

# Site Plan Approved | Jackson Rd Overlay District

## 6860 Jackson Rd, Ann Arbor, MI 48103



Listing ID: 30475813  
Status: Active  
Property Type: Vacant Land For Sale  
Possible Uses: Industrial, Office  
Gross Land Area: 1.13 Acres  
Sale Price: \$499,000  
Unit Price: \$441,592 Per Acre  
Sale Terms: Cash to Seller

### Overview/Comments

Site plan approved up to a 9,100 SF building! Great high-traffic Jackson Road location with 300' of frontage. Located in the Jackson Overlay District which promotes mixed-use with an focus on retail, office & research uses. It also offers more flexible zoning for a broader option of land uses. Would be a perfect location for a bank with a drive-thru, franchise with drive-thru, or office/tech/medical building.



### More Information Online

<http://cie.cpix.net/listing/30475813>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Scio Township	Zoning:	I-1 LIMITED INDUSTRIAL   OVERLAY DISTRICT
Tax ID/APN:	H-08-20-100-021	Sale Terms:	Cash to Seller
Possible Uses:	Industrial, Office, Retail, Retail-Pad, Self Storage		

### Area & Location

Property Located Between:	East of Metty Drive on north side of Jackson Road	Traffic/Vehicle Count:	19,096
Property Visibility:	Excellent	Highway Access:	I-94
Largest Nearby Street:	Metty Drive	Airports:	Detroit Metro, Willow Run & Ann Arbor Municipal
Feet of Frontage:	300	Area Description:	Jackson Road corridor.

Legal Description COM AT CENT OF SEC 20, TH N 00-07-20 W 881.95 FT, TH S 79-29-30 E 592.04 FT, TH N 10-20-40 E 32.14 FT FOR A POB, TH N 10-20-40 E 163.23 FT, TH S 79-29-30 E 300.00 FT, TH S 10-20-40 W 166.03 FT, TH N 78-57-25 W 300.02 FT TO POB. T2S, R5E

### Land Related

Lot Frontage:	300	Easements Description:	provided with title commitment
Lot Depth:	162.87	Available Utilities:	Electric, Water, Gas, Sewer, Cable, Internet Access
Topography:	Level	Water Service:	Municipal
Easements:	Other	Sewer Type:	Municipal

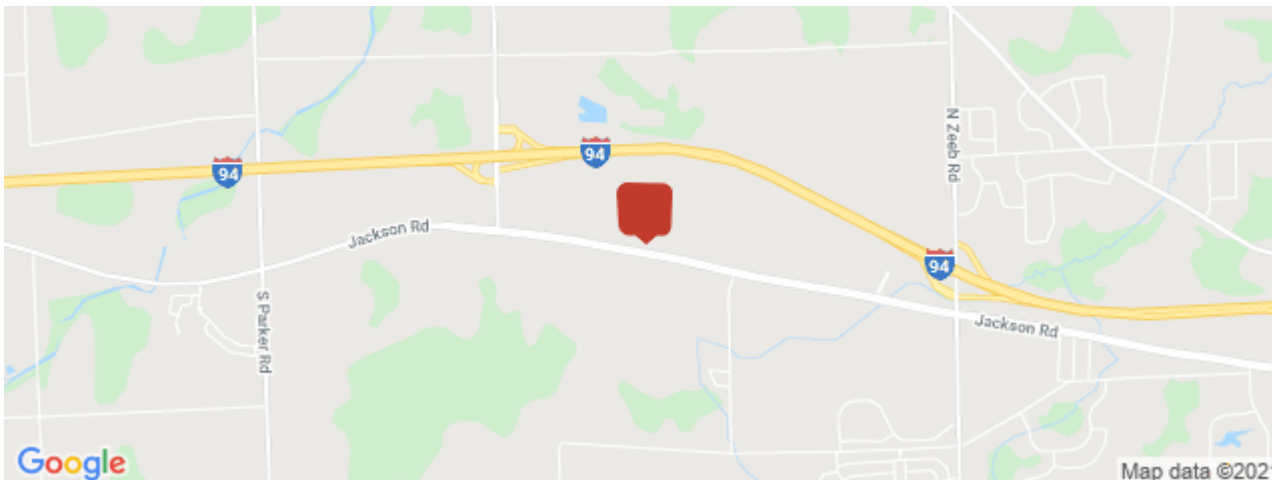
**Zoning Description** This district is intended for limited assembly and manufacturing industrial operations and facilities. The district is designed to create a low density development with spacious yards to provide attractive settings as well as to help ensure compatibility with nonindustrial neighboring lots. This district is intended to permit only those uses which emit a minimum of noise, vibration, smoke, dust and dirt, gases or offensive odors, glare, and radiation. Uses which involve the storage or handling of explosive or highly flammable gases or liquids in other than de minimus quantities are not permitted in this district. Storage of materials, supplies, products, and equipment, shall be within the primary structure. 2. The I-1 district is so structured as to permit, along with any specific uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw

material for shipment in bulk form, to be used in an industrial operation at another location, is not permitted. 3. The district is to be used only in those areas of the township which are served by public water and sanitary sewer facilities, and where storm drainage is sufficient to handle intense development.

## Location

Address: 6860 Jackson Rd, Ann Arbor, MI 48103  
County: Washtenaw

MSA: Ann Arbor  
Submarket: Washtenaw W of 23



## Property Images

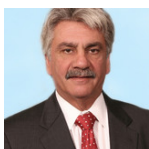


google aerial



0 Jackson Road, Ann Arbor\_aerial view

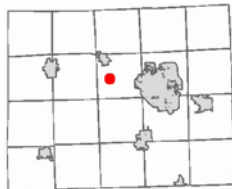
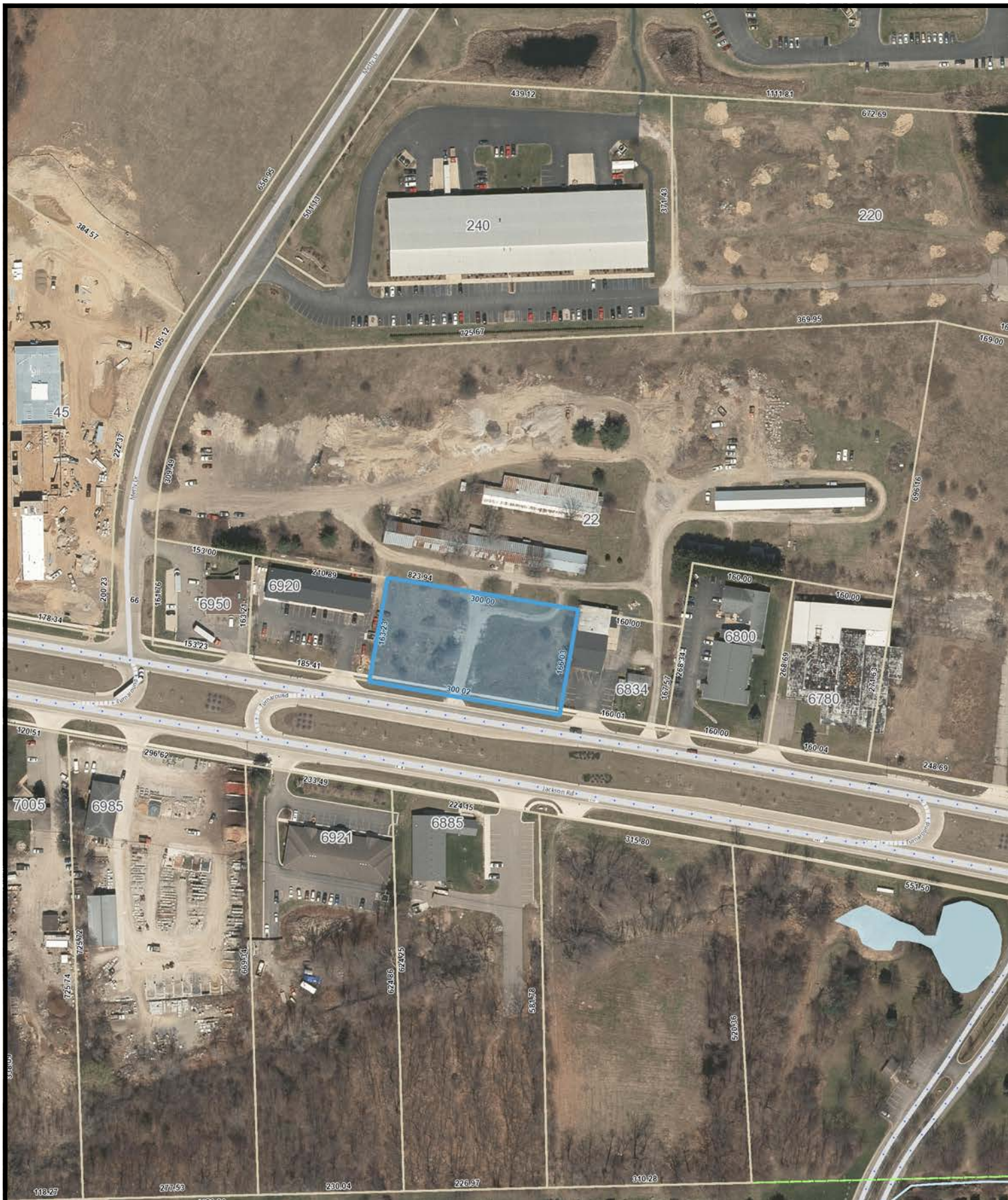
## Property Contacts



### James H. Chaconas

Colliers International  
734-994-3100 [0]  
jim.chaconas@colliers.com





0 100.00 200.0 400.0 Feet

1: 2,400

8/2/2019

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.