

Clark Road Development Site

Clark Rd & Golfside, Ann Arbor, MI 48108



Listing ID: 2151044
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Multi-Family, Office
Gross Land Area: 17.48 Acres
Sale Price: \$4,800,000
Unit Price: \$274,599 Per Acre
Sale Terms: Cash to Seller

Overview/Comments

This site was planned for 153,000 SF medical professional offices. Limited retail and multi-unit residential zoning may be possible. Last large remaining parcel close to St. Joseph Mercy Hospital and Washtenaw Community College. Spectacular 17 acre parcel, directly adjacent on the west and south side of IHA. Copy of expired plans can be viewed in listing office.

Property may be split. Call for more details!



More Information Online

<http://www.cpix.net/listing/2151044>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority: Pittsfield Township
Tax ID/APN: L-12-01-100-005/006/007/020
Possible Uses: Multi-Family, Office

Zoning: PUD
Sale Terms: Cash to Seller

Area & Location

Market Type: Medium
Property Located Between: Clark Road and Golfside Road
Side of Street: Southwest
Property Visibility: Excellent

Largest Nearby Street: Clark Road
Feet of Frontage: 520
Transportation: Bus, Highway
Airports: Ann Arbor Airport, Willow Run, and Detroit Metro

Legal Description Commencing at the N 1/4 Corner of Section 1, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, ...to the point of Beginning. Being a part of the Northeast 1/4 of Section 1, T3S, R6E Pittsfield Township, Washtenaw County, Michigan and containing 17.48 acres more or less.

Site Description Total site to be developed as professional office buildings with a mixture of tenants as allowed by PUD zoning and office use. The convenience center shall be of a retail and service nature for employees and customers of the permitted office complex. Examples of such could include, but not be limited to: sandwich shop, newspaper and magazines sales, overnight delivery drop, and office supplies.

Area Description Parcel is "L" shaped with 519.27 feet frontage on Clark Road. East side of Northern Development is 629.22 feet bordering the western side of IHA. In the Southern Development 752.08 feet borders the southern side of IHA, with 327.28 feet of frontage on Golfside Road. The southern side of the Southern Development is 1,340.63 feet. The western side of the entire parcel is 956.45 feet, back to Clark Road.

Land Related

Lot Frontage: 520
Lot Depth: 956
Zoning Description: PUD - Professional Office and small retail center for use of employees and customers of permitted office complex.

Development Name: Clark Road Office Center
Topography: Level

Financials

Finance Data Year: 2012
Assessed Value - Total(\$): \$641,700 (Annual)
Real Estate Taxes - Annual(\$): \$15,503 (Annual)

Financials

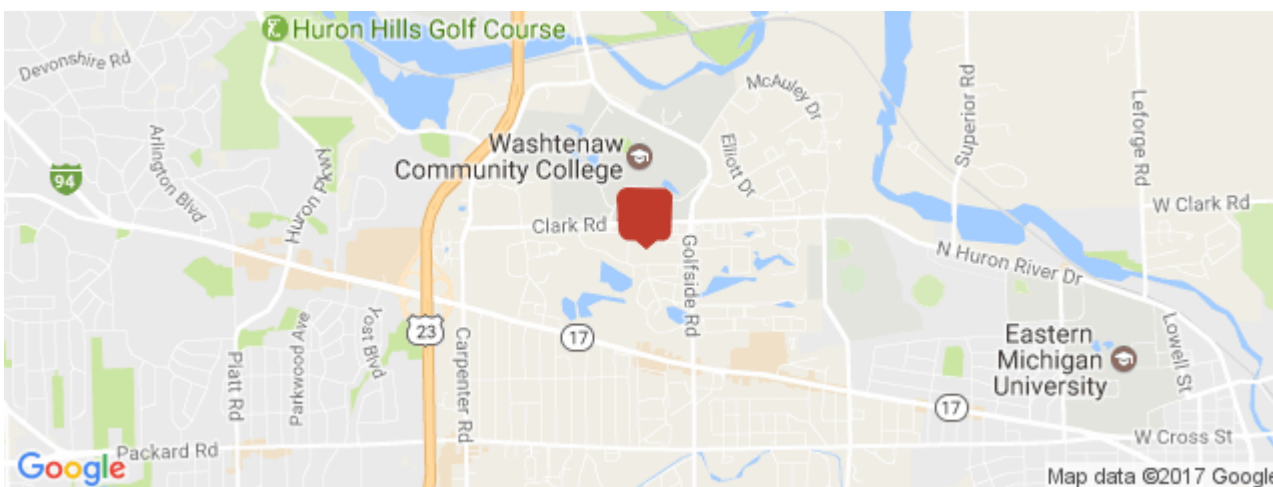
Finance Data Year: 2011
Assessed Value - Total(\$): \$641,700 (Annual)
Real Estate Taxes - Annual(\$): \$15,503 (Annual)

Financials

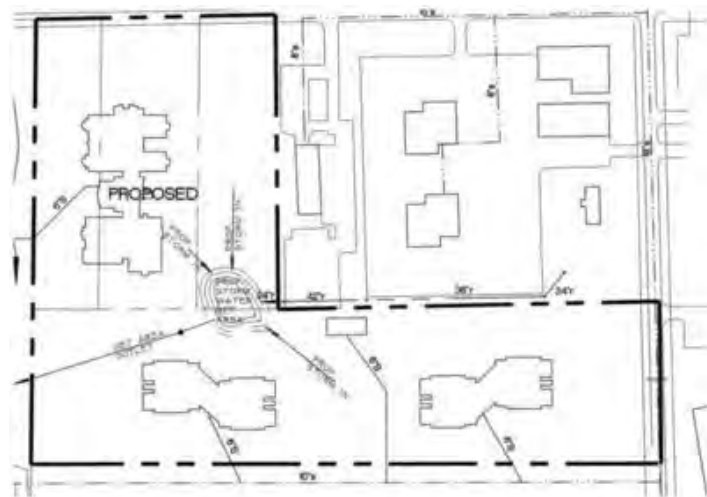
Finance Data Year: 2010
Assessed Value - Total(\$): \$641,700 (Annual)
Real Estate Taxes - Annual(\$): \$15,503 (Annual)

Location

Address:	Clark Rd & Golfside, Ann Arbor, MI 48108	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw E of 23



Property Images



PUD site plan



Northern Development



Southern Development



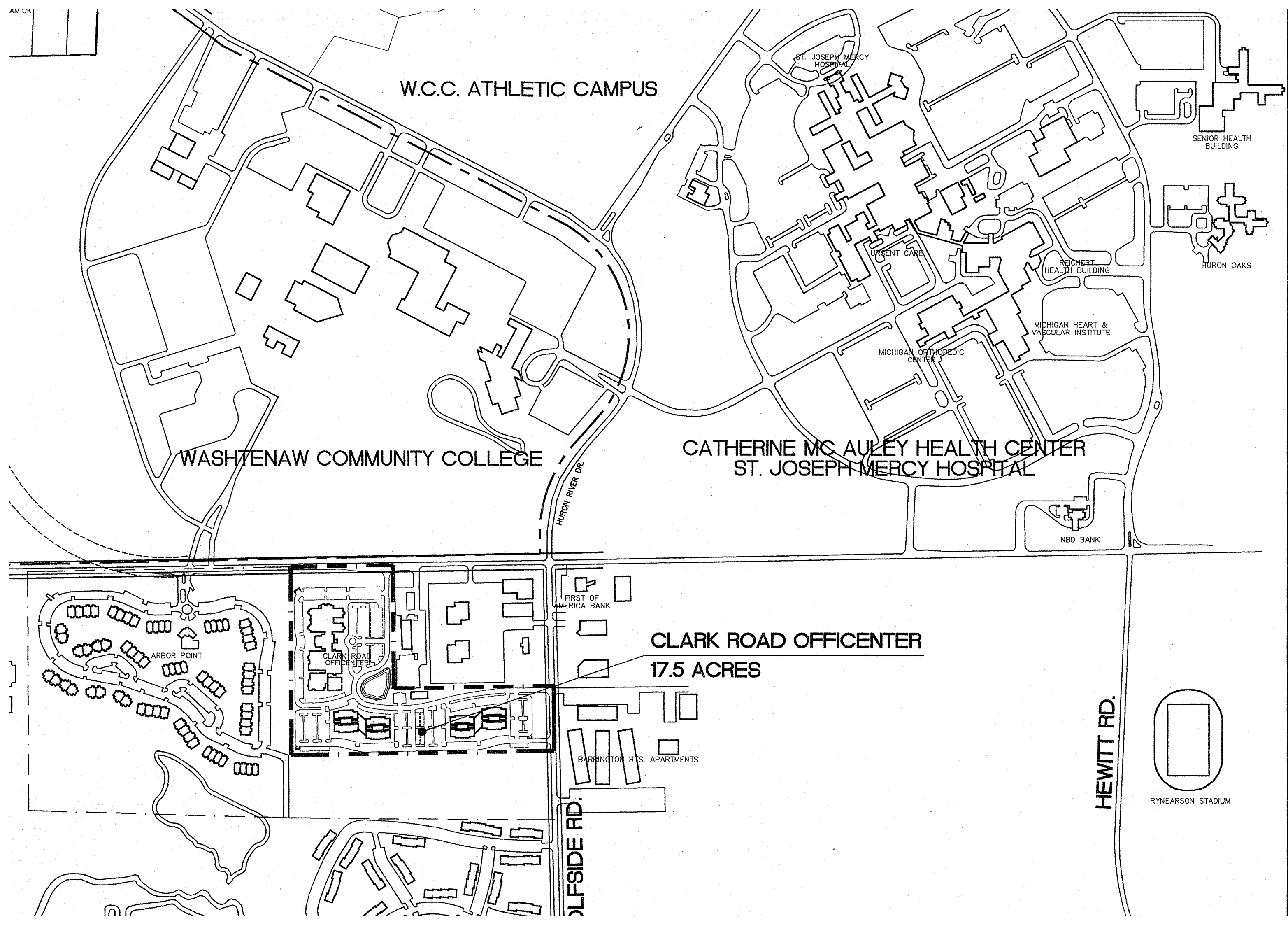
WCC__St_Joe

Property Contacts



James H. Chaconas

Colliers International
734-769-5005 [O]
jim.chaconas@colliers.com



W.C.C. ATHLETIC CAMPUS

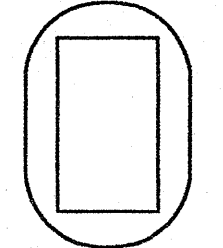
WASHTENAW COMMUNITY COLLEGE

CATHERINE MC AULEY HEALTH CENTER
ST. JOSEPH MERCY HOSPITAL

CLARK ROAD OFFICENTER
17.5 ACRES

HEWITT RD.

OLFSIDE RD.



RYNEARSON STADIUM

EXISTING PAVEMENT

S 89°55'40" E 519.17

C. CLARK ROAD 66' R.O.W.

100' DECELERATION LANE

5' CONC. WALK TYP.

GROUND SIGN STOP

(3) DUMP / SCREEN

1 STORY METAL FRAME
51,016 GROSS S.F.

FUTURE
EXPANSION
4,652 S.F.

STORMWATER DETENTION
POND

100 YR. W.S. = 806.80
NORM. LOW WS = 803.60
MECH. AERATOR TO BE PROVIDED

BARRON MED. BLDG
O-1 DISTRICT

CONVENIENCE
3000± S.F.

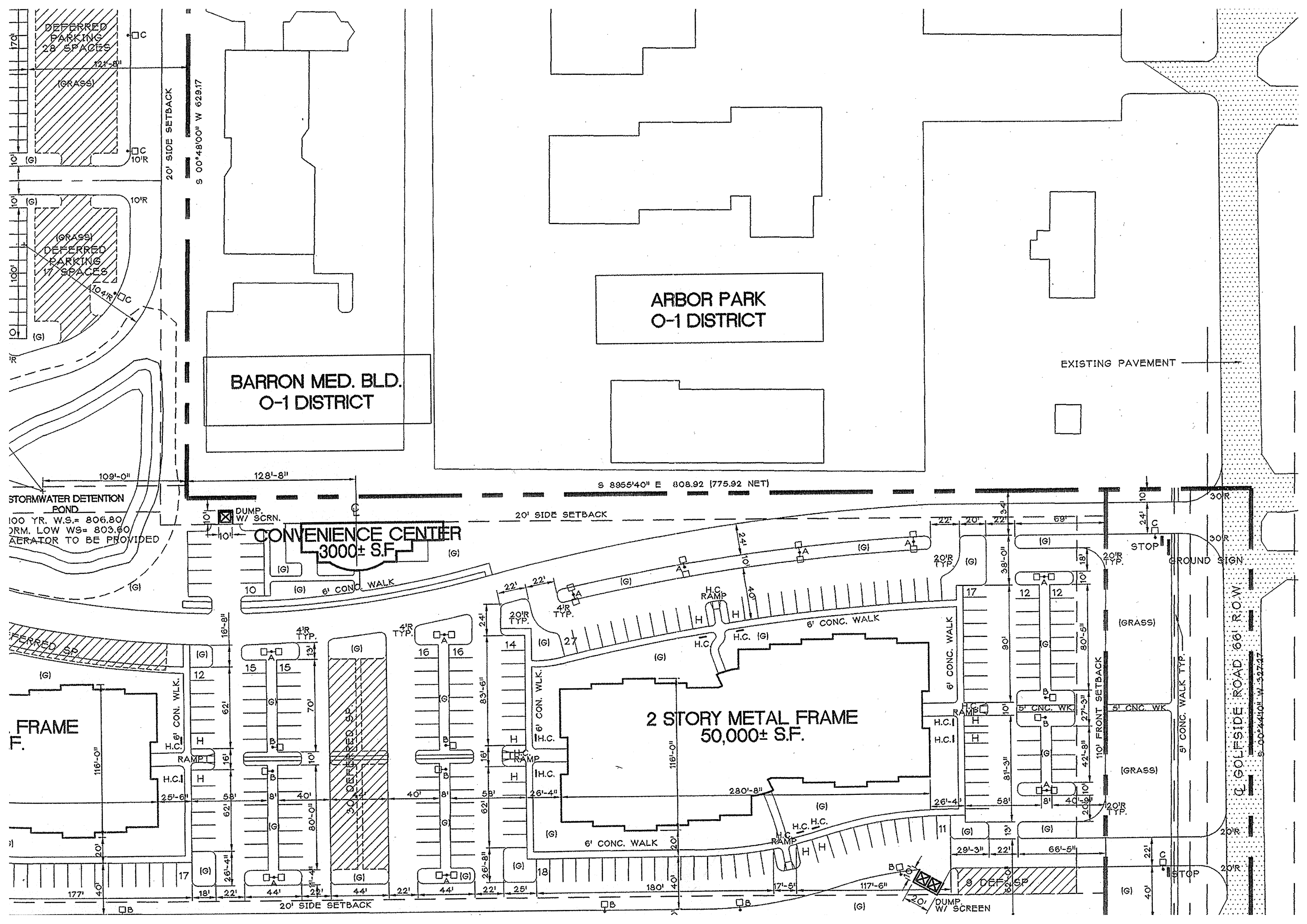
2 STORY METAL FRAME
50,000± S.F.

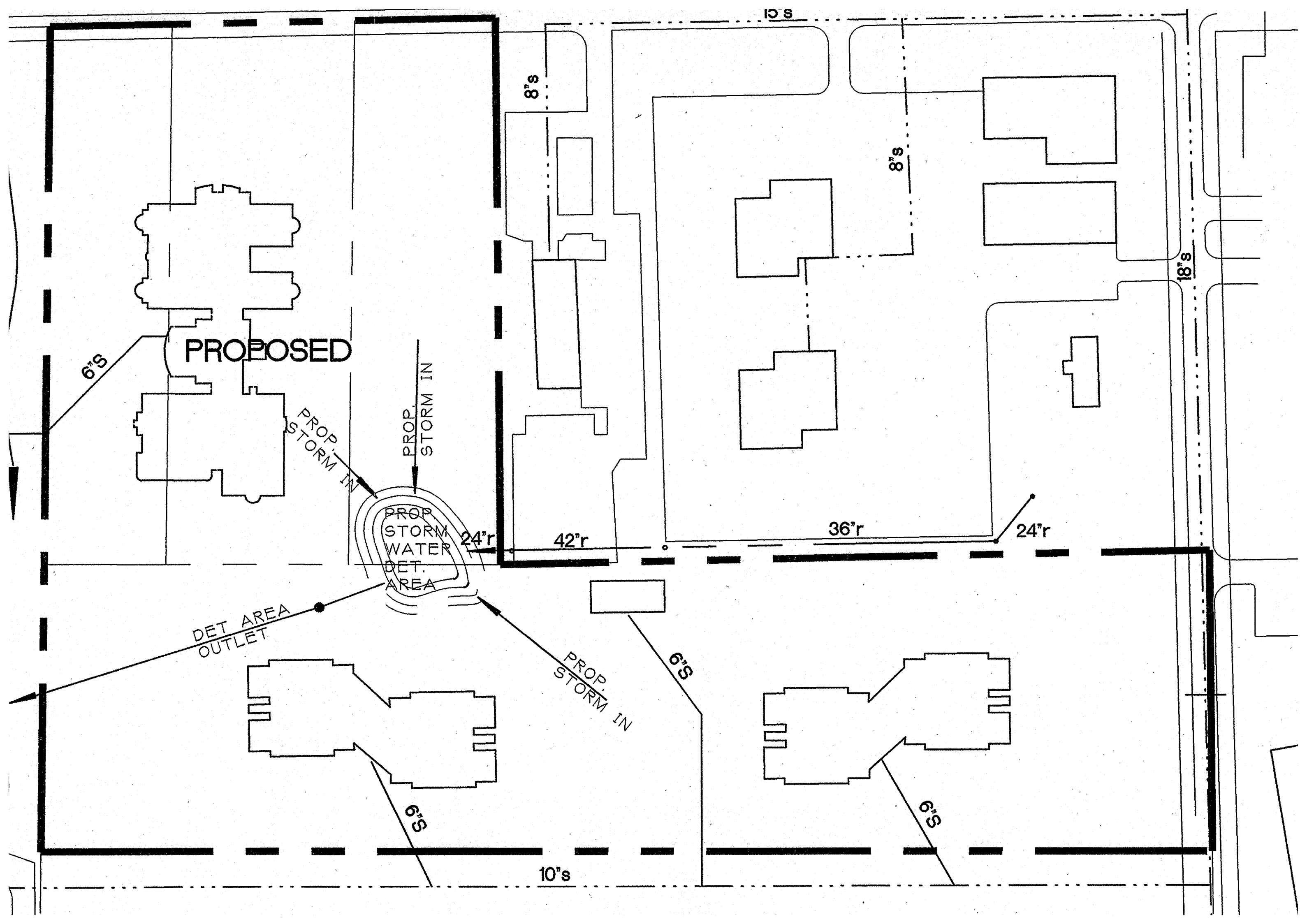
N 00°49'52" E 956.46
923.46 (NET)
20' SIDE SETBACK

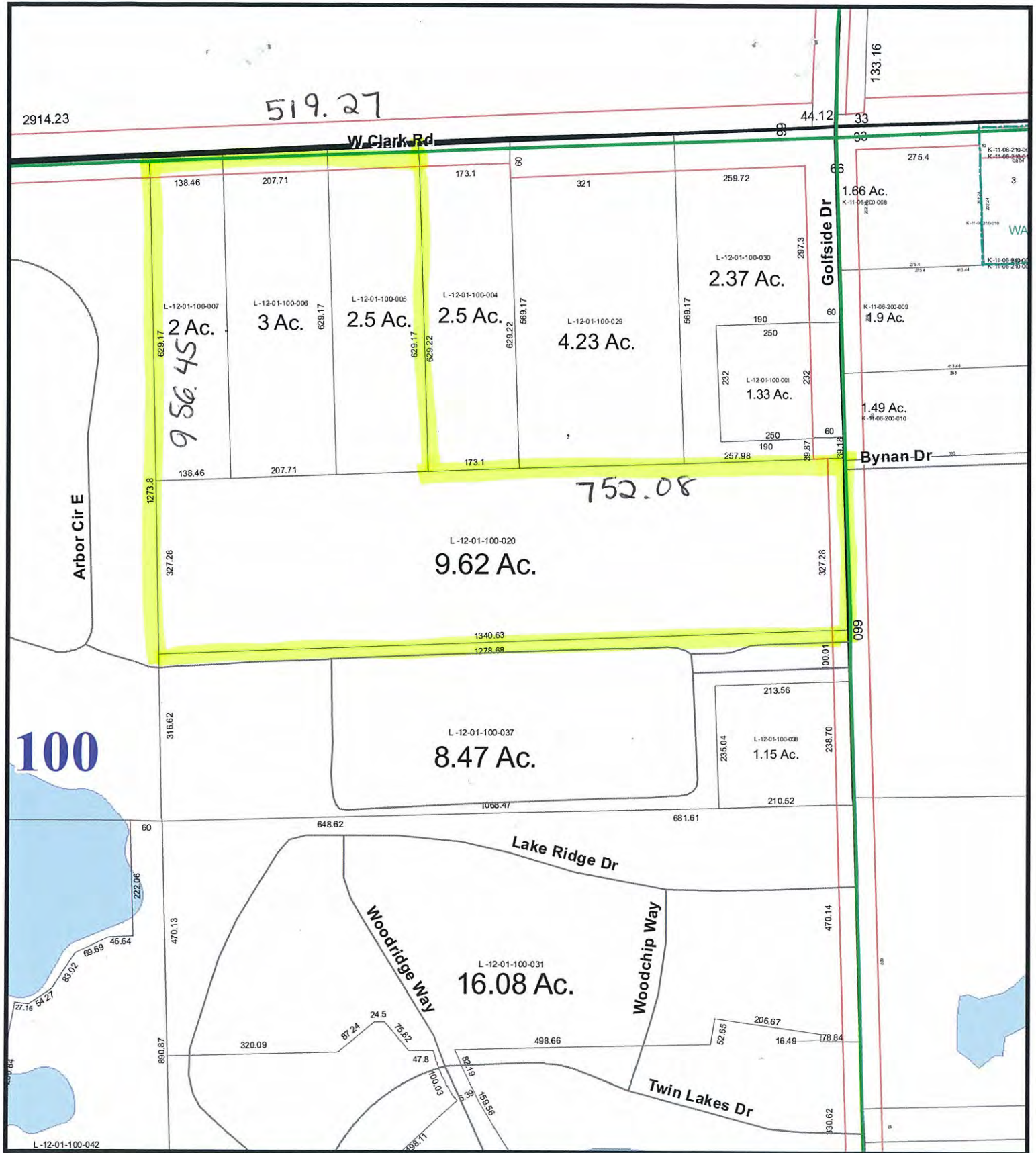
DUMP
SCRN.

DUMP
W/ SCR.N.

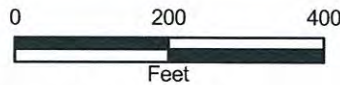
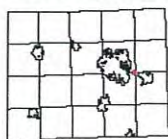
20' SIDE SETBACK







Location Map



1 inch = 248.4 feet

GIS Map Print
Golfside - Van Curler



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.

NOTE: PARCELS MAY NOT BE TO SCALE

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.

Date Printed: 04/15/2010

