

# Outlot with Drive Thru

## 2625 Jackson Rd, Ann Arbor, MI 48103



Listing ID: 30044989  
Status: Active  
Property Type: Vacant Land For Sale  
Possible Uses: Retail  
Gross Land Area: 0.56 Acres  
Sale Price: \$1,550,000  
Unit Price: \$2,767,857 Per Acre  
Sale Terms: Cash to Seller



### Overview/Comments

Westgate Shopping Center out-lot on Jackson Road just off the I-94 / Jackson Road (Exit #172). Site plan approved (July 21, 2014) with all approvals in place. LOL's in place for two suites. To be built, freestanding building, 5,000 square feet with a drive-thru. Located adjacent to Westgate Shopping Center. Highly visible, great location, high traffic counts. Join the many local and national retailers at one of Ann Arbor's busiest malls.

### More Information Online

<http://www.cpix.net/listing/30044989>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	City of Ann Arbor	Zoning:	C3
Tax ID/APN:	09-08-25-103-010	Sale Terms:	Cash to Seller
Possible Uses:	Retail		

### Area & Location

Market Type:	Medium	Feet of Frontage:	200
Property Located Between:	Jackson Rd & West Stadium Blvd.	Transportation:	Highway
Side of Street:	South	Highway Access:	Easy access to I-94, M-14 and US-23.
Road Type:	Paved	Airports:	Ann Arbor Municipal - 6 miles, Willow Run Airport - 19 Miles, Detroit Metro Airport - 28 miles
Property Visibility:	Excellent		
Largest Nearby Street:	Jackson Rd		

### Land Related

Lot Frontage:	191	Water Service:	Municipal
Lot Depth:	125	Sewer Type:	Municipal
Topography:	Level		

**Zoning Description** C3 fringe commercial district. (1) Intent. The design and regulations of this district are set up to provide for certain types of commercial activities which have characteristics in common. In this district, the customer usually comes directly to the particular establishment by automobile, making a separate stop for each errand. Comparison shopping activity is less than in the central business district. Since there is little essential interdependence of activities, establishments can be dispersed over considerable areas with each establishment having its own automobile parking. Good automobile accessibility is essential to these districts. The uses permitted, because of their lack of intense pedestrian activity and their required contact with auto access, would be incompatible in the central business district. (2) Permitted principal uses. (a) Any principal use permitted in the C2B business service district. (3) Permitted accessory uses. (a) Those allowed in the R3 district. C2B business service district. Intent. This district is designed to provide for certain types of commercial activities which have functional and economic relationships to a central business or fringe commercial district. Such activities will include wholesale suppliers retail and supply warehouses, motor vehicle major repair and service agencies, carports and other parking establishments, equipment and machinery dealers, building materials dealers, food processing plants, farm and garden supply stores, places of entertainment or recreation, public utility facilities and retail establishments related in a peripheral manner to those of the central business district. In this district the customer may come to the particular establishment either by automobile or as an extension of this CBD pedestrian shopping activity. Since there is little essential interdependence of activities, each establishment can have its own automobile parking area. Good traffic accessibility is essential to this district, particularly for trucks and other freight carriers. The uses permitted, because of their required contact with auto and truck traffic, would be incompatible in the central business district. (2) Permitted principal uses. (a) Any principal use permitted in the C2A central business district. (b) Retail sales that may have service, repair, leasing or rental, or

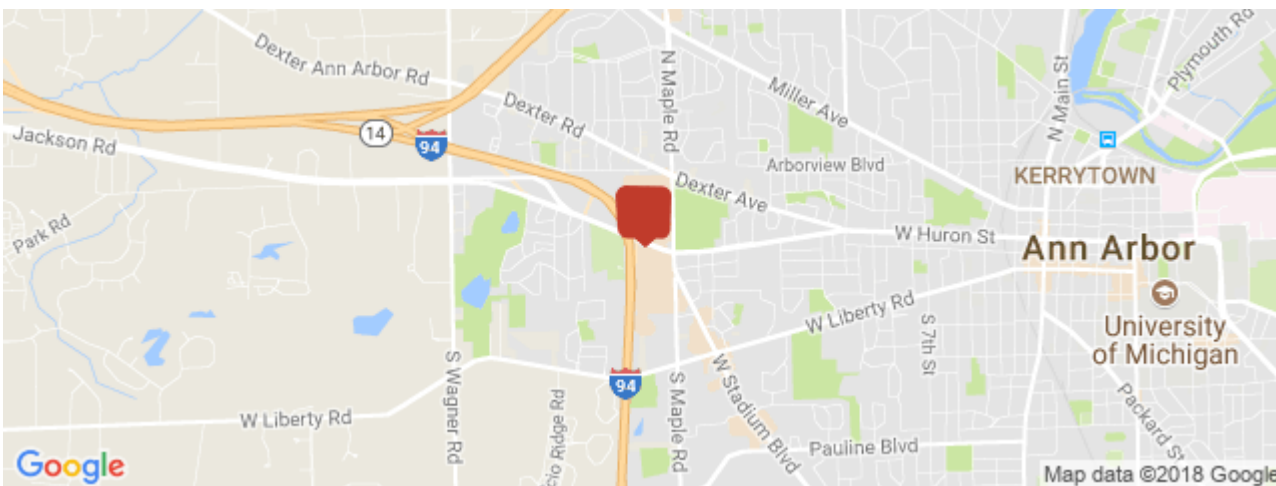
manufacturing facilities in connection therewith, including: new and used automobile dealers; boat and sporting good dealers; mobile home dealers; agricultural implement, garden supply and motorcycle dealers. (c) Retail sales, as typically incidental to contractors, in which a workshop is required for successful operation and in which the retail outlet or show room may in fact be an accessory use, such as, but not limited to: plumber, electrician, lighting fixtures, air conditioning and heating (including incidental sheet metal work), radio and television, interior decorator, reupholstery and refinishing, sign painting and awnings. (d) Drive-ins, such as: automobile service stations, banks, carwash, cleaners, restaurant; provided that drive-in restaurants and automobile service stations shall be permitted pursuant to the standards set forth in section 5.104. (e) Enclosed building for storage and repair of automobiles, trucks and construction equipment; food locker plant (including the cutting and packaging of meat or game, sale at retail, delivery of individual home orders, renting of individual lockers for home-customer storage of food, but excluding slaughtering or eviscerating thereof). (f) Wholesaling, warehousing, refrigerated and general storage. (g) Veterinary hospitals and kennels.

## Financials

Finance Data Year: 2016  
Assessed Value - Total(\$): \$175,200 (Annual)  
Real Estate Taxes - Annual(\$): \$10,840 (Annual)

## Location

Address: 2625 Jackson Rd, Ann Arbor, MI 48103  
County: Washtenaw  
MSA: Ann Arbor  
Submarket: Washtenaw W of 23



## Property Images



parking\_lot\_view\_rendering

## Property Contacts



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