

# LAND FOR SALE



**I-94 & Rawsenville**

**Ypsilanti, 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](http://www.insitecommercial.com)

# LAND FOR SALE

**I-94 and Rawsonville**

**Ypsilanti, Michigan**

<b>SUMMARY</b>	<b>page 1</b>
<b>AERIAL PHOTOGRAPHS</b>	<b>page 2</b>
<b>PARCEL A SKETCH</b>	<b>page 3</b>
<b>PARCEL A SURVEY</b>	<b>page 4</b>
<b>PARCEL A LEGAL DESCRIPTION</b>	<b>page 5</b>
<b>TRUCK ROUTE</b>	<b>page 6</b>
<b>PROPOSED NEXUS PIPELINE</b>	<b>page 7</b>
<b>DETROIT AEROTROPOLIS REGIONAL MAP</b>	<b>page 8</b>
<b>AEROTROPOLIS ARTICLE</b>	<b>page 9-10</b>
<b>ZONING ACT</b>	<b>page 11</b>
<b>AREA MAPS</b>	<b>pages 12-13</b>
<b>DEMOGRAPHICS</b>	<b>pages 14-15</b>
<b>TRAFFIC COUNTS</b>	<b>page 16</b>



**Location:** I-94 and Rawsonville, Ypsilanti, MI**Total Land Size:** Parcel A (I-94 Service Drive) – 16.49 Acres  
~~Parcel B (2575 State St.) – 6.18 Acres SOLD~~  
~~Parcel C (NEC State & Watson) – 17.5 Acres SOLD~~**Parcel ID #'s:** Parcel A – K-11-13-382-005  
~~Parcel B – K-11-13-200-001~~  
~~Parcel C – K-11-13-256-002~~**Sale Price:** Parcel A - \$825,000.00 (\$50,000.00 per acre)**Utilities:** 24" water main one block west of site. Sewer located at Coolidge and State.**Zoning:** I-2: General Industrial**Demographics within a  
5 Mile Radius:**

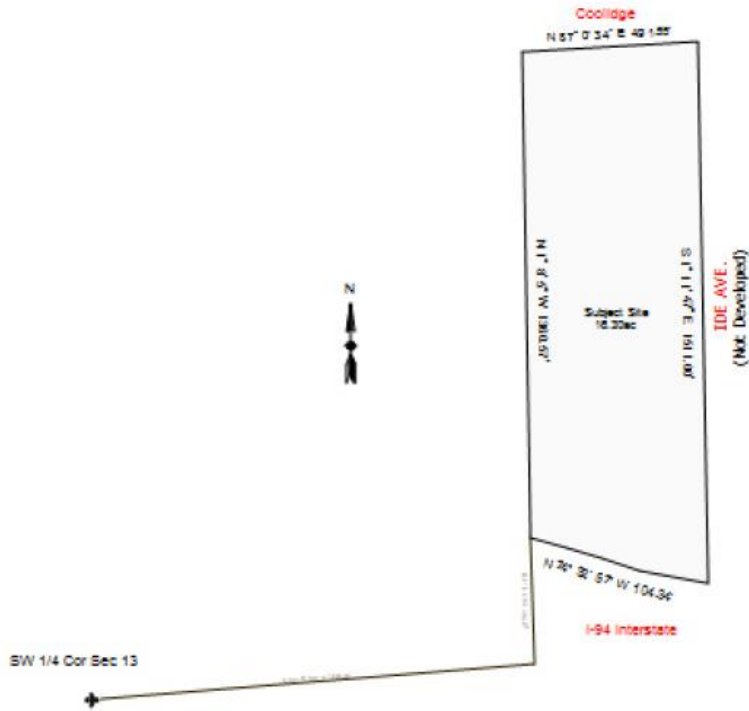
Population:	111,361 people
Households:	44,578 households
Avg. Household Income:	\$66,642 annually
Traffic Counts:	79,000 VPD on I-94

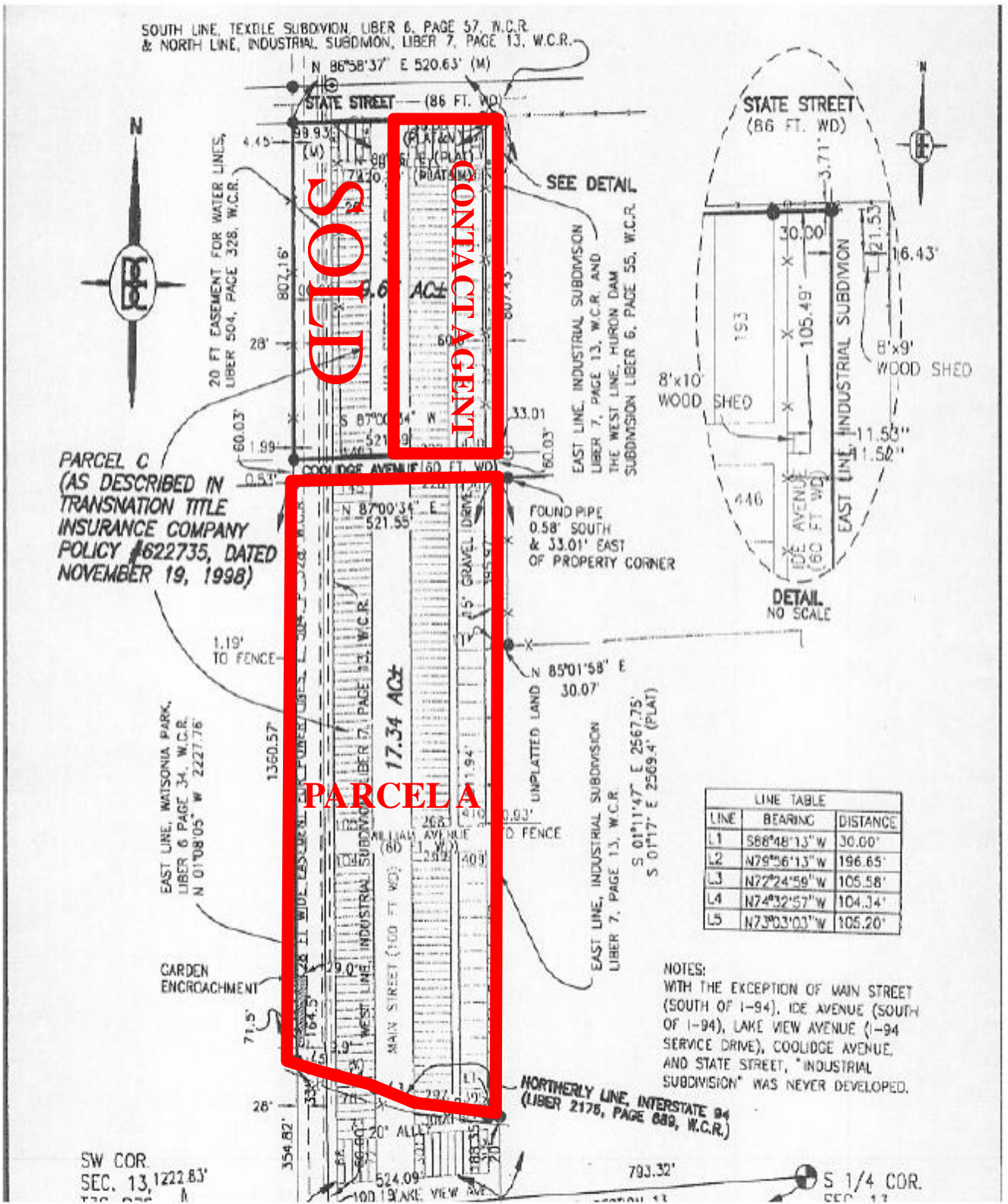
**Comments:** There is 16.49 acres of vacant land available for sale located at the I-94/Rawsonville exit and I-94/Willow Run Airport exit, strategically located steps away from Willow Run Airport and Ypsilanti Community Utility Authority (YCUA) in Ypsilanti, Michigan. Zoned I-2 General Industrial, and approved for heavy industrial and outdoor storage. 525' Of frontage on I-94. Area is served by Class A roads. Excellent potential for distribution and auto sale/scrap yard. Nominal income provided by billboard lease. The property also falls within the Detroit Region Aerotropolis and 255 mile Nexus natural gas pipeline route.**For Information Contact:**  
**Larry Balone**  
**248-359-9000**The logo for Insite Commercial features the word "Insite" in a large, bold, black sans-serif font. Above the letter "i" is a stylized red eye icon with a white pupil and a red iris. Below "Insite" is the word "COMMERCIAL" in a smaller, bold, red sans-serif font.



# PARCEL A: I-94 SERVICE DRIVE

## Image/Sketch for Parcel: K -11-13-382-005





**PARCEL C (AS DESCRIBED IN TRANSNATION TITLE INSURANCE COMPANY, TITLE POLICY #622735, DATED NOVEMBER 19, 1998):**

Part of the Southwest ¼ of Section 13, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan, and part of Industrial Subdivision, as recorded in Liber 7 of Plats, Page 13, Washtenaw County Records, described as: Commencing at the Southwest corner of Section 13, Town 3 South, Range 7 East; thence along the South line of Section 13, North 85 degrees 21 minutes, 55 seconds East 1222.83 feet; thence along the East line of Watsonia Park Subdivision, as recorded in Liber 6 of Plats, Page 34, Washtenaw County Records, North 01 degrees 08 minutes 05 seconds West 1775.42 feet to a point on the North line of Coolidge Avenue, 60 feet wide, and to the Point of Beginning; thence continuing along the East line of Watsonia Park Subdivision, North 01 degrees 08 minutes 05 seconds West 807.16 feet; thence along the South line of State Street, 86.00 feet wide, North 86 degrees 58 minutes 37 seconds East 520.63 feet; thence along the East line of Industrial Subdivision, South 01 degrees 11 minutes 47 seconds East 807.43 feet; thence along the North line of Coolidge Avenue, South 87 degrees 00 minutes 34 seconds West 521.49 feet to the Point of Beginning, except any street, avenue, or alley in Industrial Subdivision that has not been vacated.

Also part of the Southwest ¼ of Section 13, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan, and part of Industrial Subdivision, as recorded in Liber 7 of Plats, Page 13, Washtenaw County Records, described as: Commencing at the Southwest corner of Section 13, Town 3 South, Range 7 East; thence along the South line of Section 13, North 85 degrees 21 minutes 55 seconds East 1222.83 feet; thence North 01 degrees 08 minutes 05 seconds West 354.82 feet to a point on the Northerly line of I-94 Freeway, as described in Liber 2175, Page 689, Washtenaw County Records, and to the Point of Beginning; thence along the East line of Watsonia Park Subdivision, as recorded in Liber 6 of Plats, Page 34, Washtenaw County Records, North 01 degrees 08 minutes 05 seconds West 1360.57 feet; thence along the South line of Coolidge Avenue, North 87 degrees 00 minutes 34 seconds East 521.55 feet; thence along the East line of Industrial Subdivision, South 01 degrees 11 minutes 47 seconds East 1511.94 feet; thence along the said Northerly line of I-94 Freeway, the following five (5) courses: (1) South 88 degrees 48 minutes 13 seconds West 30.00 feet, (2) North 79 degrees 56 minutes 13 seconds West 196.65 feet, (3) North 72 degrees 24 minutes 59 seconds West 105.58 feet, (4) North 74 degrees 32 minutes 57 seconds West 104.34 feet, and (5) North 73 degrees 03 minutes 03 seconds West 105.20 feet to the Point of beginning except any street, avenue, or alley in Industrial Subdivision that has not been vacated.

Bearings were established from Michigan State Highway Department, Quit Claim Deeds, as recorded in Liber 374, Pages 609-611, Washtenaw County Records.

**REFERENCES:**

1. Michigan State Highway Department, Quit Claim Deeds, as recorded in Liber 374, Pages 609-611, Washtenaw County Records.
2. Washtenaw County Board of Commissioners Minutes of June 15, 1993
3. Survey by Roskelly, Jekabson, & Associates Survey Job No. 98-08-057, dated Oct. 7, 1998
4. Survey by Roskelly, Jekabson, & Associates Survey Job No. 98-08-128, dated Oct. 10, 1998.
5. "Industrial Subdivision" as recorded in Liber 7, Page 13, Washtenaw County Records.
6. "Huron Dam Subdivision" as recorded in Liber 6, Page 55, Washtenaw County Records.
7. "Huron Hearthside Subdivision" as recorded in Liber 10, Page 52, Washtenaw County Records.
8. "Watsonia Park", as recorded in Liber 6, Page 34, Washtenaw County Records.
9. "Textile Subdivision", as recorded in Liber 6, Page 57, Washtenaw County Records.
10. 28 foot wide Easement for Tower Lines, as recorded in Liber 504, Page 328, Washtenaw County Records.

**WITNESSES:**

Northwest Corner, Section 24, T3S-R7E  
 1/2" Iron Bar in Mon Box  
 N65°W 82.70' PK Nail, Utility Pole  
 S78°E 117.97' PK Nail, Utility Pole  
 S31°E 205.00' PK Nail, Utility Pole  
 S35°W 76.62' PK Nail, Utility Pole

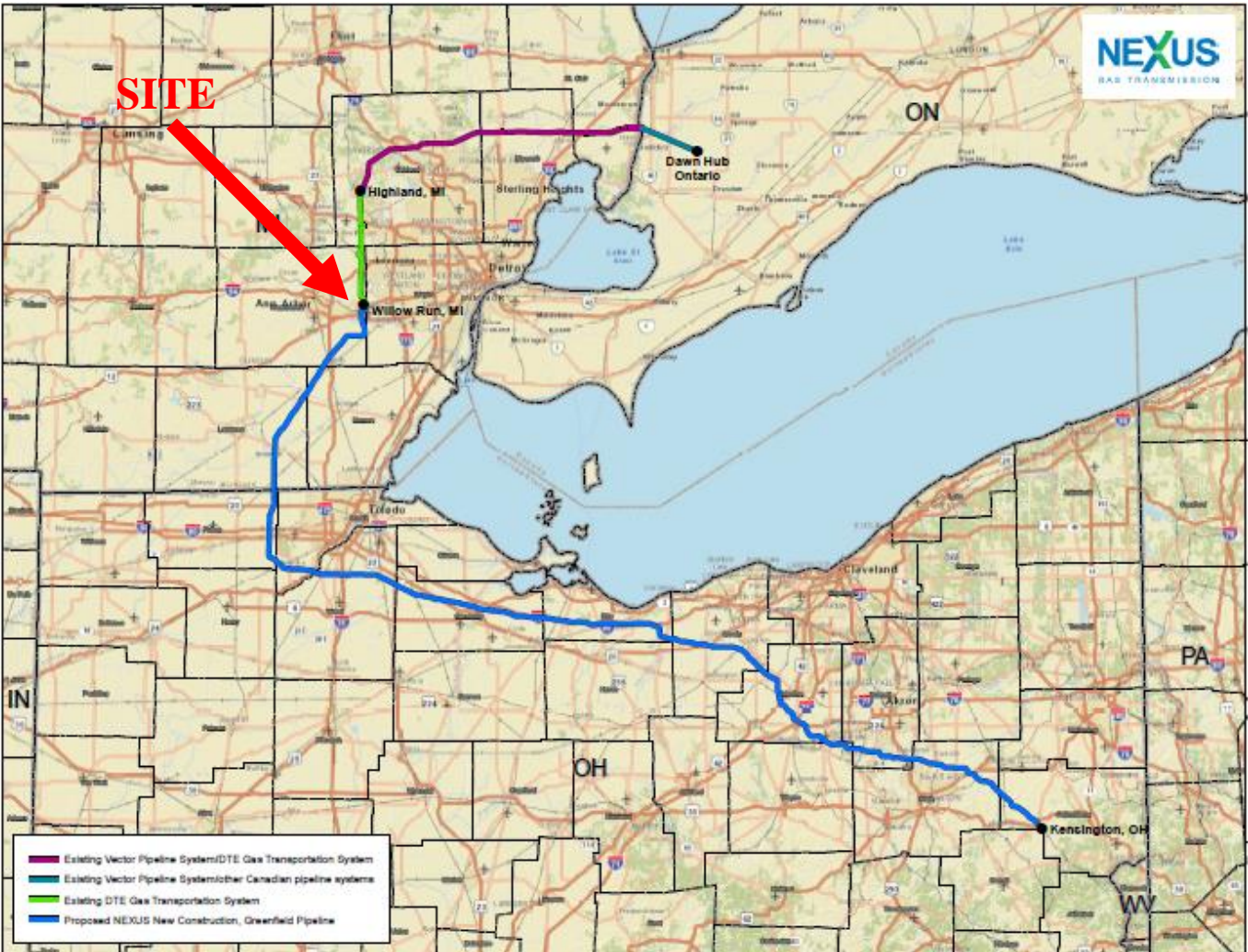
North 1/4 Corner, Section 24, T3S-R7E  
 Iron in Mon Box  
 N86°W 475.04' S Bolt, Sign Post #8178  
 N10°E 223.5' S Face Metal Billboard Post  
 S37°E 222.60' PK N/T North Face of Wall  
 S13°W 205.38' PK N/T North Face of Wall





# PROPOSED ROUTE OF THE NEXUS NATURAL GAS PIPELINE

PROPOSED NEXUS PIPELINE



**SITE**



## Site Consultants Visit, Validate Detroit Region Aerotropolis Assets The Aerotropolis' First Asset Familiarization Tour

- See more at: <http://detroitaero.org/blog/site-consultants-visit.htm#sthash.FrcVMXCP.dpuf>

In early June, the Aerotropolis hosted 10 members of the [Site Selectors Guild](#) to showcase our region and give them a memorable and first-hand look at the Aerotropolis. The first Detroit Region Aerotropolis Asset Familiarization Tour revolved around three objectives:

- Familiarize the Site Selectors with the Aerotropolis concept and region
- Exchange information between Aerotropolis stakeholders, site selectors, and local businesses
- Receive feedback from industry professionals on our efforts

Over the course of Tuesday evening through Thursday morning, our 10 guests were joined by attendees from Ann Arbor SPARK, the Detroit Regional Chamber, DTE Energy, Michigan Economic Development Corporation, the Wayne County Airport Authority, Wayne County Economic Development Corporation, and our [Aerotropolis Communities](#).

### The Aerotropolis Agenda

The event kicked off with an amazing walk-off win for the Tigers at Comerica Park, where our guests were able to see the renaissance of Downtown Detroit firsthand as all in attendance discussed the importance of the City of Detroit to southeast Michigan.

On Wednesday morning, Wayne County Executive Warren Evans gave charming remarks to our guests followed by our Aerotropolis overview at the Metro Airport Westin. After presentations and discussion, nearly 30 attendees started on our bus tour of the region, viewing properties throughout Aerotropolis communities and showcasing our finest assets. Lunch at Willow Run was followed by informative talks from Ann Arbor SPARK and MDOT on the American Center for Mobility, Mcity, and other connected vehicle initiatives.



The highlight of the trip for our Site Selector guests took place 1500 feet above Washtenaw County, in a B17 Bomber Flight from the Yankee Air Museum! During our Business Leaders Dinner that evening, our Site Selectors heard directly from private sector leaders including John Rakolta Jr., CEO of Walbridge; Joy Fewell, CIO and site leader at GE's Digital Thread Hub in Van Buren Township; and Sabrina Keeley, COO of Business Leaders for Michigan, and Lauren Scaprace, Senior VP at CBRE in Southfield. All contributed to a fascinating discussion that revolved around workforce development and education, topics that were weaved into most conversations throughout the week.

Our events concluded Thursday morning, when we turned the tables on our Site Selector guests as they held an extremely informative panel discussion on every aspect of economic development, from marketing and incentives, through site approval processes.

### **Relationships Built, Lessons Learned**

We shared as much information as possible with the Site Selectors, and, in return, they shared invaluable insight that can be applied to economic development efforts at all levels of government. We gained both knowledge and validation. The Detroit Region Aerotropolis has all of the right assets and positioning. Now our efforts must continue and strengthen.

Feedback from all involved has been positive, and we are very appreciative of the time and insight from both the Site Consultants, and the economic development and private sector partners involved. Looking forward, we hope to bring all of these experiences and lessons learned to more successful events in the future, and more importantly to more development projects in the Aerotropolis region.

- See more at: <http://detroitaero.org/blog/site-consultants-visit.htm#sthash.FrcVMXCP.dpuf>



**RESOLUTION NO. 2002-15*****A Resolution Establishing an Industrial Development District***

**Whereas**, the Charter Township of Ypsilanti desires to create an Industrial Development District on certain property consisting of approximately 28.107 acres, located west of McGregor Road, south of Tyler Road, east of the Willow Run Bypass, and north of I-94; and

**Whereas**, the Township desires to promote the economic health of the area; and

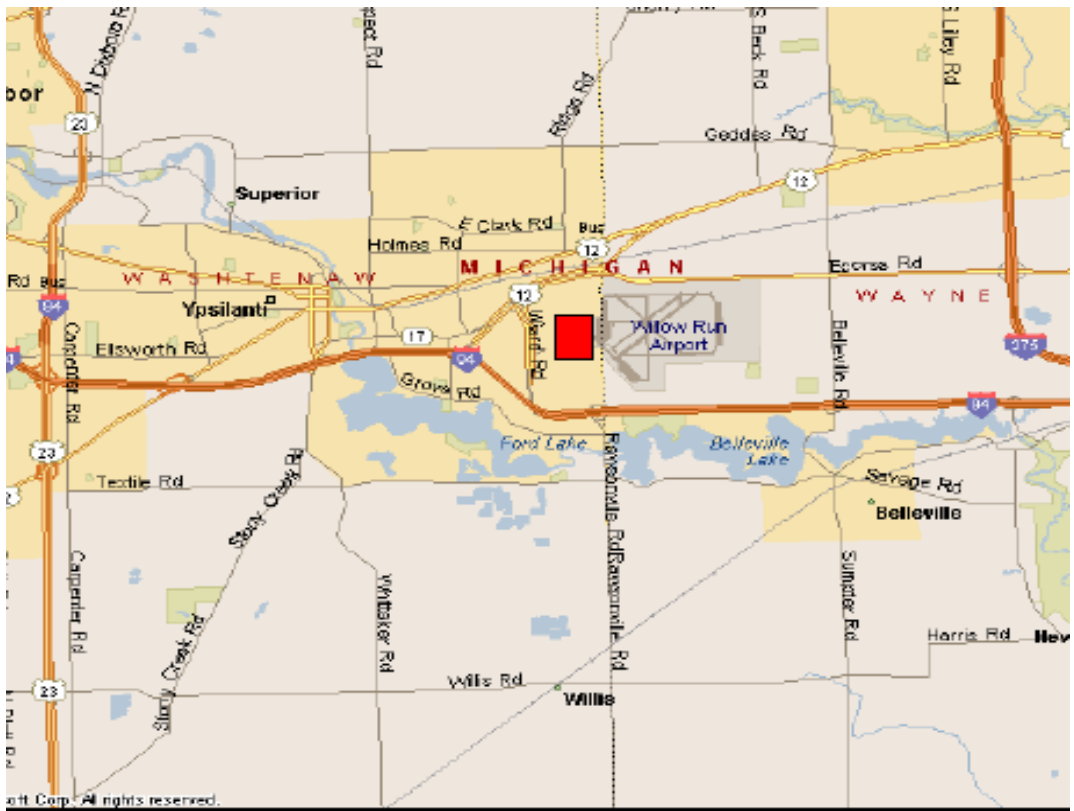
**Whereas**, the Township desires to encourage the investment of capital expenditure so as to retain and increase employment in the Township.

**Now therefore,**

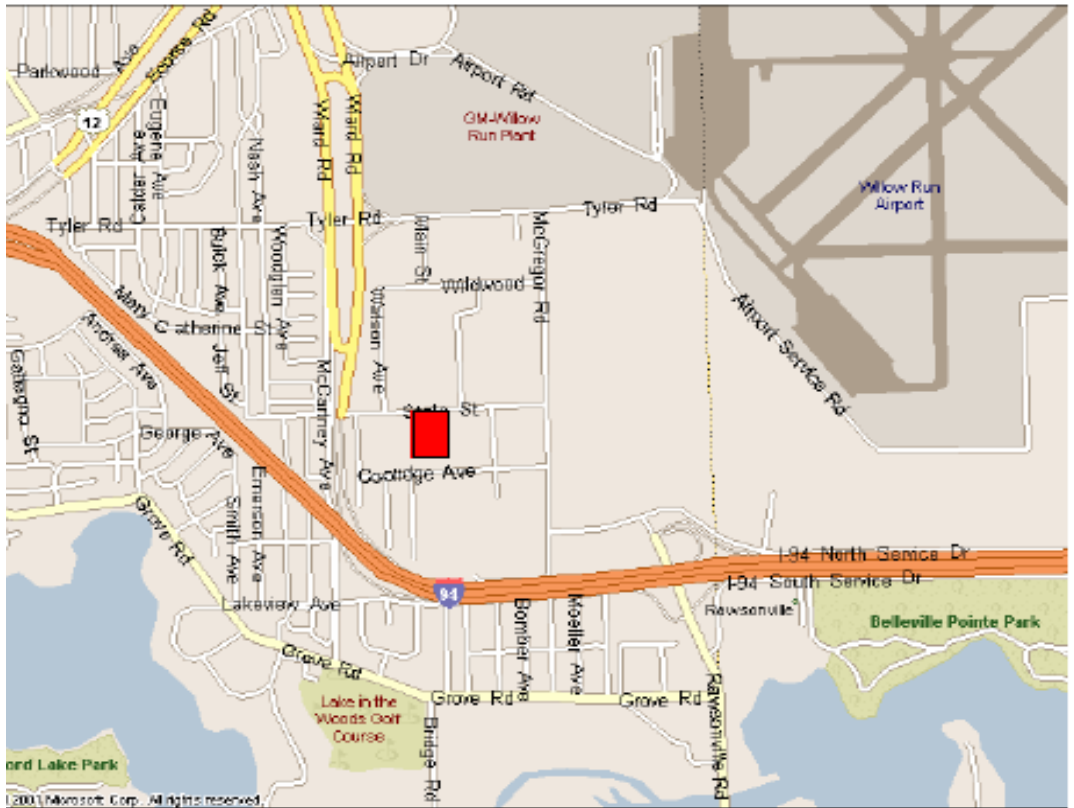
**Be it resolved**, that pursuant to the authority granted by Public Act 198 of 1974, as amended, the Charter Township of Ypsilanti Board of Trustees does hereby establish an Industrial Development District encompassing certain property consisting of approximately 28.107 acres, located west of McGregor Road, south of Tyler Road, east of the Willow Run Bypass, and north of I-94, more particularly described in the attached Exhibit A.

I, Brenda L. Stumbo, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2002-15 approved by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held July 16, 2002.

Regional Map



Local Map

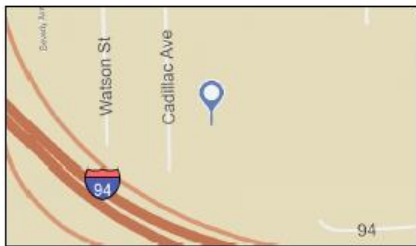
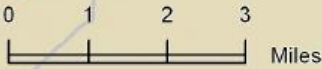
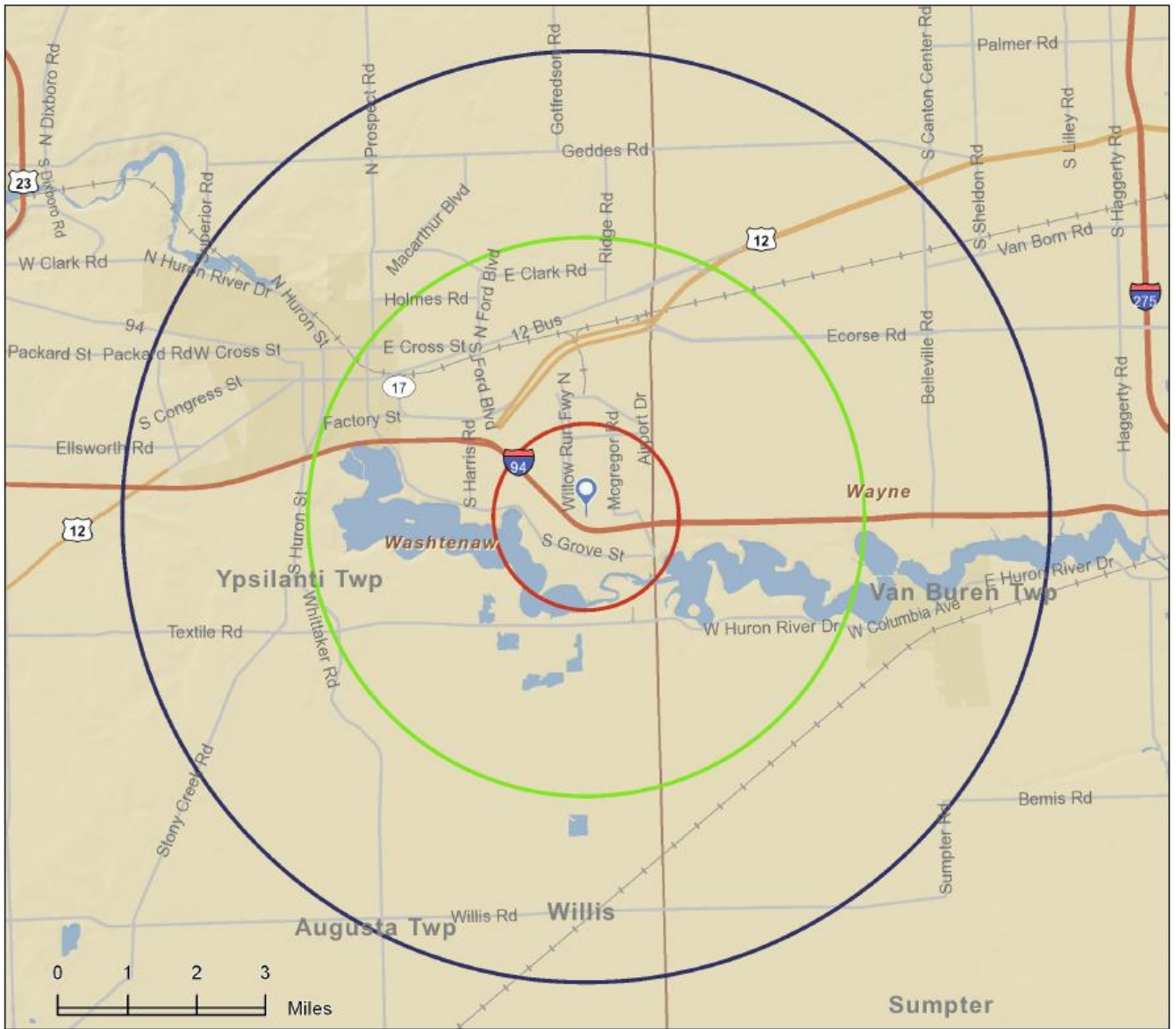




# Site Map

I-94 and Rawsonville, Ypsilanti  
Ring: 1, 3, 5 Miles

Prepared by Randall Thomas  
Latitude: 42.2197  
Longitude: -83.557937





## Executive Summary

1505 Beverly Ave, Ypsilanti Twp, Michigan, 48198  
Rings: 1, 3, 5 mile radii

Prepared by Es  
Latitude: 42.2246  
Longitude: -83.5600

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,193	45,093	98,171
2010 Population	7,509	45,033	108,050
2016 Population	7,659	46,478	111,361
2021 Population	7,842	47,755	113,983
2000-2010 Annual Rate	-0.87%	-0.01%	0.96%
2010-2016 Annual Rate	0.32%	0.51%	0.48%
2016-2021 Annual Rate	0.47%	0.54%	0.47%
2016 Male Population	47.0%	48.4%	48.5%
2016 Female Population	53.0%	51.6%	51.5%
2016 Median Age	32.1	36.1	34.2

In the identified area, the current year population is 111,361. In 2010, the Census count in the area was 108,050. The rate of change since 2010 was 0.48% annually. The five-year projection for the population in the area is 113,983 representing a change of 0.47% annually from 2016 to 2021. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 32.1, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	39.5%	60.5%	60.6%
2016 Black Alone	53.3%	31.0%	29.1%
2016 American Indian/Alaska Native Alone	0.4%	0.5%	0.4%
2016 Asian Alone	1.0%	1.9%	3.9%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.9%	1.6%	1.5%
2016 Two or More Races	4.8%	4.6%	4.4%
2016 Hispanic Origin (Any Race)	3.4%	4.6%	4.7%

Persons of Hispanic origin represent 4.7% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.7 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	3,250	18,742	39,470
2010 Households	3,074	18,677	43,364
2016 Total Households	3,102	19,119	44,578
2021 Total Households	3,156	19,550	45,529
2000-2010 Annual Rate	-0.56%	-0.03%	0.95%
2010-2016 Annual Rate	0.15%	0.37%	0.44%
2016-2021 Annual Rate	0.35%	0.45%	0.42%
2016 Average Household Size	2.47	2.42	2.43

The household count in this area has changed from 43,364 in 2010 to 44,578 in the current year, a change of 0.44% annually. The five-year projection of households is 45,529, a change of 0.42% annually from the current year total. Average household size is currently 2.43, compared to 2.42 in the year 2010. The number of families in the current year is 26,063 in the specified area.







## Executive Summary

1505 Beverly Ave, Ypsilanti Twp, Michigan, 48198  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.22462  
Longitude: -83.56002

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$40,424	\$47,092	\$50,922
2021 Median Household Income	\$45,977	\$53,344	\$57,400
2016-2021 Annual Rate	2.61%	2.52%	2.42%
<b>Average Household Income</b>			
2016 Average Household Income	\$48,413	\$60,714	\$66,642
2021 Average Household Income	\$52,889	\$66,707	\$73,330
2016-2021 Annual Rate	1.78%	1.90%	1.93%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$20,138	\$25,074	\$27,031
2021 Per Capita Income	\$21,857	\$27,402	\$29,626
2016-2021 Annual Rate	1.65%	1.79%	1.85%

### Households by Income

Current median household income is \$50,922 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$57,400 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$66,642 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$73,330 in five years, compared to \$84,021 for all U.S. households

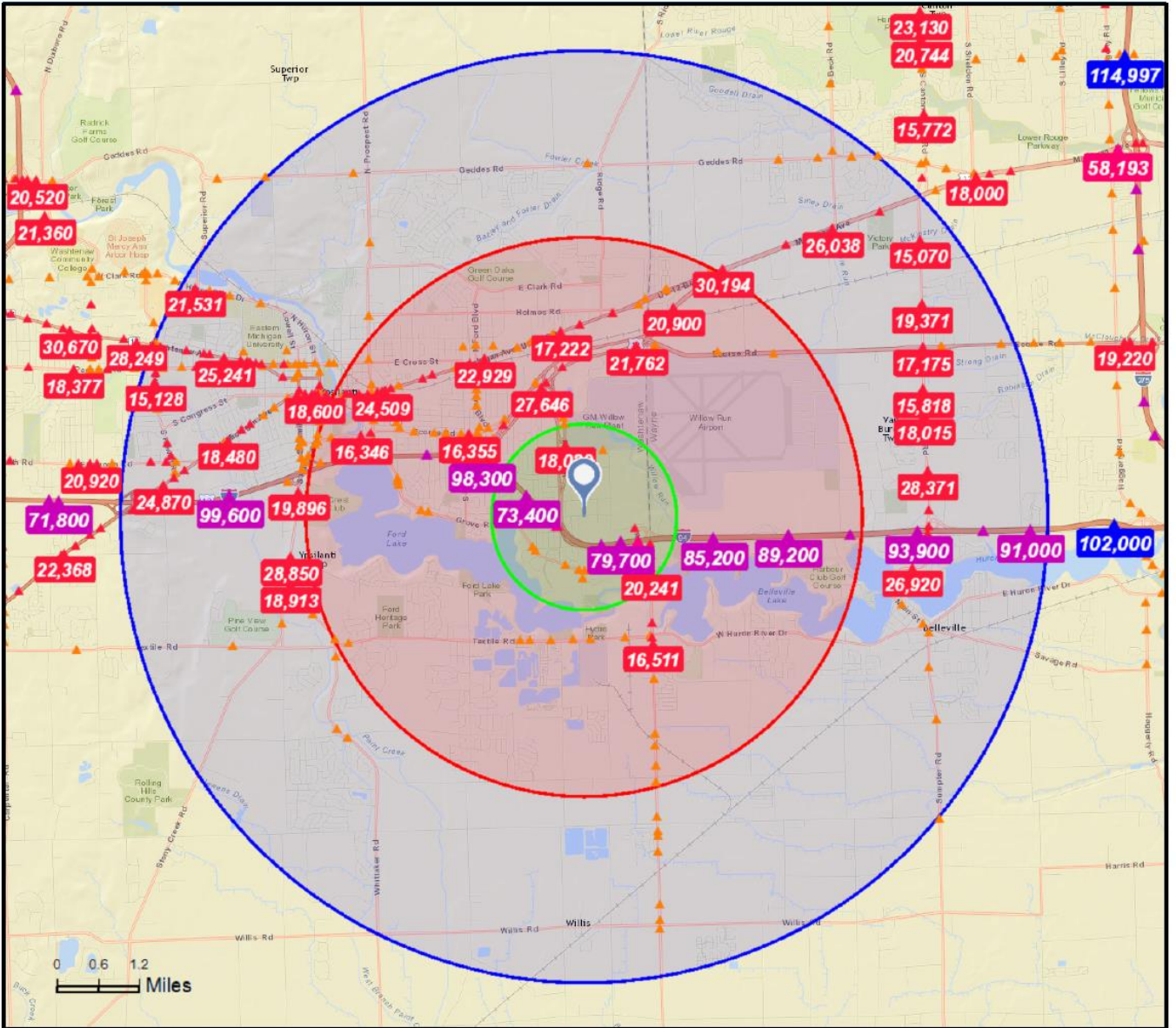
Current per capita income is \$27,031 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$29,626 in five years, compared to \$32,025 for all U.S. households

### Housing

	1 mile	3 miles	5 miles
<b>2000 Total Housing Units</b>			
2000 Owner Occupied Housing Units	3,456	19,766	41,784
2000 Renter Occupied Housing Units	1,772	11,642	23,805
2000 Vacant Housing Units	1,478	7,100	15,666
<b>2010 Total Housing Units</b>			
2010 Owner Occupied Housing Units	206	1,024	2,313
2010 Renter Occupied Housing Units	3,441	20,826	48,190
2010 Vacant Housing Units	1,380	11,254	26,607
<b>2016 Total Housing Units</b>			
2016 Owner Occupied Housing Units	1,694	7,423	16,757
2016 Renter Occupied Housing Units	367	2,149	4,826
2016 Vacant Housing Units	3,513	21,363	49,476
<b>2021 Total Housing Units</b>			
2021 Owner Occupied Housing Units	1,393	11,480	26,967
2021 Renter Occupied Housing Units	1,708	7,639	17,611
2021 Vacant Housing Units	411	2,244	4,898
<b>2021 Total Housing Units</b>			
2021 Owner Occupied Housing Units	3,583	21,928	50,788
2021 Renter Occupied Housing Units	1,425	11,795	27,502
2021 Vacant Housing Units	1,731	7,755	18,027
2021 Vacant Housing Units	427	2,378	5,259

Currently, 54.5% of the 49,476 housing units in the area are owner occupied; 35.6%, renter occupied; and 9.9% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 48,190 housing units in the area - 55.2% owner occupied, 34.8% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 1.18%. Median home value in the area is \$139,672, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.22% annually to \$171,767.





**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

