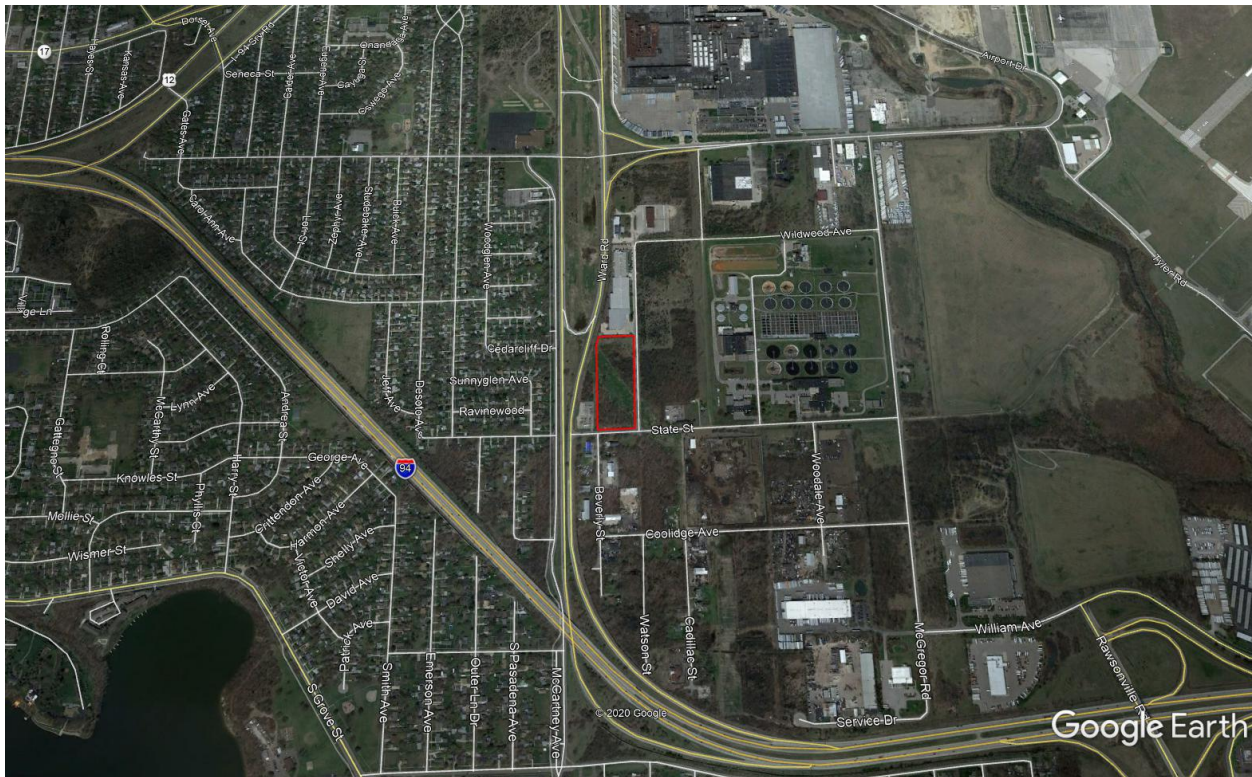


LAND FOR SALE



1250 Watson

Ypsilanti, 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

TABLE OF CONTENTS

LAND FOR SALE

**1250 Watson
Ypsilanti, MI**

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SURVEY	page 4-5
EASEMENT	page 6
AREA MAPS	page 7
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ZONING ORDINANCE	page 11



Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



Location: 1250 Watson St.
Ypsilanti, MI 48198

Parcel ID: 11-13-255-002

Total Land Size: +/-6.15 Acres (property may be split along gas easement)

Sale Price: \$150,000

Utilities: All available

Zoning: IC – Industrial Commercial

Property Taxes: +/- \$3,791 Annually

Demographics within

a 5 mile radius: Population: 114,751 Persons
Households: 46,703 Homes
Avg. HH Income: \$74,917 Annually
Traffic Count: 88,141 VPD on I-94

Comments: 6.15 Acres located at the NWC of State Street and Watson, located feet away from Willow Run Airport, at the I-94/Willow Run exit, in Ypsilanti, MI. The property contains a 36" gas pipeline that bisects the parcel into two semi-triangular portions. The pipeline easement is 50' and runs 545' from the southeastern portion of the property up to the northeastern portion (see survey/easement on pages 4-6). Parcel may be split along easement.

For Information Contact:

Randy Thomas

248-359-9000 ext. 9



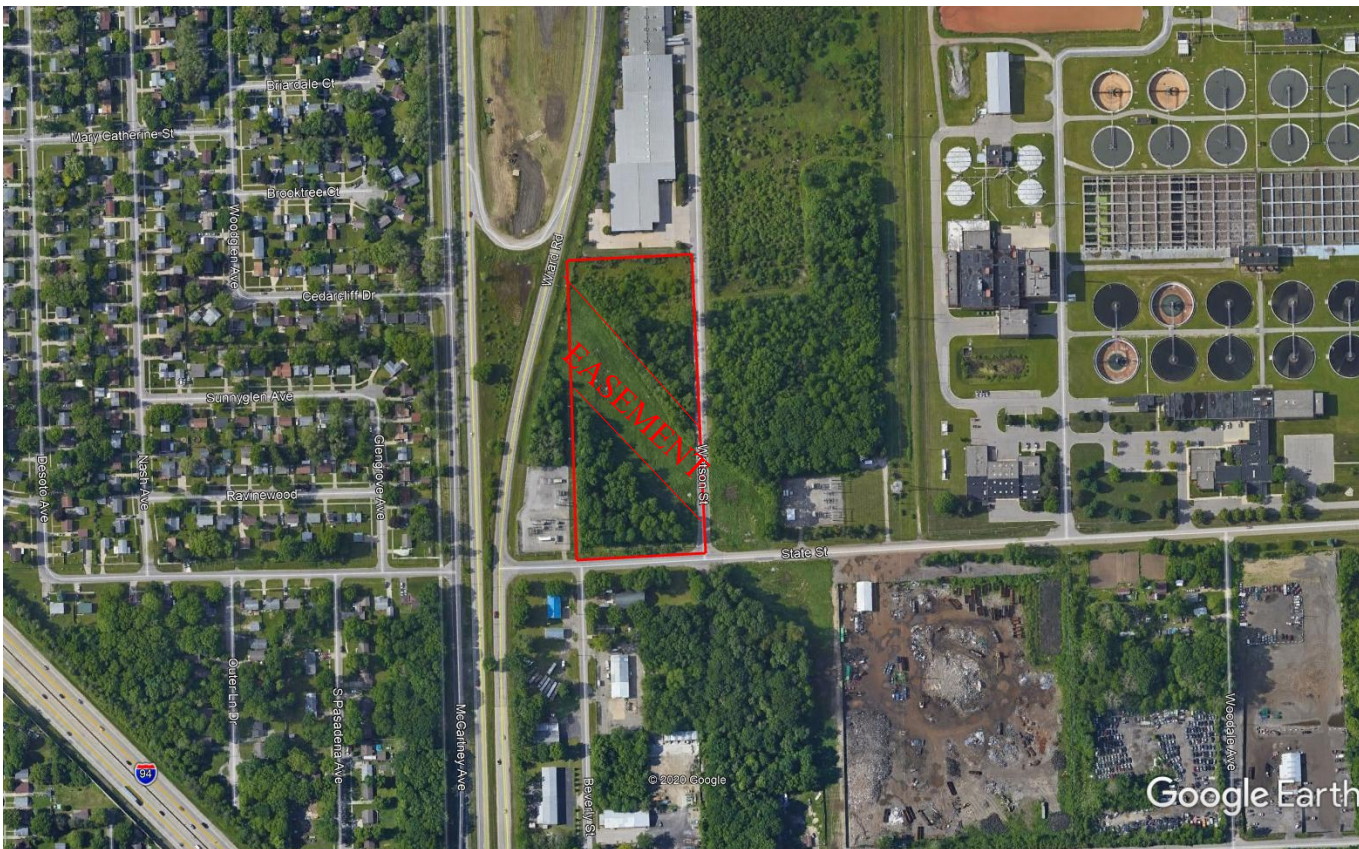
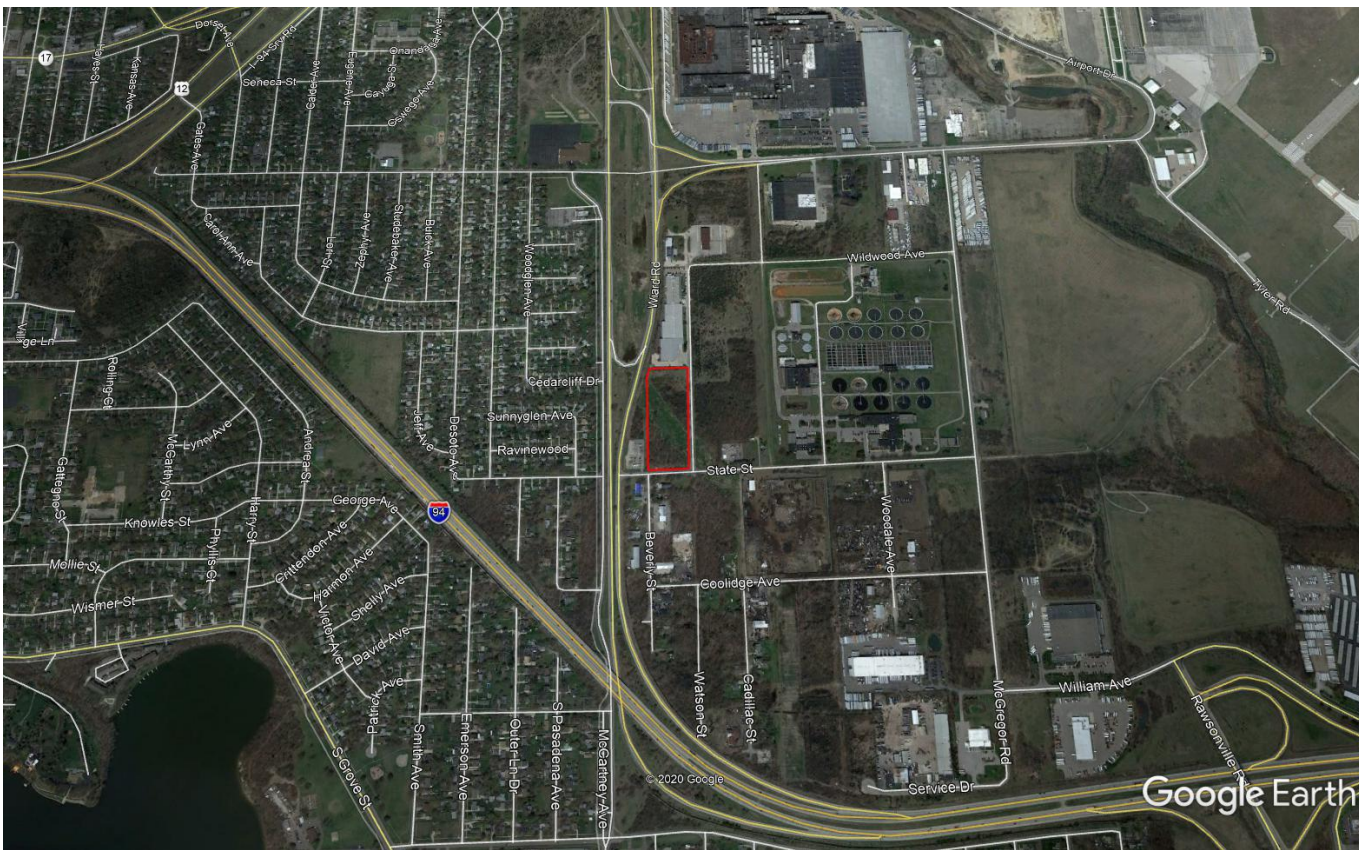


EXHIBIT "A"

YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
 PART OF LOTS 173-186, & INCLUSIVE OF LOTS 408-441
 WATSONIA PARK SUBDIVISION (PLAT LIBER 6, PAGE 33)
 T 3 S, R 7 E : SECTION 13
 MICHIGAN MERIDIAN

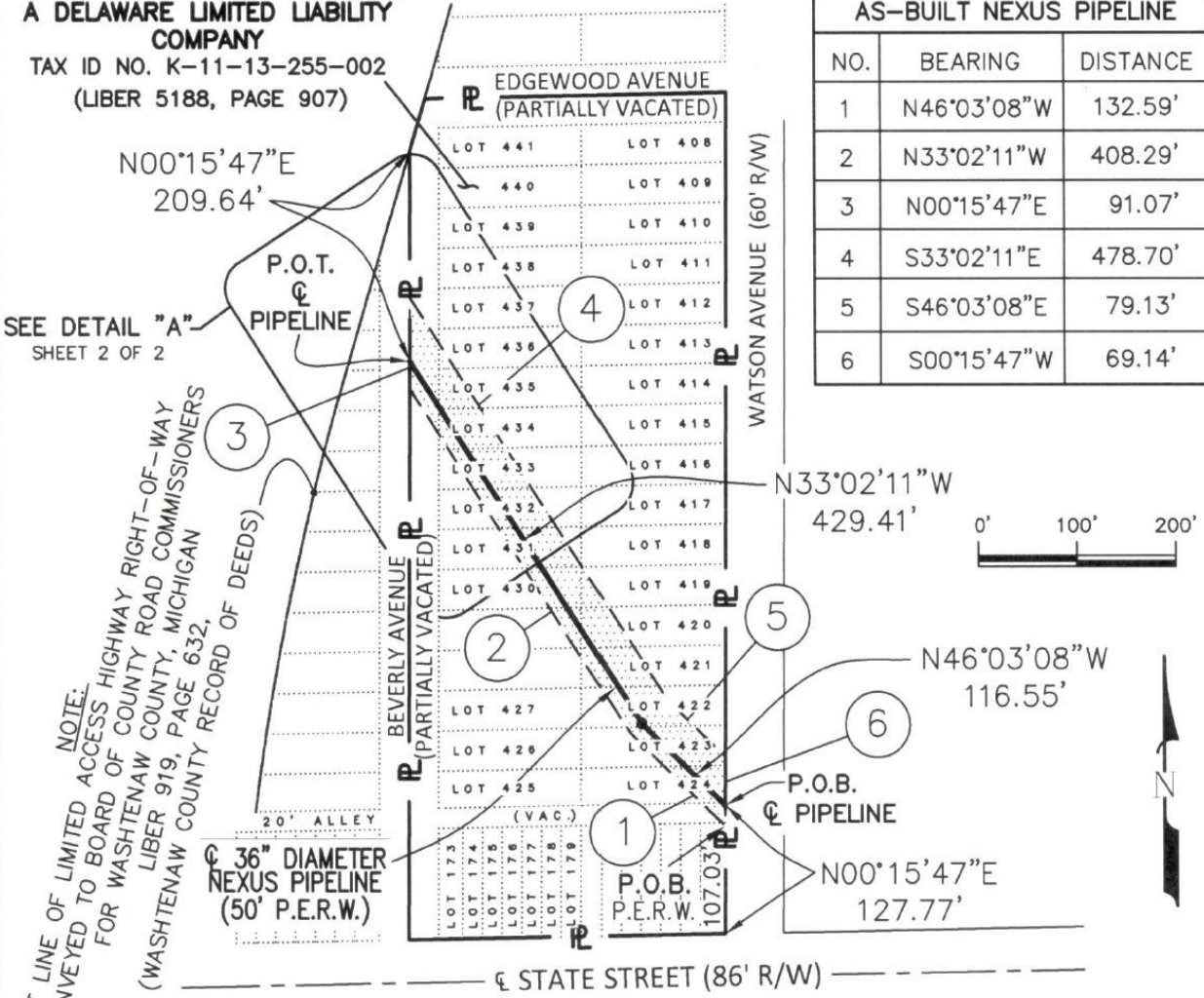
TRACT NO. MI-WA-126.0000

**NEXUS GAS TRANSMISSION, LLC,
 A DELAWARE LIMITED LIABILITY
 COMPANY**

TAX ID NO. K-11-13-255-002
 (LIBER 5188, PAGE 907)

LINE TABLE - P.E.R.W. AS-BUILT NEXUS PIPELINE		
NO.	BEARING	DISTANCE
1	N46°03'08"W	132.59'
2	N33°02'11"W	408.29'
3	N00°15'47"E	91.07'
4	S33°02'11"E	478.70'
5	S46°03'08"E	79.13'
6	S00°15'47"W	69.14'

REVISIONS 0 ISSUED FOR ACQUISITION - 04/05/2016 1 AS-BUILT SURVEY - 10/30/2018



NOTE:
 EAST LINE OF LIMITED ACCESS HIGHWAY RIGHT-OF-WAY
 AS CONVEYED TO BOARD OF COUNTY ROAD COMMISSIONERS
 FOR WASHTENAW COUNTY, MICHIGAN
 LIBER 919, PAGE 632,
 (WASHTENAW COUNTY RECORD OF DEEDS)

CENTERLINE OF AS-BUILT PIPELINE: 545.96'
 PROPOSED PERM. EASEMENT (P.E.R.W.): 0.63 ACRES

PREPARED FOR:
 NEXUS Gas
 Transmission, LLC

PREPARED BY:

Universal Pegasus
 INTERNATIONAL
A Subsidiary of Huntington Ingalls Industries
 COA: Universal Ensco, Inc.
 4848 LOOP CENTRAL DR.
 Suite 100
 HOUSTON, TX. 77081
 PH. 713-977-7770

JOB NO. 22203
 DATE: 03/17/2016
 DRAWN: DCM
 APPROVED: DP
 SCALE: 1"=200'

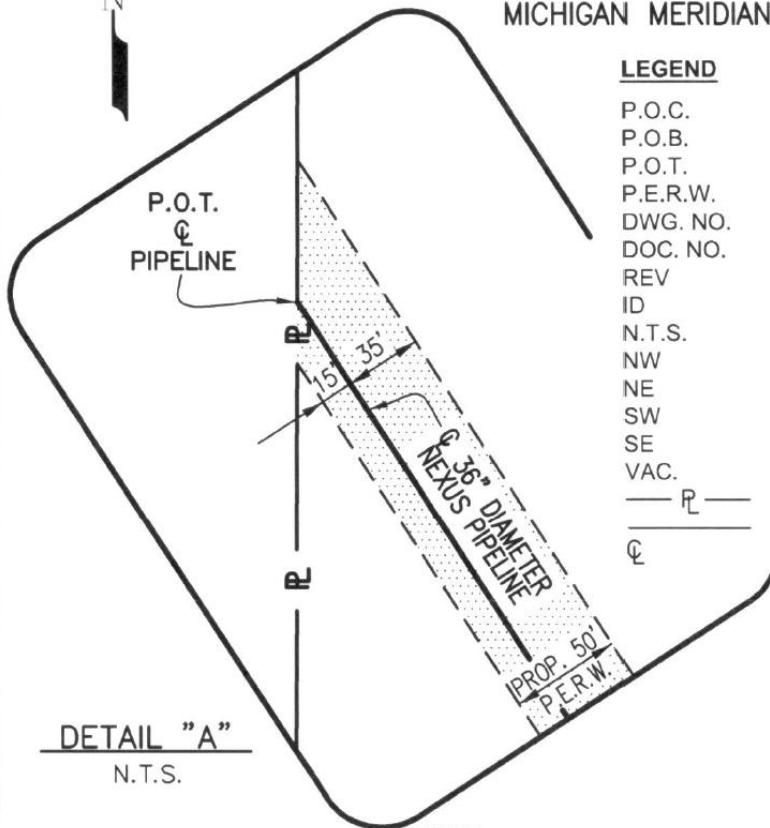
EXHIBIT "A"
 THE PROPERTY OF
 NEXUS GAS TRANSMISSION, LLC,
 A DELAWARE LIMITED LIABILITY
 COMPANY

SHEET 1 OF 2	DOC. NO. 22203-250-PSK-40258	DWG. NO. MI-WA-126.0000	REV 1
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OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

EXHIBIT "A"

YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
 PART OF LOTS 173-186, & INCLUSIVE OF LOTS 408-441
 WATSONIA PARK SUBDIVISION (PLAT LIBER 6, PAGE 33)
 T 3 S, R 7 E : SECTION 13
 MICHIGAN MERIDIAN



LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
P.E.R.W.	PERMANENT EASEMENT RIGHT-OF-WAY
DWG. NO.	DRAWING NUMBER
DOC. NO.	DOCUMENT NUMBER
REV	REVISION
ID	IDENTIFICATION
N.T.S.	NOT TO SCALE
NW	NORTHWEST
NE	NORTHEAST
SW	SOUTHWEST
SE	SOUTHEAST
VAC.	VACATED
— P —	PROPERTY LINE
— C —	CENTERLINE
— C —	CENTERLINE

DETAIL "A"

N.T.S.

NOTES:

1. I HEREBY DECLARE THAT THIS AS-BUILT SURVEY WAS MADE ON THE GROUND, THAT THIS EXHIBIT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, AND THE ACTUAL LOCATION OF THE PROPOSED PERMANENT EASEMENT RIGHT-OF-WAY (P.E.R.W.) IS DETERMINED BY THE CENTERLINE OF THE 36" DIAMETER NEXUS PIPELINE AS IDENTIFIED HEREIN.
2. ALL BEARINGS AND DISTANCES (US SURVEY FEET) HEREIN ARE GRID AND BASED UPON THE UNIVERSAL TRANSVERSE MERCATOR PROJECTION, ZONE 17 NORTH (UTM17N), NORTH AMERICAN DATUM OF 1983 (NAD83 (2011)).
3. THIS EASEMENT EXHIBIT IS NOT A BOUNDARY SURVEY OR CERTIFIED SURVEY AND THE PROPERTY LINES IDENTIFIED HEREIN WERE CALCULATED FROM RECORD DATA ONLY. THE INFORMATION WITHIN THIS EXHIBIT IS NOT INTENDED TO MEET THE REQUIREMENTS OF A CERTIFIED SURVEY AS DEFINED BY PUBLIC ACT 132 OF 1970, AS AMENDED, OR ANY OTHER APPLICABLE SURVEYING LAW WITHIN THE STATE OF MICHIGAN.

DAParse

04.09.2019

DANA A. PARSELL, P.S. DATE:
 MICHIGAN PROFESSIONAL SURVEYOR #51483

SURVEYOR'S SEAL



1 AS-BUILT SURVEY - 10/30/2018

0 ISSUED FOR ACQUISITION - 04/05/2016

REVISIONS

PREPARED FOR:
 NEXUS Gas
 Transmission, LLC

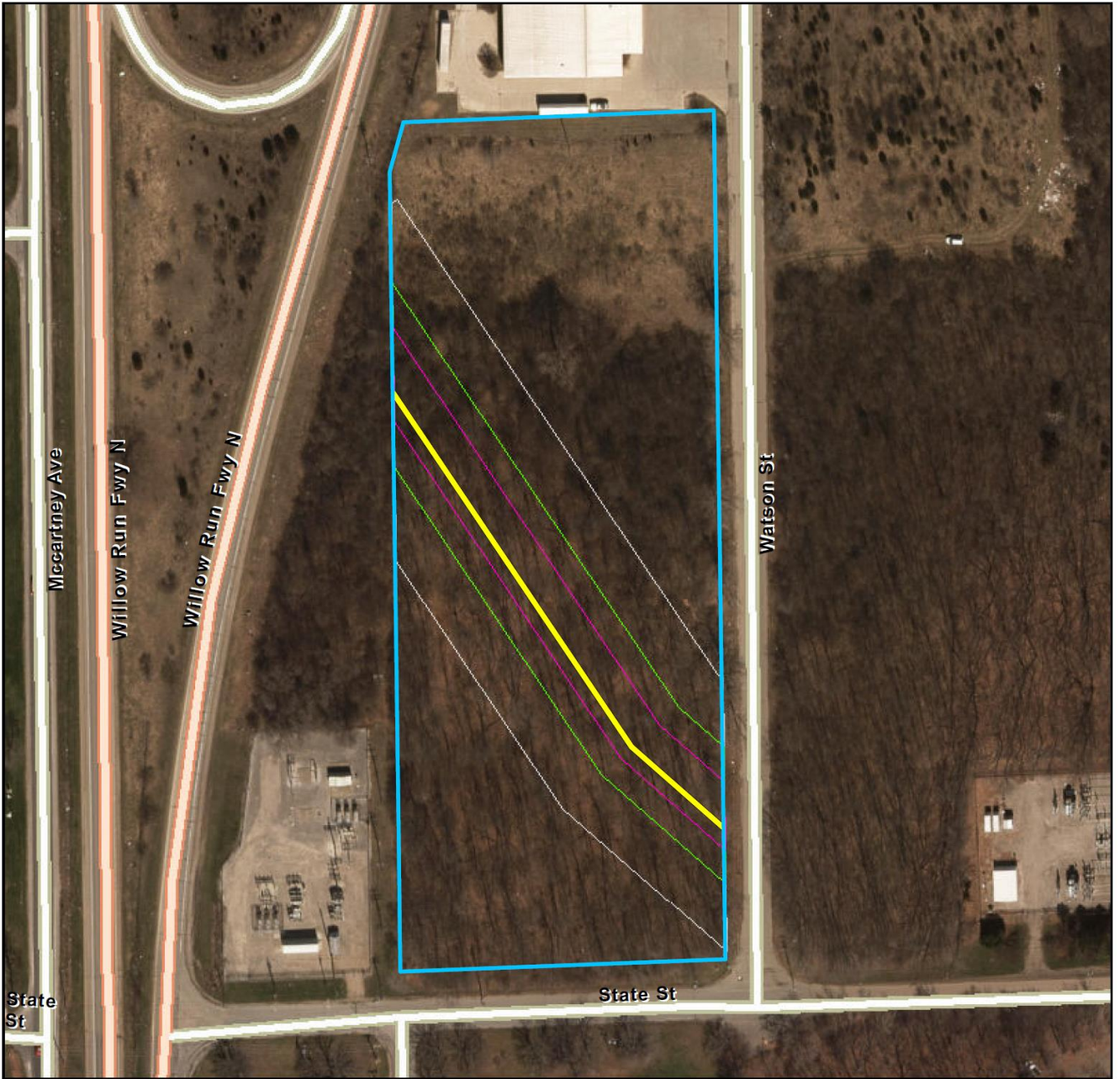


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JOB NO. 22203
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 APPROVED: DP
 SCALE: N.T.S.

EXHIBIT "A"
 THE PROPERTY OF
 NEXUS GAS TRANSMISSION, LLC,
 A DELAWARE LIMITED LIABILITY
 COMPANY

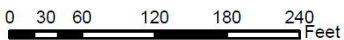
SHEET 2 OF 2	DOC. NO. 22203-250-PSK-40258	DWG. NO. MI-WA-126.0000	REV 1
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Date: 6/29/2017



1 inch = 136 feet



Tract No: MI-WA-126.0000

Tax ID: K-11-13-255-002

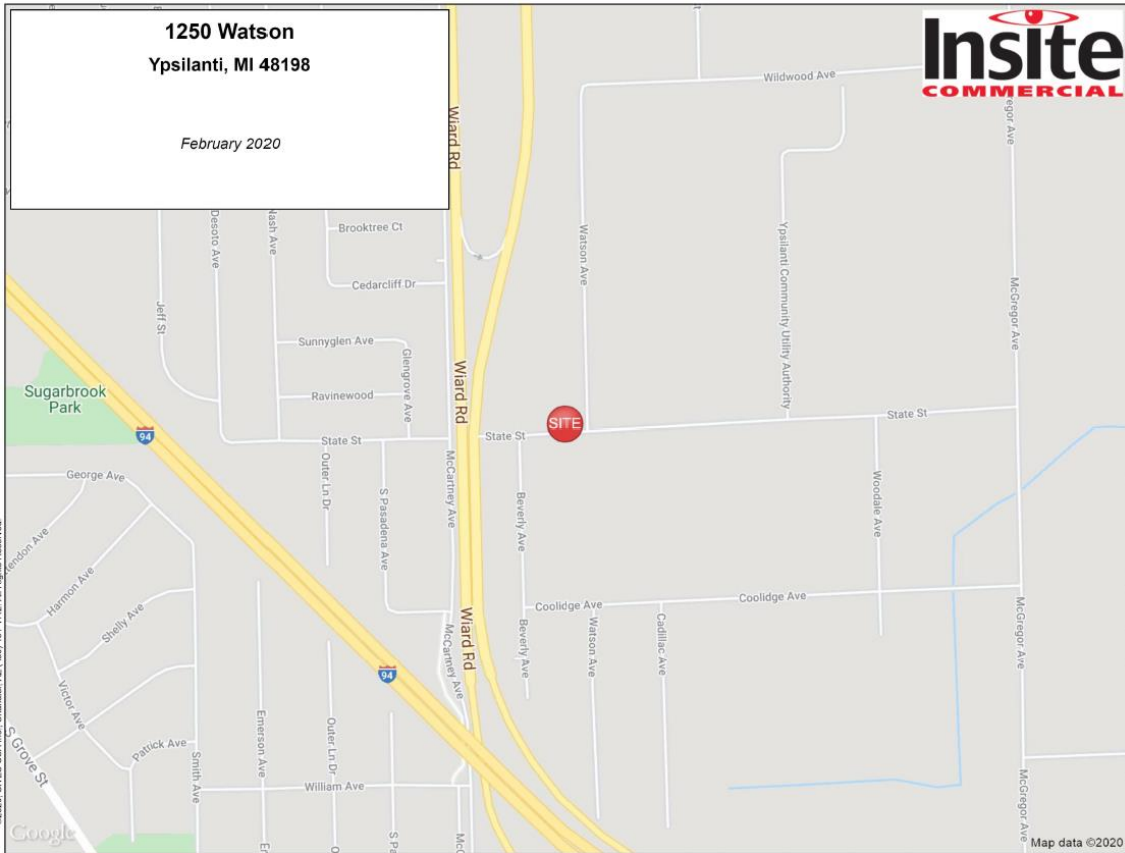
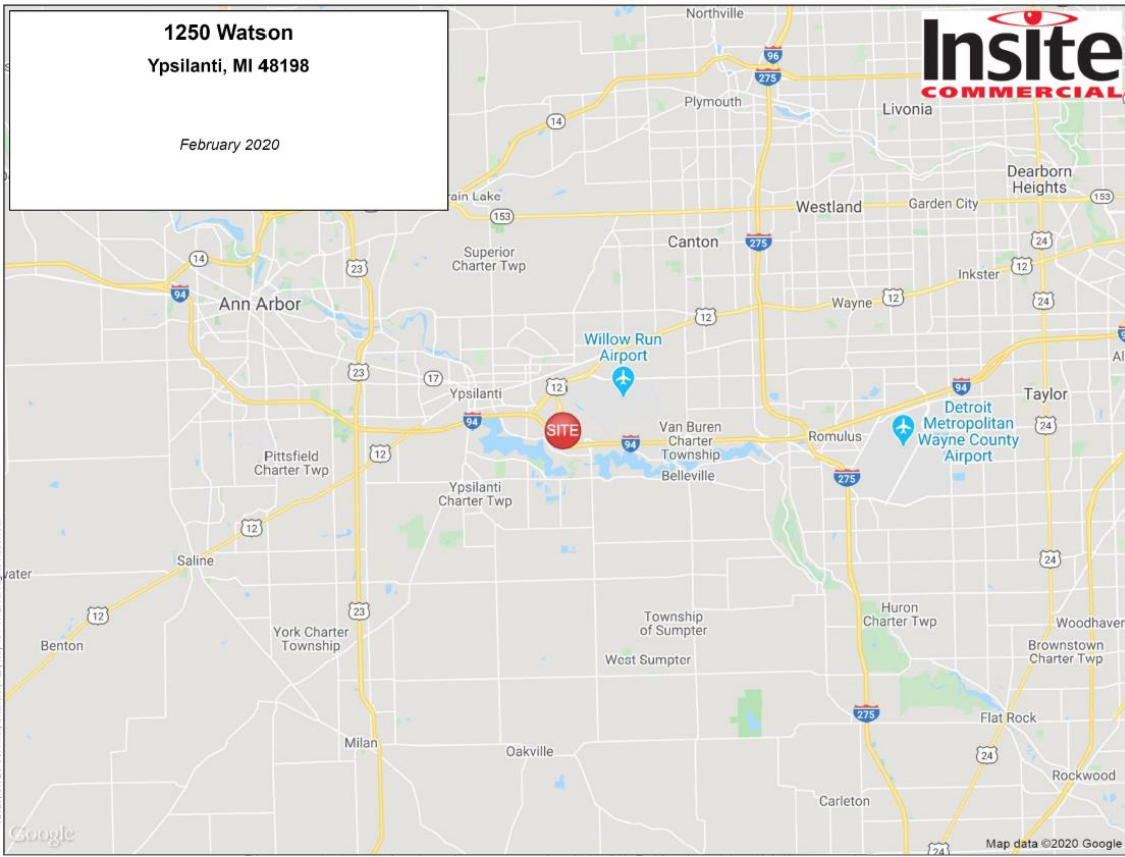
County: Washtenaw

State: Michigan

Legend

-  Centerline
-  Parcels
-  Permanent Easement
-  Temporary Easement
-  Additional TWS
-  Access Road
-  Anode Bed
-  Certified Yard
-  Compressor Station
-  Meter Station
-  Staging Area

Disclaimer: This is a preliminary sketch depicting the Centerline and Workspace on the property. The distances and boundaries are approximate and does not in any way signify a certified survey plat.



FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2247/-83.5607

RF1

1250 Watson St.

Ypsilanti, MI 48198

1 mi radius 3 mi radius 5 mi radius 10 mi radius

	1 mi radius	3 mi radius	5 mi radius	10 mi radius	
POPULATION	2019 Estimated Population	7,752	48,215	114,751	389,419
	2024 Projected Population	8,164	49,690	116,783	390,761
	2010 Census Population	7,600	45,627	108,737	371,087
	2000 Census Population	8,279	45,491	98,846	343,326
	Projected Annual Growth 2019 to 2024	1.1%	0.6%	0.4%	-
	Historical Annual Growth 2000 to 2019	-0.3%	0.3%	0.8%	0.7%
HOUSEHOLDS	2019 Estimated Households	3,252	20,202	46,703	153,692
	2024 Projected Households	3,436	20,802	47,455	153,746
	2010 Census Households	3,180	18,898	43,593	143,139
	2000 Census Households	3,417	18,790	39,486	130,293
	Projected Annual Growth 2019 to 2024	1.1%	0.6%	0.3%	-
	Historical Annual Growth 2000 to 2019	-0.3%	0.4%	1.0%	0.9%
AGE	2019 Est. Population Under 10 Years	11.3%	12.2%	12.0%	11.1%
	2019 Est. Population 10 to 19 Years	12.7%	11.5%	13.0%	14.4%
	2019 Est. Population 20 to 29 Years	23.4%	18.4%	19.5%	19.4%
	2019 Est. Population 30 to 44 Years	18.1%	20.8%	20.2%	19.0%
	2019 Est. Population 45 to 59 Years	15.7%	17.7%	16.9%	17.4%
	2019 Est. Population 60 to 74 Years	14.2%	14.3%	13.6%	13.8%
	2019 Est. Population 75 Years or Over	4.7%	5.1%	4.8%	4.8%
	2019 Est. Median Age	32.6	34.8	34.0	34.7
MARITAL STATUS & GENDER	2019 Est. Male Population	47.5%	48.7%	48.9%	49.4%
	2019 Est. Female Population	52.5%	51.3%	51.1%	50.6%
	2019 Est. Never Married	46.5%	42.9%	44.8%	41.9%
	2019 Est. Now Married	30.5%	35.7%	36.7%	42.1%
	2019 Est. Separated or Divorced	17.0%	16.3%	13.9%	11.8%
	2019 Est. Widowed	5.9%	5.1%	4.6%	4.2%
INCOME	2019 Est. HH Income \$200,000 or More	1.6%	2.8%	4.1%	7.8%
	2019 Est. HH Income \$150,000 to \$199,999	1.9%	4.7%	6.4%	9.0%
	2019 Est. HH Income \$100,000 to \$149,999	10.5%	13.1%	14.7%	16.0%
	2019 Est. HH Income \$75,000 to \$99,999	12.3%	12.9%	12.6%	13.5%
	2019 Est. HH Income \$50,000 to \$74,999	23.4%	19.1%	18.5%	17.5%
	2019 Est. HH Income \$35,000 to \$49,999	18.2%	16.1%	14.0%	12.1%
	2019 Est. HH Income \$25,000 to \$34,999	10.8%	9.2%	8.7%	7.2%
	2019 Est. HH Income \$15,000 to \$24,999	12.5%	10.7%	9.6%	7.2%
	2019 Est. HH Income Under \$15,000	8.8%	11.4%	11.3%	9.8%
	2019 Est. Average Household Income	\$58,715	\$68,501	\$74,917	\$90,406
	2019 Est. Median Household Income	\$48,789	\$57,032	\$63,016	\$76,793
	2019 Est. Per Capita Income	\$24,645	\$28,742	\$30,791	\$36,213
2019 Est. Total Businesses	97	1,246	3,087	15,449	
2019 Est. Total Employees	1,326	11,973	36,282	243,436	

FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2247/-83.5607

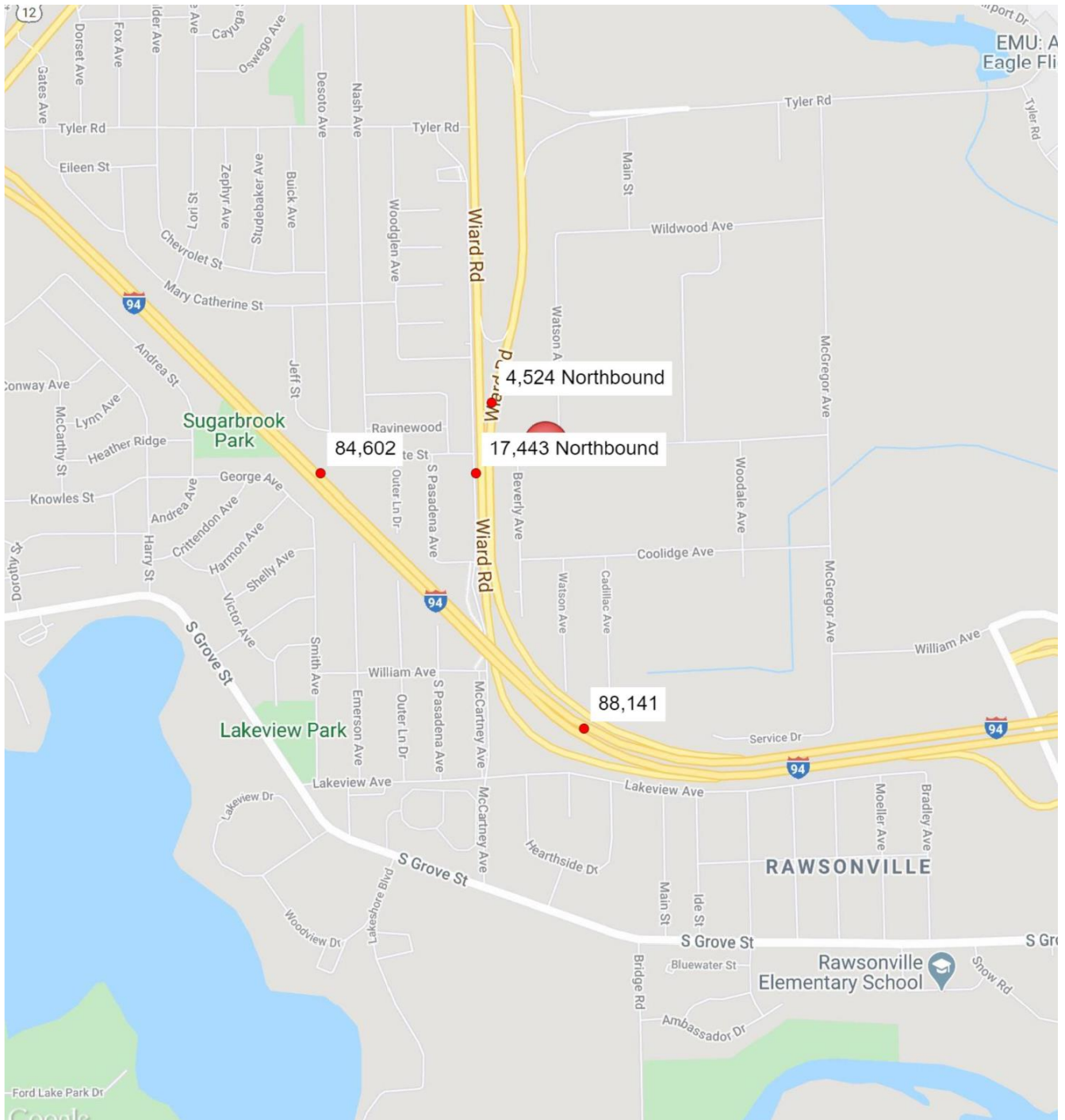
RF1

1250 Watson St.

Ypsilanti, MI 48198

1 mi radius 3 mi radius 5 mi radius 10 mi radius

		1 mi radius	3 mi radius	5 mi radius	10 mi radius
RACE	2019 Est. White	39.3%	59.3%	61.1%	65.8%
	2019 Est. Black	53.1%	31.2%	27.8%	18.0%
	2019 Est. Asian or Pacific Islander	1.7%	3.0%	5.0%	10.9%
	2019 Est. American Indian or Alaska Native	0.4%	0.5%	0.4%	0.3%
	2019 Est. Other Races	5.4%	6.0%	5.6%	4.9%
HISPANIC	2019 Est. Hispanic Population	275	2,388	5,698	18,426
	2019 Est. Hispanic Population	3.5%	5.0%	5.0%	4.7%
	2024 Proj. Hispanic Population	3.7%	5.1%	5.1%	4.9%
	2010 Hispanic Population	2.9%	4.0%	4.1%	3.8%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	5,014	32,649	74,404	248,961
	2019 Est. Elementary (Grade Level 0 to 8)	2.7%	2.7%	2.5%	2.0%
	2019 Est. Some High School (Grade Level 9 to 11)	4.9%	6.2%	5.6%	4.3%
	2019 Est. High School Graduate	27.3%	24.9%	22.3%	19.0%
	2019 Est. Some College	30.4%	26.5%	25.1%	20.0%
	2019 Est. Associate Degree Only	10.6%	9.9%	8.8%	8.1%
	2019 Est. Bachelor Degree Only	15.0%	17.7%	20.7%	24.5%
	2019 Est. Graduate Degree	9.0%	12.1%	15.0%	22.0%
	HOUSING	2019 Est. Total Housing Units	3,423	21,171	48,902
2019 Est. Owner-Occupied		41.8%	57.3%	58.2%	59.8%
2019 Est. Renter-Occupied		53.2%	38.1%	37.3%	36.5%
2019 Est. Vacant Housing		5.0%	4.6%	4.5%	3.7%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	1.5%	2.3%	2.4%	2.4%
	2019 Homes Built 2000 to 2009	2.6%	10.1%	16.3%	14.1%
	2019 Homes Built 1990 to 1999	5.4%	11.4%	15.3%	17.4%
	2019 Homes Built 1980 to 1989	7.7%	9.8%	8.8%	10.4%
	2019 Homes Built 1970 to 1979	23.5%	18.0%	15.4%	20.5%
	2019 Homes Built 1960 to 1969	19.4%	13.0%	11.1%	10.8%
	2019 Homes Built 1950 to 1959	26.5%	18.3%	12.9%	9.5%
	2019 Homes Built Before 1949	8.4%	12.5%	13.3%	11.1%
HOME VALUES	2019 Home Value \$1,000,000 or More	1.0%	0.6%	0.5%	0.7%
	2019 Home Value \$500,000 to \$999,999	4.4%	5.0%	4.4%	6.8%
	2019 Home Value \$400,000 to \$499,999	4.4%	5.2%	4.8%	7.1%
	2019 Home Value \$300,000 to \$399,999	7.8%	8.6%	9.6%	12.4%
	2019 Home Value \$200,000 to \$299,999	10.5%	17.5%	21.6%	26.9%
	2019 Home Value \$150,000 to \$199,999	7.7%	17.0%	20.3%	18.0%
	2019 Home Value \$100,000 to \$149,999	12.2%	19.1%	18.7%	14.8%
	2019 Home Value \$50,000 to \$99,999	23.2%	16.2%	12.6%	10.6%
	2019 Home Value \$25,000 to \$49,999	16.8%	8.0%	6.3%	4.2%
	2019 Home Value Under \$25,000	12.1%	7.8%	6.9%	5.0%
	2019 Median Home Value	\$99,716	\$150,414	\$170,498	\$220,836
	2019 Median Rent	\$936	\$815	\$822	\$876



ARTICLE XVII. - I-C INDUSTRIAL AND COMMERCIAL DISTRICTS

Sec. 1700. - Intent:

I-C industrial and commercial districts are designed to accommodate manufacturing, assembling and fabrication activities including business activities which are not well suited to locations in business districts due to their impact on abutting neighborhoods or due to their requirements for large site areas not available in the township's limited business districts. The I-C district is so structured as to permit the manufacturing, processing and compounding of semifinished or finished products from raw materials as well as from previously prepared material.

Sec. 1701. - Principal uses permitted:

See section 306.6.

(Ord. No. 2018-476, § 19, 2-20-18)

Sec. 1702. - Uses permitted subject to special conditions:

See section 306.6.

(Ord. No. 97-169, 6-17-97; Ord. No. 2000-249, § 2, 10-3-00; Ord. No. 2003-330, 1-20-04; Ord. No. 2009-390, 4-7-09; Ord. No. 2018-476, § 19, 2-20-18)

Sec. 1703. - Area and bulk requirements:

See article XX "Schedule of Regulations," limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

