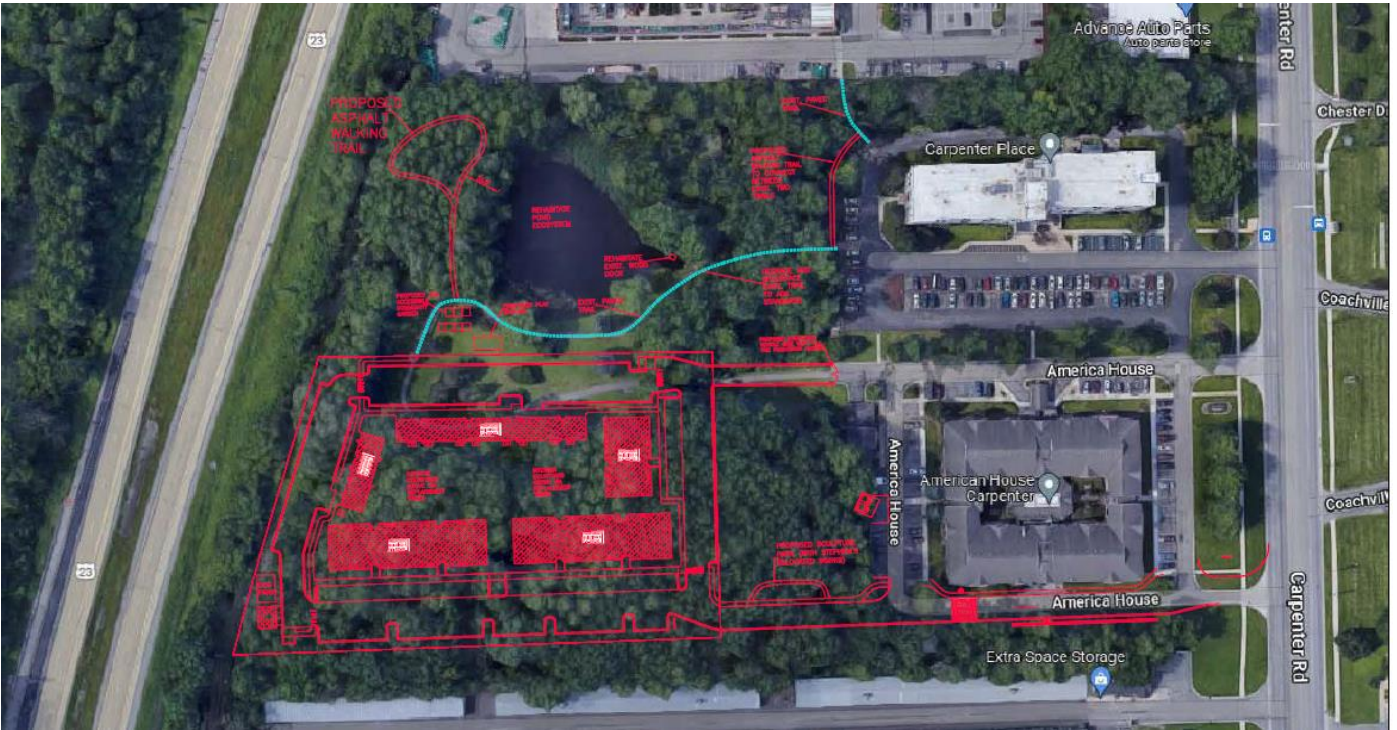
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PLAT MAP



OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



Landwise
Civil Engineers - Land Surveyors
100 Corporate Circle, LLC
PITTSFIELD TWP., WASHINGTON COUNTY, MI
TEL: 517-437-2700 FAX: 517-437-2555
www.landwiseinc.com

PROVIDED SERVICES:
DESIGN SERVICES
SURVEYING
CONSTRUCTION ADMINISTRATION

SEAL:
LANDWISE INC.
MICHIGAN PROFESSIONAL ENGINEER
No. 70000
DATE: 10/20/15

SCALE: 1" = 100'-0" (AS SHOWN)
DATE: 10/20/15
BY: [Signature]

PROJECT:
OFFICE, INDUSTRIAL, RETAIL, LAND, INVESTMENT, TENANT REPRESENTATION, CORPORATE SERVICES, PROPERTY MANAGEMENT, AVIATION SERVICES

DATE: 10/20/15
PROJECT NO.: 15-100-031
SHEET NO.: SP-2

*Phase I ESA of 3.59 Acres of Vacant Land
Identified as Parcel No. L-12-11-150-031
Located East of Highway 23, Ypsilanti, Michigan
PM Project No. 01-13412-0-0001; August 20, 2021*

EXECUTIVE SUMMARY

PM Environmental, Inc., (PM) was retained to conduct a Phase I Environmental Site Assessment (ESA) of 3.59 acres of Vacant Land identified as Parcel L-12-11-150-031 located east of Highway 23, Ypsilanti, Washtenaw County, Michigan (hereafter referred to as the "subject property"). This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries ((AAI), 40 CFR Part 312) and (2) guidelines established by the American Society for Testing and Materials (ASTM) International in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13).

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF VH CARPENTER CIRCLE, LLC, WHOM MAY RELY ON THE REPORT'S CONTENTS.

Item	Comments
Number of Parcels and Acreage	One parcel totaling 3.59 acres
Number of Building(s) and Square Footage	No buildings or structures present
Current Property Use	The subject property is vacant land with no current business operations

Reasonably ascertainable records for the subject property extended back to approximately back to 1937. Data failure occurred prior to that date, and between 1962 and 1969. However, PM did not identify any significant data gaps during the completion of this Phase I ESA.

Standard and other historical sources were able to document the subject property was developed prior to 1937 with agricultural fields. Agricultural activities ceased between 1962 and 1969, and the property has consisted of vacant land since at least 1969, with exception of the walking path constructed in the northeastern portion between 1987 and 1993. Additionally, exposed soil was present in the northern portion in at least 1983 and was consistent with redevelopment of the north adjoining property.

The following table summarizes the conditions identified as part of this assessment.

Type of Condition	Identified During the Course of this Assessment
De Minimis Condition	No
Significant Data Gap	No
Historical Recognized Environmental Condition (HREC)	No
Recognized Environmental Condition (REC)	No
Controlled Recognized Environmental Condition (CREC)	No
Significant Non-ASTM Scope Considerations and/or Business Environmental Risks	No

*PM Environmental, Inc.
Executive Summary Page i*



*Phase I ESA of 3.59 Acres of Vacant Land
Identified as Parcel No. L-12-11-150-031
Located East of Highway 23, Ypsilanti, Michigan
PM Project No. 01-13412-0-0001; August 20, 2021*

Recommendations

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 3.59 acres of Vacant Land identified as Parcel No. L-12-11-150-031 located east of Highway 23, Ypsilanti, Washtenaw County, Michigan, the property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property. No further investigation is recommended.

The summary presented above is general in nature and should not be considered apart from the entire text of the report, which contains the qualifications, considerations and subject property details mentioned herein. Details of findings and conclusions are elaborated upon in this report.

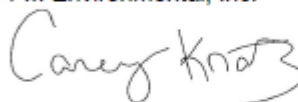
This report has been reviewed for its completeness and accuracy. Please feel free to contact our office at 800.313.2966 to discuss this report.

REPORT PREPARED BY:
PM Environmental, Inc.

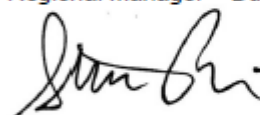


Devon Nagengast
Staff Consultant

REPORT REVIEWED BY:
PM Environmental, Inc.



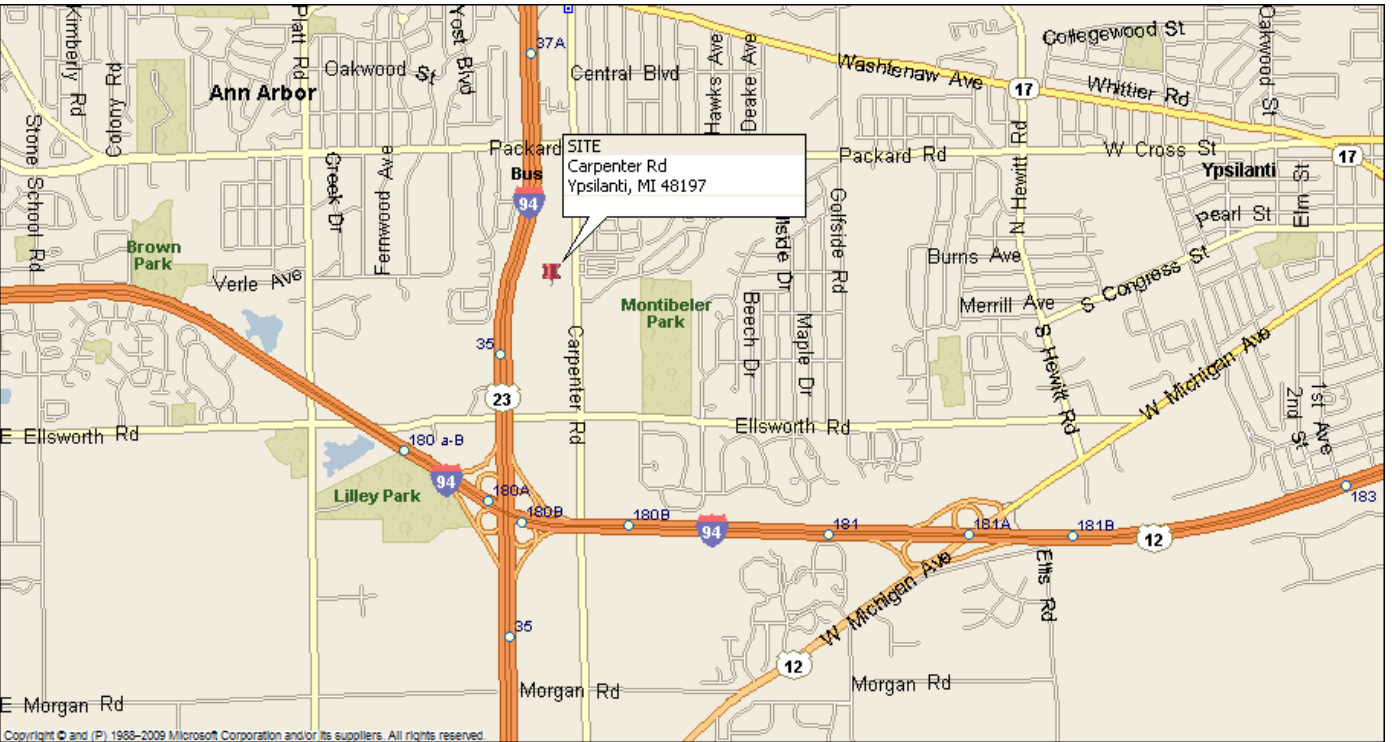
Carey Kratz
Regional Manager – Due Diligence



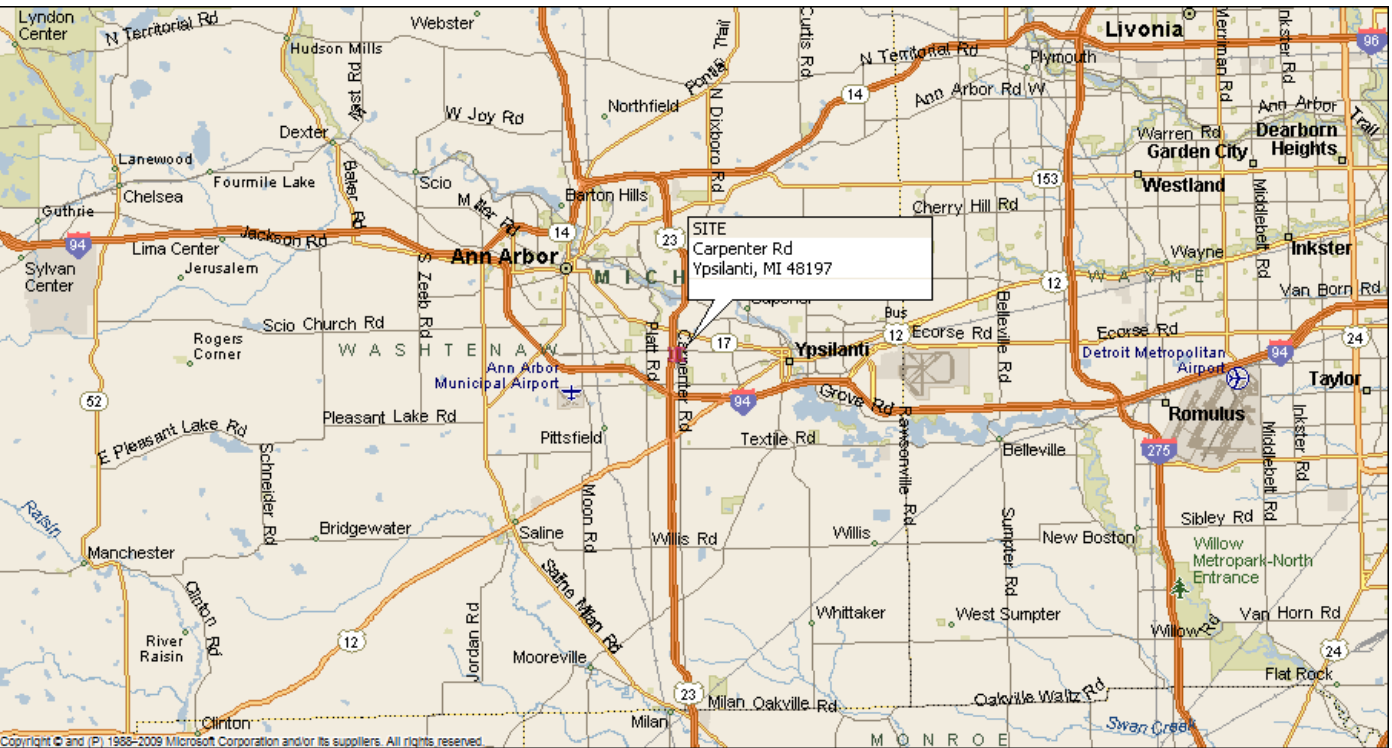
Steven E. Price, CHMM
Principal and Vice President

PM Environmental, Inc.
Executive Summary Page ii





Local Map



Regional Map

**3500 Carpenter Rd
Ypsilanti, MI 48197**

1 mi radius 3 mi radius 5 mi radius

Population

2022 Estimated Population	10,012	66,099	185,401
2027 Projected Population	10,263	66,192	187,035
2020 Census Population	9,939	66,854	186,450
2010 Census Population	9,964	63,057	170,066
Projected Annual Growth 2022 to 2027	0.5%	-	0.2%
Historical Annual Growth 2010 to 2022	-	0.4%	0.8%

Households

2022 Estimated Households	4,385	29,464	74,743
2027 Projected Households	4,588	30,111	77,157
2020 Census Households	4,338	29,619	74,737
2010 Census Households	4,311	27,694	69,308
Projected Annual Growth 2022 to 2027	0.9%	0.4%	0.6%
Historical Annual Growth 2010 to 2022	0.1%	0.5%	0.7%

Age

2022 Est. Population Under 10 Years	10.6%	10.5%	8.6%
2022 Est. Population 10 to 19 Years	11.4%	12.1%	15.9%
2022 Est. Population 20 to 29 Years	18.3%	21.7%	27.9%
2022 Est. Population 30 to 44 Years	19.8%	19.5%	16.8%
2022 Est. Population 45 to 59 Years	18.0%	16.2%	13.9%
2022 Est. Population 60 to 74 Years	16.0%	14.3%	11.9%
2022 Est. Population 75 Years or Over	6.0%	5.7%	5.0%
2022 Est. Median Age	36.4	34.6	32.4

Marital Status & Gender

2022 Est. Male Population	48.0%	48.2%	49.9%
2022 Est. Female Population	52.0%	51.8%	50.1%
2022 Est. Never Married	36.8%	44.0%	53.8%
2022 Est. Now Married	46.1%	39.3%	32.9%
2022 Est. Separated or Divorced	12.9%	13.1%	10.4%
2022 Est. Widowed	4.2%	3.6%	2.9%

Income

2022 Est. HH Income \$200,000 or More	10.1%	9.7%	10.9%
2022 Est. HH Income \$150,000 to \$199,999	6.2%	6.7%	6.8%
2022 Est. HH Income \$100,000 to \$149,999	16.0%	14.6%	14.7%
2022 Est. HH Income \$75,000 to \$99,999	12.6%	13.6%	12.2%
2022 Est. HH Income \$50,000 to \$74,999	20.4%	19.1%	16.5%
2022 Est. HH Income \$35,000 to \$49,999	9.3%	11.1%	10.3%
2022 Est. HH Income \$25,000 to \$34,999	7.2%	7.1%	7.9%
2022 Est. HH Income \$15,000 to \$24,999	5.8%	6.0%	6.4%
2022 Est. HH Income Under \$15,000	12.5%	12.3%	14.2%
2022 Est. Average Household Income	\$97,829	\$95,859	\$96,873
2022 Est. Median Household Income	\$74,073	\$77,772	\$76,893
2022 Est. Per Capita Income	\$42,896	\$43,172	\$40,572
2022 Est. Total Businesses	510	3,254	8,267
2022 Est. Total Employees	5,699	42,217	118,941



3500 Carpenter Rd Ypsilanti, MI 48197	1 mi radius	3 mi radius	5 mi radius
Race			
2022 Est. White	60.5%	61.1%	58.2%
2022 Est. Black	15.9%	16.3%	13.3%
2022 Est. Asian or Pacific Islander	13.2%	13.8%	21.4%
2022 Est. American Indian or Alaska Native	0.4%	0.3%	0.2%
2022 Est. Other Races	10.0%	8.5%	6.8%
Hispanic			
2022 Est. Hispanic Population	848	4,469	10,174
2022 Est. Hispanic Population	8.5%	6.8%	5.5%
2027 Proj. Hispanic Population	8.4%	6.8%	5.5%
2020 Hispanic Population	9.5%	8.3%	7.1%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	6,868	43,291	105,272
2022 Est. Elementary (Grade Level 0 to 8)	1.8%	1.4%	1.2%
2022 Est. Some High School (Grade Level 9 to 11)	2.9%	2.7%	2.5%
2022 Est. High School Graduate	12.6%	11.3%	10.7%
2022 Est. Some College	14.8%	15.2%	14.9%
2022 Est. Associate Degree Only	6.8%	6.3%	5.7%
2022 Est. Bachelor Degree Only	30.7%	26.7%	27.2%
2022 Est. Graduate Degree	30.4%	36.4%	37.7%
Housing			
2022 Est. Total Housing Units	4,734	31,395	80,077
2022 Est. Owner-Occupied	61.3%	49.3%	45.9%
2022 Est. Renter-Occupied	31.3%	44.6%	47.5%
2022 Est. Vacant Housing	7.4%	6.2%	6.7%
Homes Built by Year			
2022 Homes Built 2010 or later	6.0%	5.9%	6.2%
2022 Homes Built 2000 to 2009	12.0%	10.5%	9.6%
2022 Homes Built 1990 to 1999	13.5%	13.9%	14.5%
2022 Homes Built 1980 to 1989	9.2%	11.3%	10.6%
2022 Homes Built 1970 to 1979	16.5%	18.6%	16.6%
2022 Homes Built 1960 to 1969	13.8%	13.7%	12.9%
2022 Homes Built 1950 to 1959	8.3%	7.8%	8.1%
2022 Homes Built Before 1949	13.4%	12.1%	14.9%
Home Values			
2022 Home Value \$1,000,000 or More	1.4%	3.3%	2.9%
2022 Home Value \$500,000 to \$999,999	8.9%	16.4%	20.8%
2022 Home Value \$400,000 to \$499,999	7.4%	11.6%	15.1%
2022 Home Value \$300,000 to \$399,999	24.4%	18.5%	19.2%
2022 Home Value \$200,000 to \$299,999	34.3%	24.8%	20.1%
2022 Home Value \$150,000 to \$199,999	9.8%	11.9%	9.6%
2022 Home Value \$100,000 to \$149,999	6.5%	6.7%	6.6%
2022 Home Value \$50,000 to \$99,999	3.6%	2.7%	2.4%
2022 Home Value \$25,000 to \$49,999	1.1%	1.0%	0.9%
2022 Home Value Under \$25,000	2.7%	3.1%	2.2%
2022 Median Home Value	\$281,005	\$328,238	\$356,567
2022 Median Rent	\$1,005	\$1,048	\$1,129



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