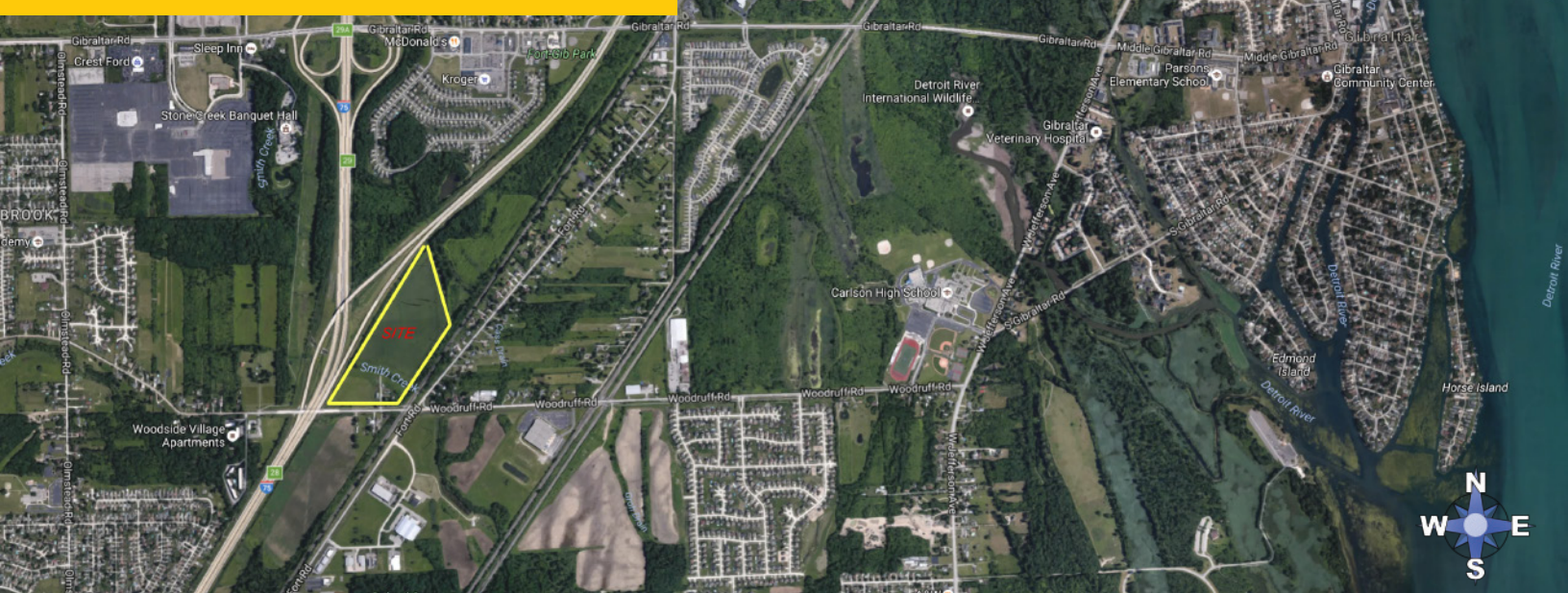


40 ACRE RESIDENTIAL LAND SITE FOR SALE



IDEAL DEVELOPMENT SITE

21238 WOODRUFF RD, BROWNSTOWN TWP., MI 48173, WAYNE COUNTY



Property Type:	Vacant Land Residential Development
Sale Terms:	Cash, Land Contract
Sale Price:	\$650,000.00 (\$16,250/Acre)
Zoned:	Residential
Property Name:	Scheff Farms
Utilities:	Electric, Gas, Sanitary Sewer, City Water located at the street
Units:	165
Property ID's:	70128790003000 and includes 70128990001001
Cross Streets:	Corner of Woodruff & Fort Rd's, just East of I-75, located in-between 75 and the railroad, North side of Woodruff Rd.

PROPERTY FEATURES INCLUDE:

Preliminary site plan layout approval for 165 unit platted residential community in southern Brownstown. Avg lot size to be 55x90, approximate 1300 sqft foundation foot print with 2 car attached garages. Sale includes parcel id 70128990001001. Combined parcels total 39.9 acres. There is a home on the property and several out buildings.

Site is level and at street grade with minimal obstructions and ready for development.

Newer homes, built after 2014 in this area are currently being sold at an average and median of \$135 to \$142 per square foot. New home sold prices ranging from \$224,000 to \$375,000. Median cumulative days on market 76.

Existing scenic bike/walking path in place along Woodruff Rd which connects to the Lake Erie Metro Park, golf course and wild life refuge. The Property is located 1 mile from Lake Erie & Lake Erie Metro Parks, Marina, Detroit River International Wildlife Refuge, Golf Course. Newer commercial shopping center district on Gibraltar Rd, 1 mile north includes Kroger, and all supporting retail needs. Direct access to I-75 on Gibraltar Rd 1 mile north and Huron River Drive 1 mile south. Award winning Gibraltar High School & Middle School located on Woodruff Rd one mile east.

Ownership is motivated to sell. Contact agents listed below, for more info, to schedule a tour of the property, or to write up an offer.

Helpful Website Links:

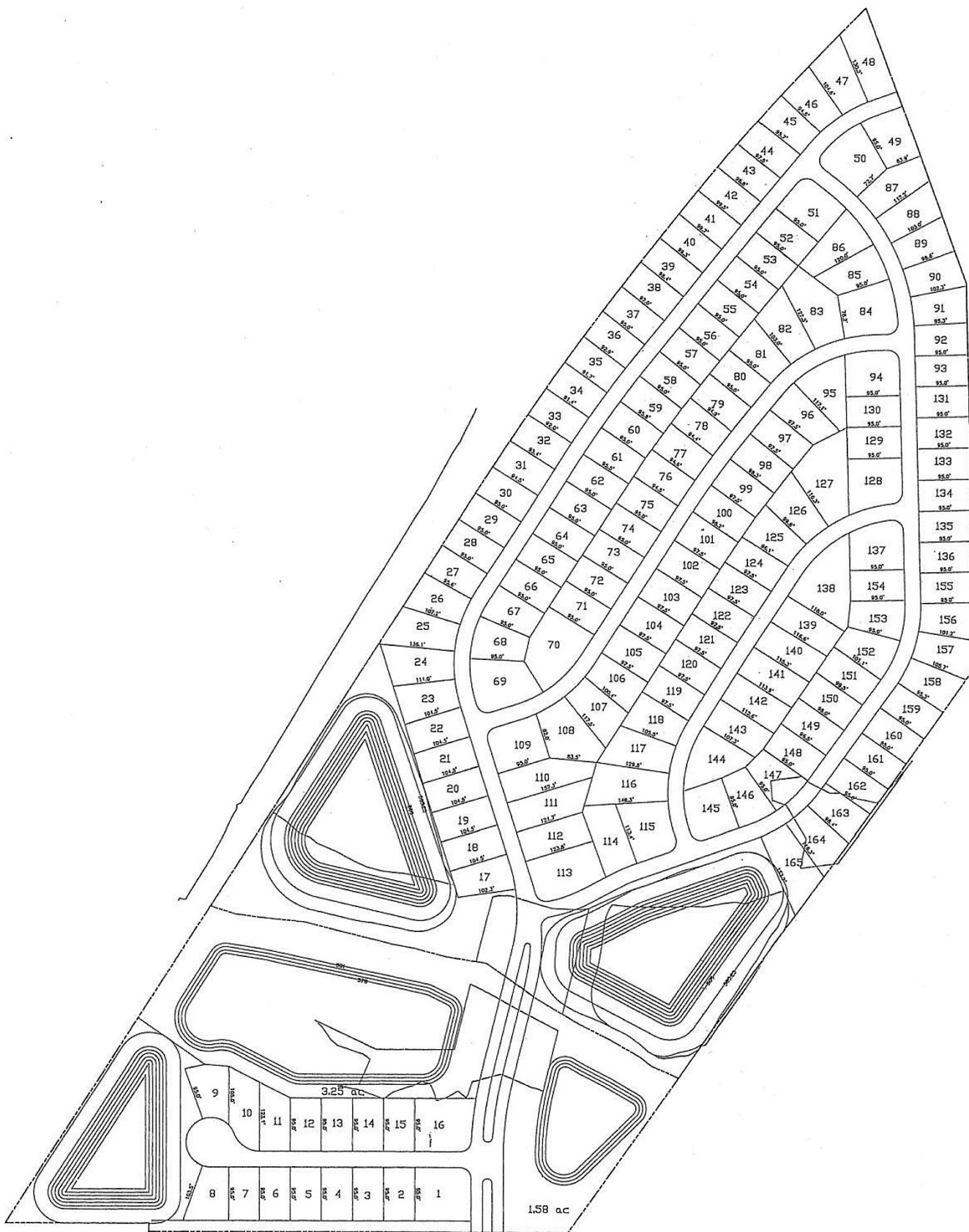
www.resa.net/gibraltar Gibraltar Schools Website | www.brownstown-mi.org Brownstown Twp. Website | www.waynecounty.com Wayne County Website

**Property is being sold and listed in as a partnership between Pilot Property Group and Axial Group as the listing sales companies. A full commission shall be paid to the procuring broker.*

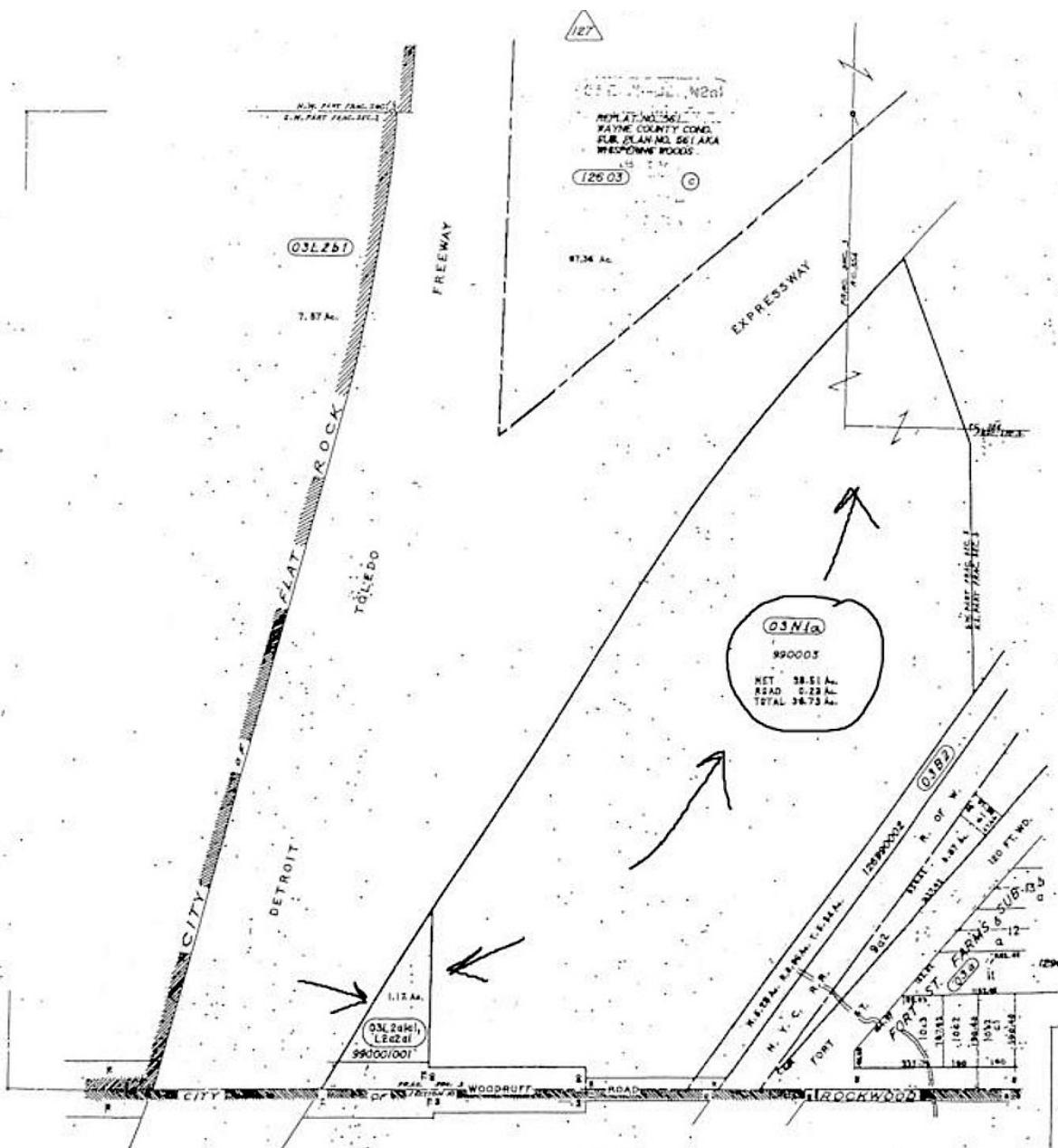
PROPERTY CONTACTS:

GUNTARS GRIVINS (Axial Group) | O: 313.274.6600 | C: 248.346.3800 | appraisals@axialgrp.com
EVAN JUROVCIK (Pilot Property Group) | O: 586.254.0900 | C: 586.360.0911 | ejurovcik@gmail.com

PRELIM SITE PLAN



PLAT MAP



S.W. PART FRAC. SEC. 3
BROWNSTOWN TOWNSHIP
 T. 5 S. R. 10 E.
 WAYNE COUNTY, MICHIGAN

SCALE: 1 INCH = 400 FEET

DEPARTMENT of MANAGEMENT and BUDGET
 ASSESSMENT and EQUALIZATION DIVISION

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PHOTOS



PHOTOS

