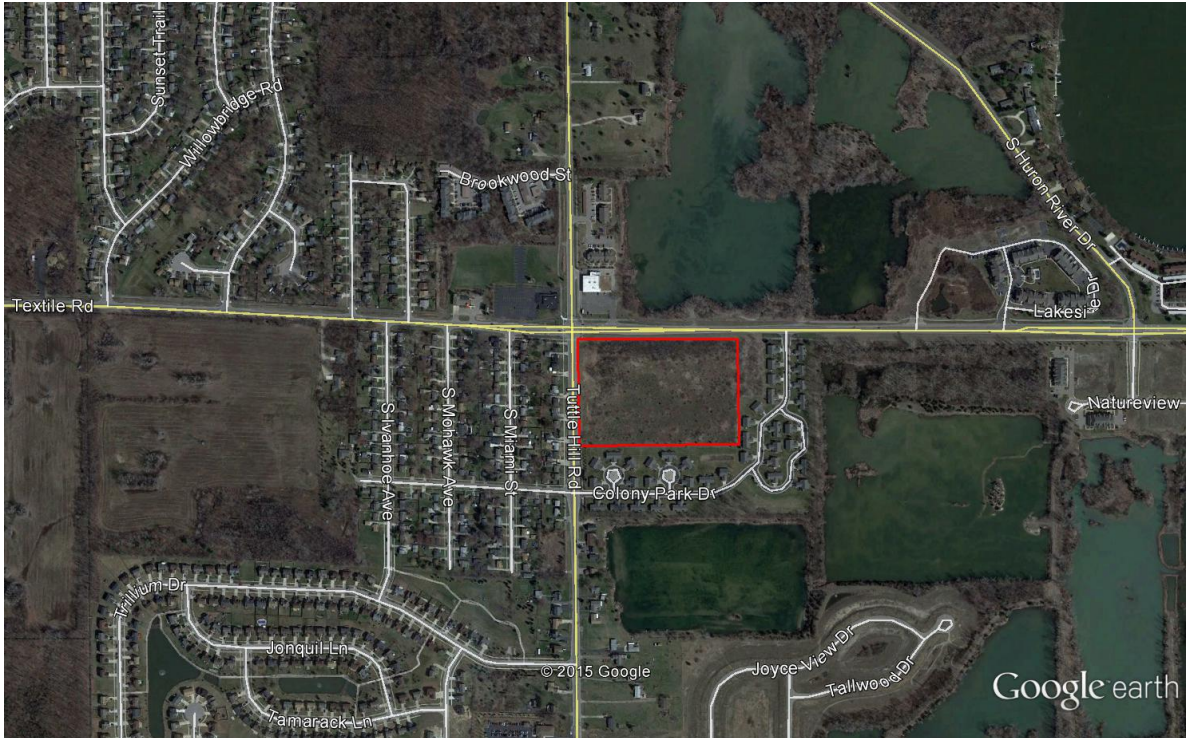


LAND FOR SALE/BTS



SEC Tuttle Hill and Textile

Ypsilanti Twp., MI

**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

LAND FOR SALE/BTS

SEC Tuttle Hill and Textile Ypsilanti Township, MI

SUMMARY	page 1
AERIAL	page 2
SURVEY	page 3
SITE PLAN	page 4
ARTICLE	page 5
AREA MAPS	page 6
DEMOGRAPHICS	pages 7-8
TRAFFIC COUNTS	page 9



PROPERTY SUMMARY

Location: SEC Tuttle Hill and Textile
Ypsilanti Township, MI 48198

Parcel ID: K 11-26-200-005

Total Land Size: 11.2 Buildable acres, net of right of way – Can be divided, pricing will vary

Sale Price: \$225,000 Per acre or \$2,520,000 total, or build to suit

Utilities: All available

Zoning: B-3: General Business

School District: Lincoln Consolidated School District

Property Taxes: \$15,309 Annually (2015)

Demographics within

a 5 mile radius: Population: 103,794 Persons
Households: 41,389 Homes
Avg. HH Income: \$61,938 Annually
Traffic Count: 7,460 VPD on Textile Road

Comments: 11.2 Buildable acres at the SEC of Tuttle Hill and Textile Roads. Property may be split into smaller parcels (pricing will vary). 600' Of frontage on Tuttle Hill and 900' on Textile Road. One of very few parcels in Ypsilanti Township zoned B3. Perfect for bank, credit union, medical facility, shopping center and grocery store.

For Information Contact:

Randy Thomas
248-359-9000





SITE PLAN



program
total acres of site: 113.37±

area of Outlet--'A'	1.03±
area of Outlet--'B'	1.17±
area of "Retail Plaza"	110.17±
area of "total program"	112.37±
area of parking	60,100
area of "total parking"	60,100

developer
FRANKLIN PROPERTY CORPORATION
 277 Franklin Street, Suite 100
 Southfield, Michigan 48034
 PH: (248) 342-0700

86 new homes planned for stalled Ypsilanti Township development



[\[http://connect.mlive.com/user/tperkins/index.html\]](http://connect.mlive.com/user/tperkins/index.html) By Tom Perkins | Special to The Ann Arbor News

[\[http://connect.mlive.com/user/tperkins/posts.html\]](http://connect.mlive.com/user/tperkins/posts.html)

on November 23, 2015 at 7:45 AM, updated November 23, 2015 at 7:47 AM

A once-stalled Ypsilanti Township housing development could soon be revived.

Lombardo Homes is moving forward with plans for 86 new two-story, single-family houses in the Creekside Village South subdivision on the southwest corner of the Merritt and Tuttle Hill roads intersection.

Township Planning Coordinator Joe Lawson said Lombardo recently submitted an amendment to the original Planned Unit Development approved in 2004. The developer wants to build two-story colonial homes instead of the ranch-style houses originally proposed by Pulte, which sold the subdivision to Lombardo in 2008.

It's working through the approval process and meeting with residents in the Manors at Creekside, a neighboring subdivision that is part of the original plans, to discuss the project. Lombardo's plans in that subdivision include 28 more ranch-style homes. So far it and Pulte have completed 120 units in Manors of Creekside. Some were completed prior to the recession and some over the last year.

"Colonials are just selling better right now - that's what they've told us," Lawson said. "The market isn't as strong for ranch homes at the moment,"

The development is one of several in Ypsilanti Township that stalled during the recession and was later purchased and restarted by Lombardo.

Lawson said he doesn't expect new houses in Creekside Village South to be built until at least next construction season, but he added he's pleased to see the number of the township's new home starts inch upward.

"We're starting to see an uptick. It's certainly not like the days of 2002, but more than we've seen in recent years," Lawson said. "The fact that Lombardo has picked up nearly every vacant, platted lot we have shows that they see an improvement and uptick."

He added that the developer brought the township a development agreement that includes provisions banning Section 8 housing and limiting the number of rentals.

In a **first-of-its-kind development agreement** [\[http://www.mlive.com/news/ann-arbor/index.ssf/2015/07/first-of-its-kind_plan_bans_se.html\]](http://www.mlive.com/news/ann-arbor/index.ssf/2015/07/first-of-its-kind_plan_bans_se.html) for the nearby Majestic Lakes subdivisions, the township required the developer to include such provisions. Township officials have said they intend to include to do so with all new subdivisions.

During the housing crisis, a high number of single-family homes in Ypsilanti Township were converted into rentals and Section 8 properties, and that has had a negative consequences ranging from increased crime to decreased property values, officials say.

YPSILANTI NEWS

Ypsilanti Township projecting an increase in property tax revenue in 2016

[\http://www.mlive.com/news/ann-arbor/index.ssf/2015/11/ypsilanti_

Lawsuit prompts out-of-state mortgage lender to demolish home burned in a suspected arson [\[http://www.mlive.com/news/ann-arbor/index.ssf/2015/11/lawsuit_of-.html#incart_story_package\]](http://www.mlive.com/news/ann-arbor/index.ssf/2015/11/lawsuit_of-.html#incart_story_package)

Small sinkholes reported in the city of Ypsilanti, Ypsilanti Township

[\http://www.mlive.com/news/ann-arbor/index.ssf/2015/11/sinkholes

Ypsilanti police use turkey drawing to arrest wanted flasher

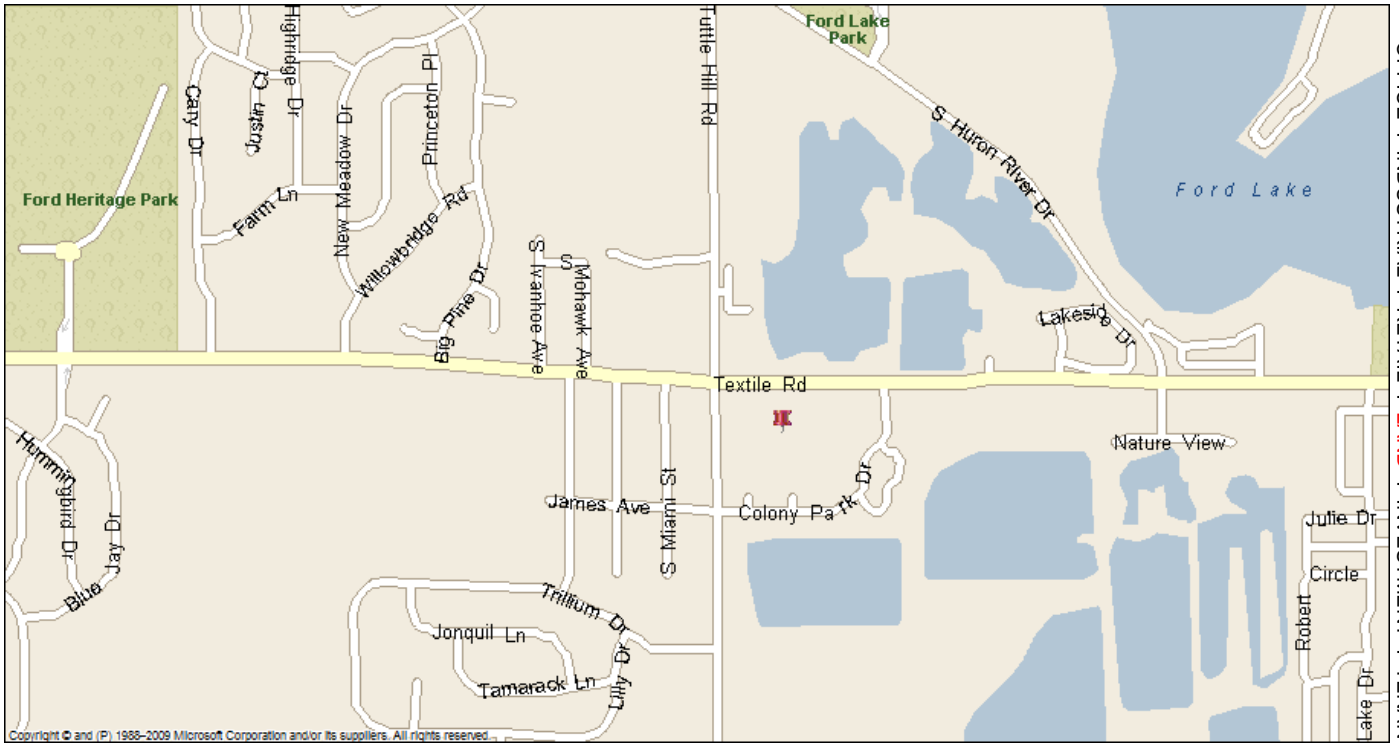
[\http://www.mlive.com/news/ann-arbor/index.ssf/2015/11/ypsilanti_

'He's my dad. That's that': 3 Ann Arbor-area families solidified through adoption

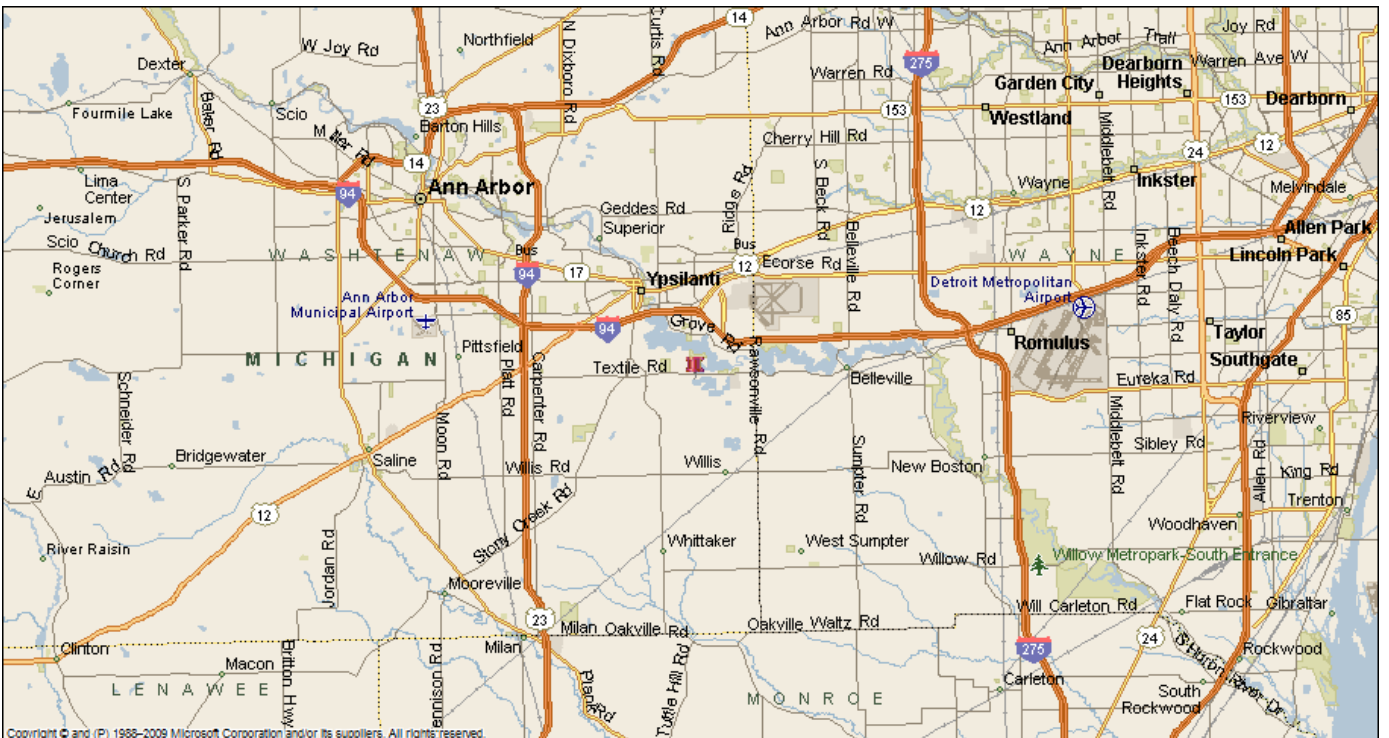
[\http://www.mlive.com/news/ann-arbor/index.ssf/2015/11/three_wa

All Stories

[\[http://topics.mlive.com/tag/ypsilanti/posts.html\]](http://topics.mlive.com/tag/ypsilanti/posts.html)



Local Map



Regional Map



Executive Summary

6082 Tuttle Hill Rd, Ypsilanti Twp, Michigan, 48197
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 42.20173
 Longitude: -83.58009

	1 mile	3 miles	5 miles
Population			
2000 Population	4,649	34,911	96,737
2010 Population	6,397	41,165	101,875
2015 Population	6,585	42,002	103,794
2020 Population	6,813	43,304	106,594
2000-2010 Annual Rate	3.24%	1.66%	0.52%
2010-2015 Annual Rate	0.55%	0.38%	0.36%
2015-2020 Annual Rate	0.68%	0.61%	0.53%
2015 Male Population	48.5%	48.7%	48.7%
2015 Female Population	51.5%	51.3%	51.3%
2015 Median Age	33.8	35.3	33.4

In the identified area, the current year population is 103,794. In 2010, the Census count in the area was 101,875. The rate of change since 2010 was 0.36% annually. The five-year projection for the population in the area is 106,594 representing a change of 0.53% annually from 2015 to 2020. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	59.1%	59.7%	61.3%
2015 Black Alone	31.7%	31.8%	28.6%
2015 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2015 Asian Alone	2.8%	2.2%	3.3%
2015 Pacific Islander Alone	0.0%	0.1%	0.0%
2015 Other Race	1.3%	1.2%	1.7%
2015 Two or More Races	4.7%	4.7%	4.6%
2015 Hispanic Origin (Any Race)	4.0%	4.0%	5.0%

Persons of Hispanic origin represent 5.0% of the population in the identified area compared to 17.6% 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 58.5 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	1,796	13,901	38,464
2010 Households	2,370	15,918	40,537
2015 Total Households	2,427	16,190	41,389
2020 Total Households	2,501	16,635	42,492
2000-2010 Annual Rate	2.81%	1.36%	0.53%
2010-2015 Annual Rate	0.45%	0.32%	0.40%
2015-2020 Annual Rate	0.60%	0.54%	0.53%
2015 Average Household Size	2.71	2.58	2.43

The household count in this area has changed from 40,537 in 2010 to 41,389 in the current year, a change of 0.40% annually. The five-year projection of households is 42,492, a change of 0.53% annually from the current year total. Average household size is currently 2.43, compared to 2.44 in the year 2010. The number of families in the current year is 24,101 in the specified area.





Executive Summary

6082 Tuttle Hill Rd, Ypsilanti Twp, Michigan, 48197
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.20173
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	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$62,023	\$54,745	\$48,120
2020 Median Household Income	\$74,957	\$63,013	\$55,541
2015-2020 Annual Rate	3.86%	2.85%	2.91%
Average Household Income			
2015 Average Household Income	\$75,602	\$67,618	\$61,938
2020 Average Household Income	\$87,551	\$76,795	\$70,584
2015-2020 Annual Rate	2.98%	2.58%	2.65%
Per Capita Income			
2015 Per Capita Income	\$27,348	\$26,010	\$25,151
2020 Per Capita Income	\$31,522	\$29,428	\$28,588
2015-2020 Annual Rate	2.88%	2.50%	2.59%

Households by Income

Current median household income is \$48,120 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$55,541 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$61,938 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$70,584 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$25,151 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$28,588 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	1,878	14,591	40,876
2000 Owner Occupied Housing Units	1,381	9,360	22,534
2000 Renter Occupied Housing Units	416	4,541	15,930
2000 Vacant Housing Units	81	690	2,412
2010 Total Housing Units	2,534	17,482	44,935
2010 Owner Occupied Housing Units	1,800	10,894	24,156
2010 Renter Occupied Housing Units	570	5,024	16,381
2010 Vacant Housing Units	164	1,564	4,398
2015 Total Housing Units	2,578	17,706	46,129
2015 Owner Occupied Housing Units	1,835	11,040	24,236
2015 Renter Occupied Housing Units	593	5,150	17,152
2015 Vacant Housing Units	151	1,516	4,740
2020 Total Housing Units	2,646	18,159	47,189
2020 Owner Occupied Housing Units	1,901	11,444	24,845
2020 Renter Occupied Housing Units	599	5,191	17,647
2020 Vacant Housing Units	145	1,524	4,697

Currently, 52.5% of the 46,129 housing units in the area are owner occupied; 37.2%, renter occupied; and 10.3% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 44,935 housing units in the area - 53.8% owner occupied, 36.5% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 1.17%. Median home value in the area is \$150,880, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.28% annually to \$186,091.





Traffic Count Map - Close Up

6082 Tuttle Hill Rd, Ypsilanti Twp, Michigan, 48197
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.20173
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