



40 DETACHED SINGLE FAMILY LOTS & 200 ATTACHED CLUSTER CONDO UNITS, 39 BUILDINGS ON 55 ACRES

20195 Woodruff Rd, Brownstown Twp., MI 48173, Wayne County (Address Not Assigned)



Property Type:	Vacant Land Residential Development
Sale Terms:	Cash, Land Contract
Sale Price:	\$998,000 down to \$495,000 (\$9,000/Acre)
Zoned:	R2 Residential
Property Name:	Cambridge Meadows Subdivision & Grand Lakes Condos
Lots Single Family:	40
Utilities:	City Water, Sewer, (Storm&Sanitary) Gas, Electric, all at site
Units:	240 - This property has a completed site plan which has been approved for up to (200) residential units. The current plan has (40) with 200 units planned
Amenities:	Site Plan Approved, Consent Judgement in place, All Utilities are on site, Street Scrapes, Landscape, & Waterscape, Walking Paths, Monument Signage, Paved Roads, Clear and Level Development Sites, Partially Wooded
Property ID's:	70-151-99-0001-702 (27.47 Acres) 70-151-99-0003-704 (12.49 Acres) 70-151-99-0003-703 (14.71 Acres)
Cross Streets:	South Side of Woodruff Rd., between I-75 & just West of Jefferson Ave, Adjacent to west side of existing Cambridge Meadows Subdivisions

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

PROPERTY FEATURES INCLUDE

Cambridge Meadows Sub #5 & Grand Lakes Condominium is a 55 +/- Acre, very nice site planned development located just off of I-75 in Brownstown Twp. MI. The land is ready to be developed today and has access to it via existing Cambridge Meadows Subs 1-4 located on the south side of Woodruff Rd. The entire project can be down zoned to accommodate all single family detached housing all or part. Proved track record with adjacent Cambridge Meadows Subs 1-4 consisting of 360 homes, 1,625 - 3,100 Sq. Ft. which are currently selling in the \$200 - \$300,000 range. 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.

This property has a completed site plan which has been approved for up to (195) residential units. Single family detached sites are market standard with minimum lot size being 70' x 125'. The current plan has (39) single family home sites and 39, 2 to 8 unit cluster condo buildings with 156+ units planned.

This plan can be altered. Access is designed and available from the adjacent Cambridge Meadows Sub and also directly off of Woodruff Road. 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.

Parcel	Winter	Summer	Total
27 Acre	\$2,888	\$5,939	\$8,827
12 Acre	\$1,324	\$2,868	\$4,192
14 Acre	\$1,453	\$3,148	\$4,601
Totals	\$5,665	\$11,955	\$17,260

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.

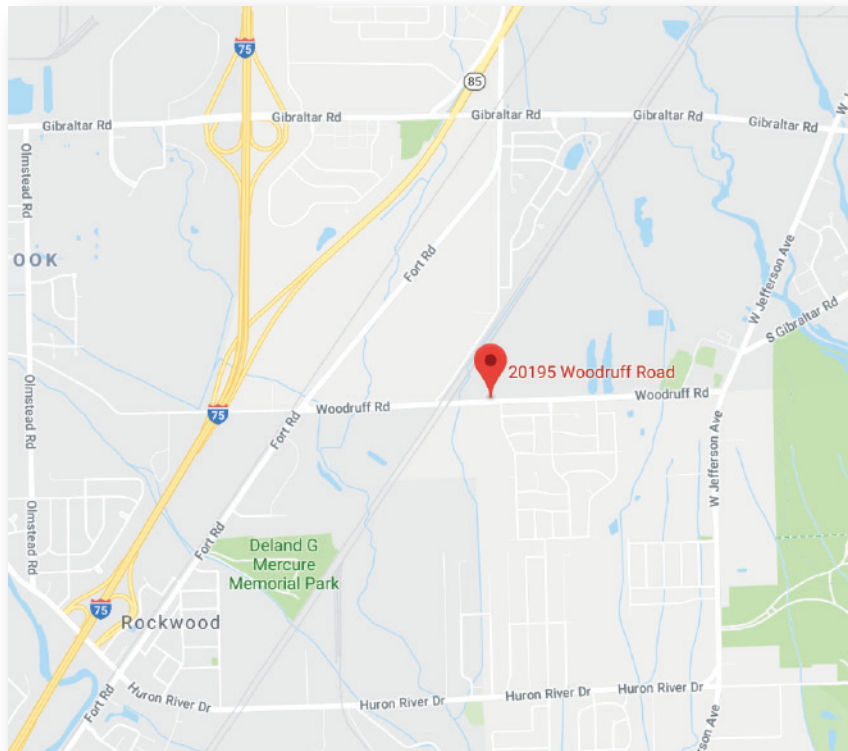
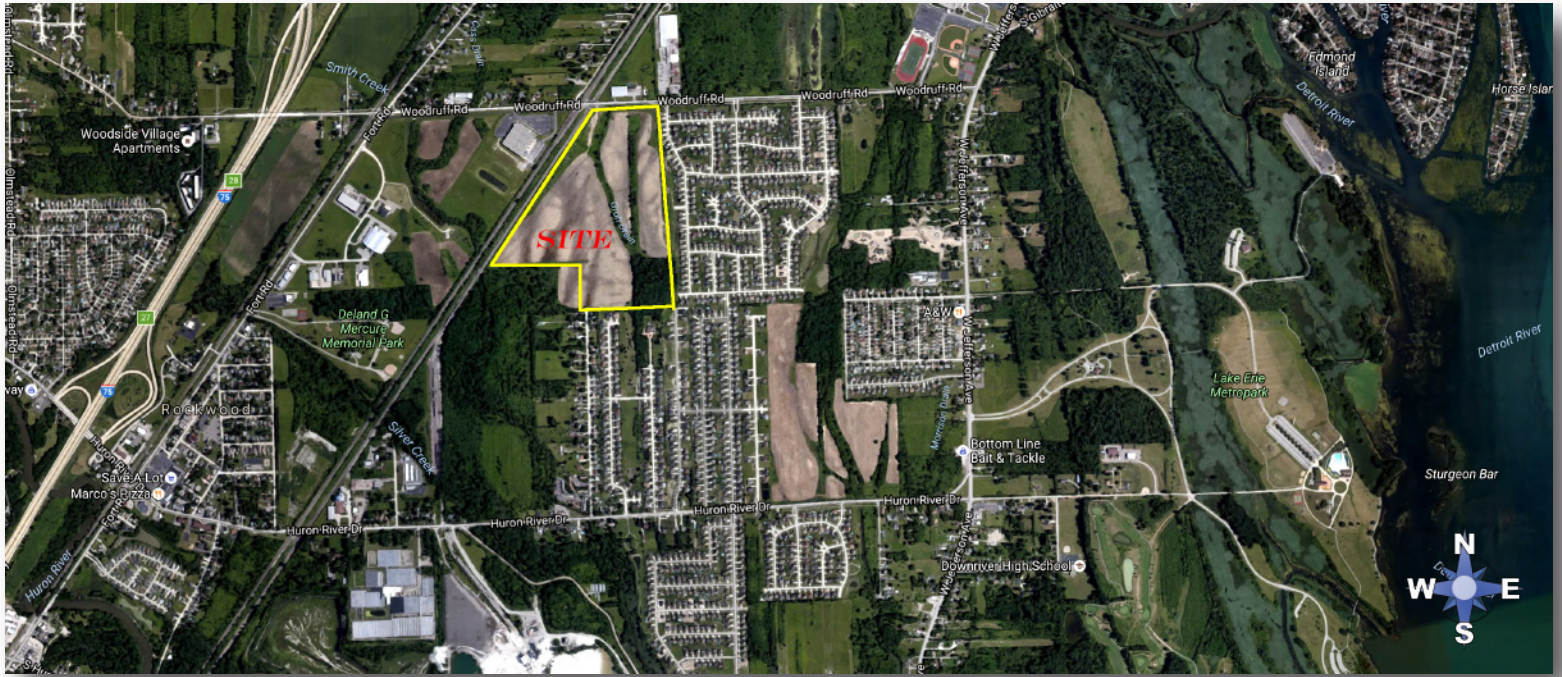
Please use 20195 Woodruff Rd Brownstown MI 48173. If you would like to see more aerial views.

Helpful Website Links:

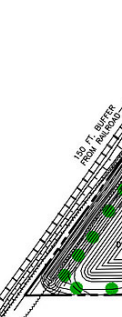
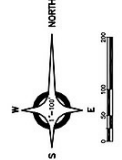
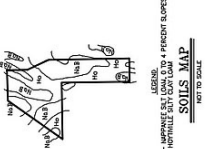
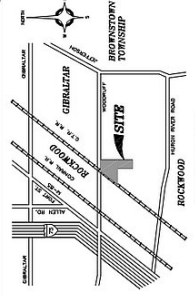
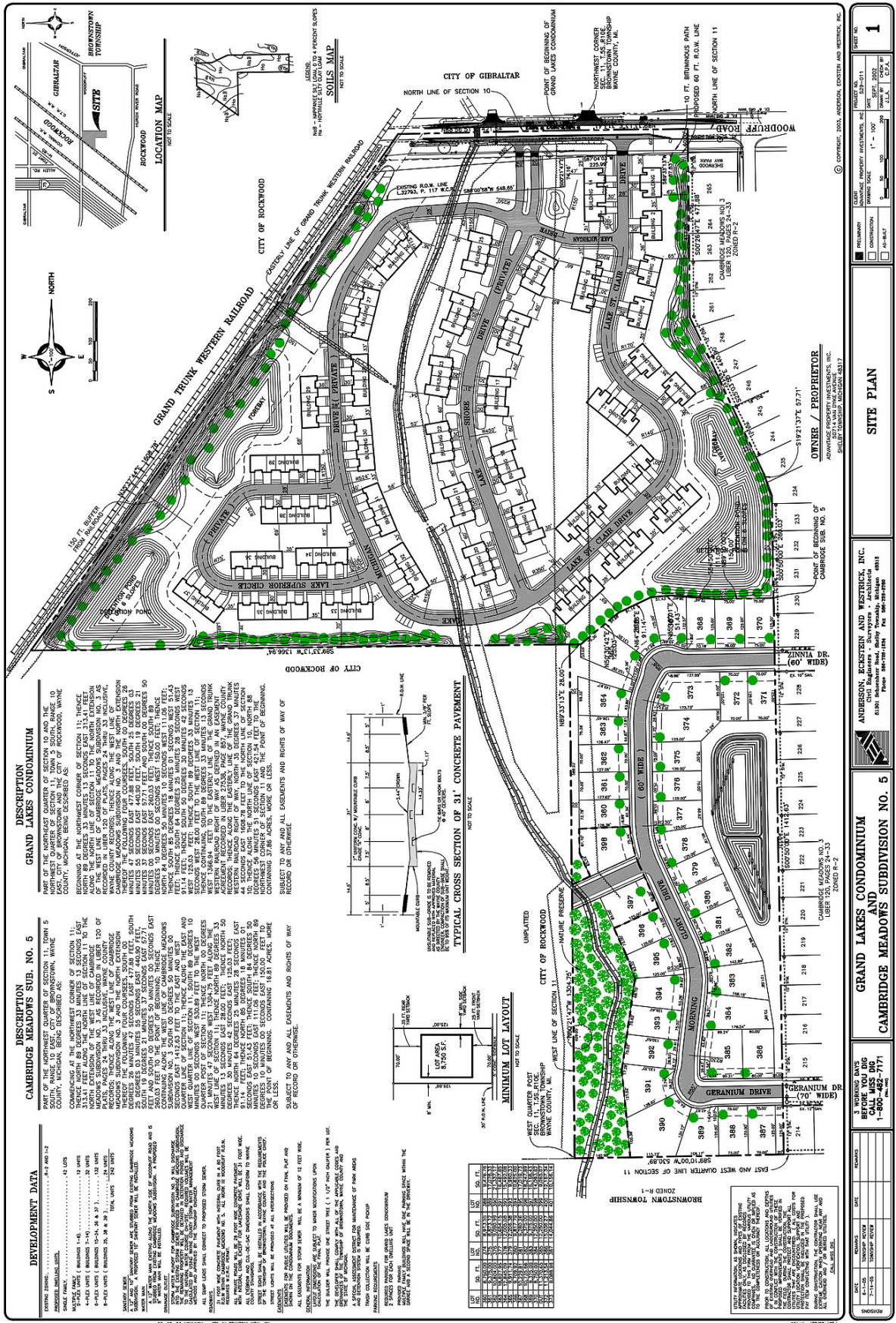
www.resa.net/gibraltar Gibraltar Schools Website
www.brownstown-mi.org Brownstown Twp. Website
www.waynecounty.com Wayne County Website



MAPS



GRAND LAKES CONDOS & CAMBRIDGE MEADOWS SUB SITE PLAN



DESCRIPTION
GRAND LAKES CONDOMINIUM
PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 S., RANGE 10 E., COUNTY OF BRONHOUT, WISCONSIN, BEING DESCRIBED AS: [Detailed legal description of the Grand Lakes Condominium property]

DESCRIPTION
CAMBRIDGE MEADOWS SUB. NO. 5
PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 S., RANGE 10 E., COUNTY OF BRONHOUT, WISCONSIN, BEING DESCRIBED AS: [Detailed legal description of the Cambridge Meadows Sub. No. 5 property]

DESCRIPTION
GRAND LAKES CONDOMINIUM
[Continuation of legal description for Grand Lakes Condominium]

DESCRIPTION
CAMBRIDGE MEADOWS SUB. NO. 5
[Continuation of legal description for Cambridge Meadows Sub. No. 5]

DESCRIPTION
GRAND LAKES CONDOMINIUM
[Continuation of legal description for Grand Lakes Condominium]

DESCRIPTION
CAMBRIDGE MEADOWS SUB. NO. 5
[Continuation of legal description for Cambridge Meadows Sub. No. 5]

DESCRIPTION
GRAND LAKES CONDOMINIUM
[Continuation of legal description for Grand Lakes Condominium]

DESCRIPTION
CAMBRIDGE MEADOWS SUB. NO. 5
[Continuation of legal description for Cambridge Meadows Sub. No. 5]

OWNER / PROPRIETOR
ANDERSON, BECKSTEIN AND WESTRICK, INC.
ADVANTAGE PROPERTY INVESTMENTS, INC.

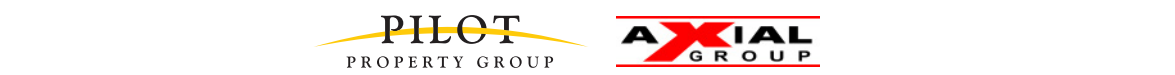
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SITE PLAN

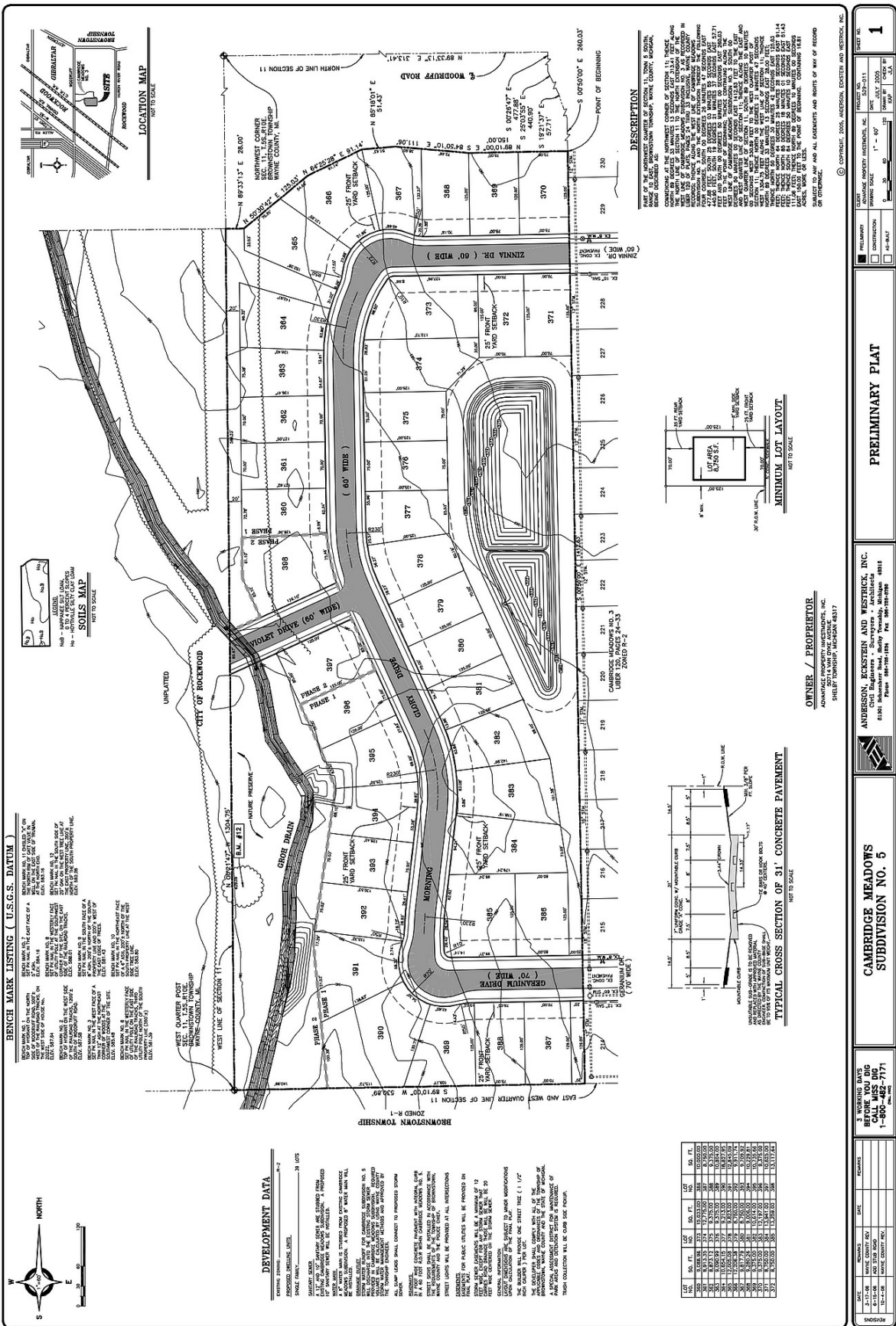
3 WORKING DAYS BEFORE YOU DIG
CALL 800.488.4971
1-800-488-4971

ANDERSON, BECKSTEIN AND WESTRICK, INC.
0181 Industrial Road, Suite 700, Waukegan, Illinois 60087
Phone 848-0234 Fax 848-0239

DATE	REVISION
7-25-05	ISSUE FOR PERMIT
7-28-05	ISSUE FOR PERMIT
8-1-05	ISSUE FOR PERMIT
8-2-05	ISSUE FOR PERMIT



PRELIMPLAT



BENCH MARK LISTING (U.S.G.S. DATUM)

SECTION 1: 1. BENCH MARK NO. 7. THE CORNER OF THE INTERSECTION OF THE EAST LINE OF SECTION 11 AND THE SOUTH LINE OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 13 WEST, COUNTY OF WAYNE, MICHIGAN. ELEVATION: 132.47'. DATE: 1985.

SECTION 2: 1. BENCH MARK NO. 8. THE CORNER OF THE INTERSECTION OF THE EAST LINE OF SECTION 11 AND THE SOUTH LINE OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 13 WEST, COUNTY OF WAYNE, MICHIGAN. ELEVATION: 132.47'. DATE: 1985.

SECTION 3: 1. BENCH MARK NO. 9. THE CORNER OF THE INTERSECTION OF THE EAST LINE OF SECTION 11 AND THE SOUTH LINE OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 13 WEST, COUNTY OF WAYNE, MICHIGAN. ELEVATION: 132.47'. DATE: 1985.

SECTION 4: 1. BENCH MARK NO. 10. THE CORNER OF THE INTERSECTION OF THE EAST LINE OF SECTION 11 AND THE SOUTH LINE OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 13 WEST, COUNTY OF WAYNE, MICHIGAN. ELEVATION: 132.47'. DATE: 1985.

SECTION 5: 1. BENCH MARK NO. 11. THE CORNER OF THE INTERSECTION OF THE EAST LINE OF SECTION 11 AND THE SOUTH LINE OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 13 WEST, COUNTY OF WAYNE, MICHIGAN. ELEVATION: 132.47'. DATE: 1985.

SECTION 6: 1. BENCH MARK NO. 12. THE CORNER OF THE INTERSECTION OF THE EAST LINE OF SECTION 11 AND THE SOUTH LINE OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 13 WEST, COUNTY OF WAYNE, MICHIGAN. ELEVATION: 132.47'. DATE: 1985.

DEVELOPMENT DATA

APPROXIMATE AREAS: 11.00 ACRES

STREET FRONTAGE: 1,100 FT

STREET FRONTAGE PER LOT: 100 FT

STREET FRONTAGE PER ACRE: 90.9 FT

STREET FRONTAGE PER SECTION: 1,100 FT

STREET FRONTAGE PER QUARTER: 1,100 FT

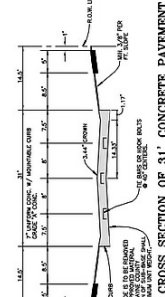
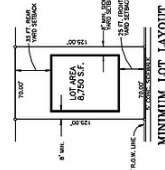
STREET FRONTAGE PER TOWNSHIP: 1,100 FT

STREET FRONTAGE PER COUNTY: 1,100 FT

STREET FRONTAGE PER STATE: 1,100 FT

STREET FRONTAGE PER COUNTRY: 1,100 FT

STREET FRONTAGE PER UNIVERSE: 1,100 FT



DESCRIPTION

THIS PRELIMINARY SITE PLAN IS A PRELIMINARY PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE SITE AND HAS FOUND THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT. THE ENGINEER HAS NOT CONDUCTED A GEOTECHNICAL SURVEY OR SOIL TESTS. THE ENGINEER HAS NOT CONDUCTED A HYDROLOGIC SURVEY OR DRAINAGE STUDY. THE ENGINEER HAS NOT CONDUCTED A TRAFFIC STUDY OR ANALYSIS. THE ENGINEER HAS NOT CONDUCTED A NOISE STUDY OR ANALYSIS. THE ENGINEER HAS NOT CONDUCTED A HISTORIC PRESERVATION STUDY OR ANALYSIS. THE ENGINEER HAS NOT CONDUCTED A CULTURAL RESOURCES STUDY OR ANALYSIS. THE ENGINEER HAS NOT CONDUCTED A WETLANDS STUDY OR ANALYSIS. THE ENGINEER HAS NOT CONDUCTED A WILDLIFE STUDY OR ANALYSIS. THE ENGINEER HAS NOT CONDUCTED A PLANT AND ANIMAL STUDY OR ANALYSIS. THE ENGINEER HAS NOT CONDUCTED A VISUAL QUALITY ASSESSMENT STUDY OR ANALYSIS. THE ENGINEER HAS NOT CONDUCTED A VISUAL IMPACT STATEMENT STUDY OR ANALYSIS. THE ENGINEER HAS NOT CONDUCTED A VISUAL QUALITY IMPROVEMENT STUDY OR ANALYSIS. THE ENGINEER HAS NOT CONDUCTED A VISUAL QUALITY IMPROVEMENT PLAN STUDY OR ANALYSIS. THE ENGINEER HAS NOT CONDUCTED A VISUAL QUALITY IMPROVEMENT PLAN STUDY OR ANALYSIS.

LOCATION MAP

NE 1/4 SECTION 11, TOWNSHIP 11 NORTH, RANGE 13 WEST, COUNTY OF WAYNE, MICHIGAN

SOILS MAP

NE 1/4 SECTION 11, TOWNSHIP 11 NORTH, RANGE 13 WEST, COUNTY OF WAYNE, MICHIGAN

OWNER / PROPRIETOR

ANDERSON, ECKSTEIN AND WESTRICK, INC.
 5150 Redford Road, Suite 1000, Farmington Hills, MI 48334
 Phone: 248-462-2222 Fax: 248-462-2222

CAMBRIDGE MEADOWS SUBDIVISION No. 5

3. WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-368-7171

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/2024	ISSUE FOR PERMIT

PRELIMINARY PLAT

DEVELOPMENT PHOTOS



AREA PHOTOS

