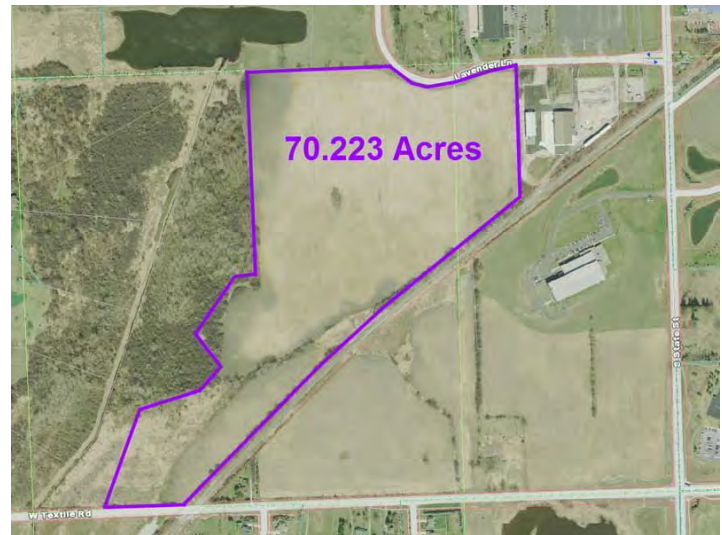


INDUSTRIAL FLEX - 70.223 Acres

0 Lavender Lane, Ann Arbor, MI 48108



Listing ID: 30163786
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Industrial, Office
Gross Land Area: 70.22 Acres
Sale Price: \$80,000 Per Acre
Unit Price: \$80,000 Per Acre
Sale Terms: Cash to Seller



Overview/Comments

Located in the vibrant State Street corridor, south of Ann Arbor, this area is home to many research, office and light industrial businesses. Zoned for Business Park uses. Fronts on Lavender Lane / Avis Drive, with possible access to Textile Road. Adjacent to Avis Farms Business Park.

Build to suit is available. Call agents for further details.

More Information Online

<http://www.cpix.net/listing/30163786>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Pittsfield Township	Zoning:	BD
Tax ID/APN:	L-12-20-400-013	Sale Terms:	Cash to Seller
Possible Uses:	Industrial, Office		

Area & Location

Market Type:	Medium	Largest Nearby Street:	S State Street
Property Located Between:	South of Lavender, West of S State Street & North of W Textile	Transportation:	Highway
Side of Street:	South	Highway Access:	Just south of I-94 State Street exit.
Road Type:	Paved	Airports:	5 minutes to Ann Arbor Airport, Willow Run; 25 minutes to Detroit Metro
Property Visibility:	Good		

Legal Description Land situated in the Township of Pittsfield, County of Washtenaw, State of Michigan and described as follows: Beginning at the West 1/4 corner of Section 21, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence North 87 degrees 55 minutes 10 seconds East 383.97 feet along the East-West 1/4 line of said Section 21 and the centerline of Lavender Lane; thence South 02 degrees 03 minutes 09 seconds East 855.26 feet; thence along the Northwest line of the Ann Arbor Railroad in three courses; South 51 degrees 39 minutes 26 seconds West 816.07 feet, 1063.46 feet along the arc of a circular curve to the left, radius 7609.26 feet, chord bearing South 47 degrees 27 minutes 03 seconds West 1062.60 feet, and South 43 degrees 10 minutes 48 seconds West 942.62 feet; thence South 87 degrees 43 minutes 37 seconds West 493.88 feet along the South line of Section 20 of said Pittsfield Township and the centerline of Textile Road; thence North 17 degrees 43 minutes 37 seconds East 665.82 feet; thence North 75 degrees 01 minutes 37 seconds East 376.68 feet; thence North 44 degrees 50 minutes 12 seconds East 227.90 feet; thence North 36 degrees 05 minutes 07 seconds West 259.63 feet; thence North 36 degrees 13 minutes 37 seconds East 431.86 feet; thence North 86 degrees 13 minutes 37 seconds East 137.59 feet; thence North 04 degrees 27 minutes 08 seconds West 1265.30 feet; thence North 87 degrees 43 minutes 47 seconds East 1279.36 feet along the East-West 1/4 line of said Section 20 to the place of beginning, being a part of the Southeast 1/4 of said Section 20 and the Southwest 1/4 of said Section 21. EXCEPTING THEREFROM: Beginning at the East 1/4 corner of Section 20, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence South 01 degrees 47 minutes 26 seconds East 123.05 feet along the East line of said Section 20; thence 436.79 feet along the arc of a 383.00 foot radius non-tangential curve to the right with a chord bearing North 74 degrees 57 minutes 17 seconds West 413.50 feet; thence North 87 degrees 44 minutes 02 seconds East 395.79 feet along the East and West 1/4 line of said Section 20 to the place of beginning, being a part of the Southeast 1/4 of said Section 20 as recorded in Liber 3693, Page 834.

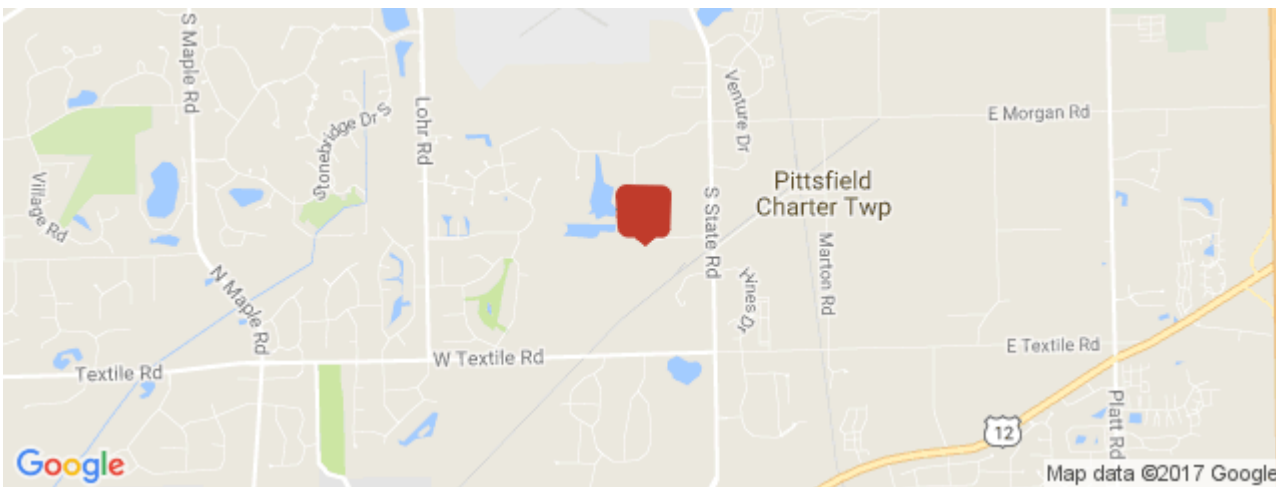
Land Related

Available Utilities: Electric, Water, Gas, Sewer
Water Service: Municipal
Sewer Type: Municipal

Zoning Description SECTION 4.16 BD BUSINESS DISTRICT Intent. The Business District (BD) is intended to provide a zoning district that encourages creative, well planned, employment-intensive mixed industrial, office, and commercial development in a campus-like setting. The District encourages consistent and uniform site layouts; architecture designed to attract business and light industry that is clean and unobtrusive to surrounding properties; development opportunities for high paying jobs close to residential areas, thus reducing travel time and relieving any strain on the transportation infrastructure; expansion of employment opportunities by emphasizing employment-intensive uses; and providing a setting that is aesthetically pleasing. The District is intended to allow for limited commercial uses with the primary purpose of serving the office space, research and development uses contained within each campus.

Location

Address: 0 Lavender Lane, Ann Arbor, MI 48108
County: Washtenaw
MSA: Ann Arbor
Submarket: Washtenaw W of 23



Property Images



View 1



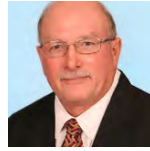
View 2

Property Contacts



James H. Chaconas

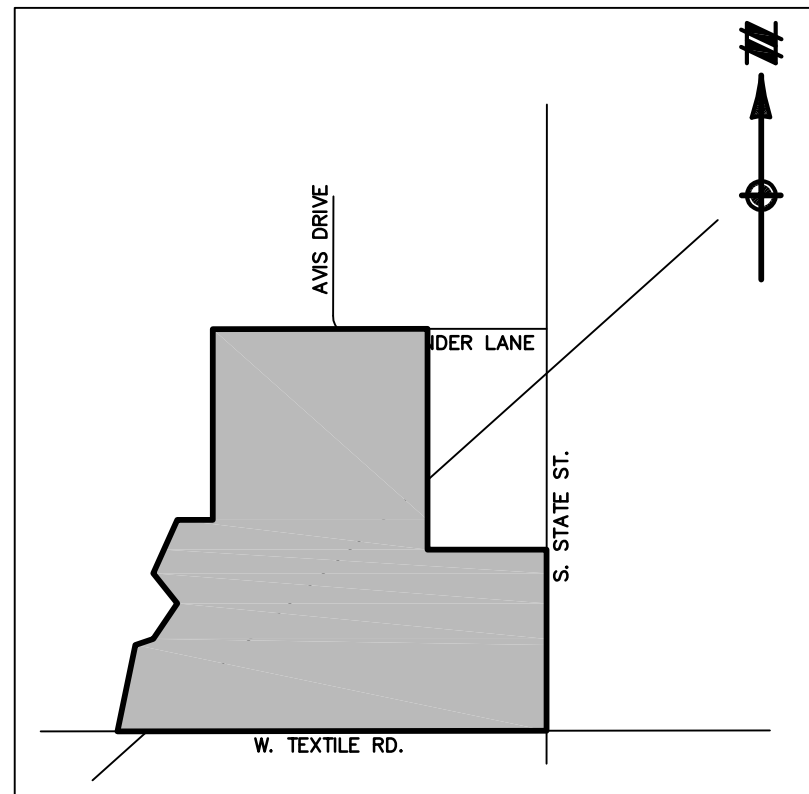
Colliers International
734-769-5005 [0]
jim.chaconas@colliers.com



Richard Timmons

Colliers International
734-769-5006 [0]
richard.timmons@colliers.com

ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP
NOT TO SCALE

CENTER OF SECTION 20, T3S, R6E,
PITTSFIELD TOWNSHIP,
WASHTENAW COUNTY,
MICHIGAN (FOUND MON.)

LEGEND

- EXIST. MANHOLE
- EXIST. CATCH BASIN/INLET
- EXIST. HYDRANT
- EXIST. SHUTOFF OR CURB BOX
- EXIST. GATE VALVE
- EXIST. GAS METER
- EXIST. ELECTRIC METER
- GUY WIRE
- EXIST. ELECTRIC TRANSFORMER
- EXIST. TELEPHONE RISER
- EXISTING FENCE
- EXIST. SIGN
- SECTION CORNER
- FOUND IRON PIPE
- FOUND CAPPED IRON ROD
- FOUND IRON ROD
- SET IRON
- SCHEDULE B-II EXCEPTIONS
- (M) MEASURED
- (R) RECORDED
- EXIST. FLAG GAS MARKER
- P.O.B. PLACE OF BEGINNING

NORTH-SOUTH 1/4 LINE OF SECTION 20

SOUTH 1/4 CORNER SECTION 20,
T3S, R6E,
PITTSFIELD TOWNSHIP,
WASHTENAW COUNTY,
MICHIGAN (FOUND REMON)

SW CORNER OF THE
EAST 1/2 OF THE
SOUTHEAST 1/4 OF
SECTION 20

CENTERLINE OF TEXTILE ROAD
(66 FT. WIDE, PUBLIC)
AND SOUTH LINE OF SECTION 20

SE CORNER SECTION 20 & SW
CORNER SECTION 21, T3S, R6E,
PITTSFIELD TOWNSHIP,
WASHTENAW COUNTY,
MICHIGAN (FOUND REMON)

CENTERLINE OF TEXTILE ROAD
(66 FT. WIDE, PUBLIC)
AND SOUTH LINE OF SECTION 21

CENTERLINE OF STATE ROAD
(66 FT. WIDE, PUBLIC)
AND THE E. LINE OF THE WEST 1/2
OF THE SOUTHWEST 1/4 OF SEC. 21

PARCEL A
58.731 ACRES

PARCEL B
70.223 ACRES

DESCRIPTION (Per Title Connect LLC, an agent for First American Title Insurance Company, Commitment No. TC13-51104, Effective date November 18, 2013):

PARCEL A:
Beginning at the Southeast corner of Section 20, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence South 87 degrees 43 minutes 37 seconds West 1297.65 feet along the South line of said Section 20 and the centerline of Textile Road to a point which is two rods Southeast of the Southwest corner of the East 1/2 of the Southeast 1/4 of said Section 20; thence North 02 degrees 18 minutes 07 seconds West 293.76 feet (recorded as 292.50 feet); thence along the Southeasterly line of Ann Arbor Railroad in three courses; North 43 degrees 10 minutes 48 seconds East 421.78 feet, 1049.48 feet along the arc of a circular curve to the right, radius 7509.26 feet, chord bearing North 47 degrees 27 minutes 03 seconds East 1048.63 feet, and North 51 degrees 39 minutes 03 seconds East 395.60 feet; thence South 01 degrees 27 minutes 21 seconds East 486.65 feet; thence North 87 degrees 40 minutes 36 seconds East 1221.15 feet; thence South 02 degrees 03 minutes 09 seconds East 1013.84 feet along the centerline of State Road and the East line to the Southeast corner of the West 1/2 of the Southwest 1/4 of Section 21 of said Pittsfield Township; thence South 87 degrees 40 minutes 36 seconds West 1332.88 feet along the South line of said Section 21 and the centerline of said Textile Road to the place of beginning, being a part of the Southeast 1/4 of said Section 20 and the Southwest 1/4 of said Section 21.

PARCEL B:
Beginning at the West 1/4 corner of Section 21, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence North 87 degrees 55 minutes 10 seconds East 383.97 feet along the East-West 1/4 line of said Section 21 and the centerline of Lavender Lane; thence South 02 degrees 03 minutes 09 seconds East 855.26 feet; thence along the Northwest line of the Ann Arbor Railroad in three courses; South 51 degrees 39 minutes 26 seconds West 816.07 feet, 1063.46 feet along the arc of a circular curve to the left, radius 7609.26 feet, chord bearing South 47 degrees 27 minutes 03 seconds West 1062.60 feet, and South 43 degrees 10 minutes 48 seconds West 942.62 feet; thence South 87 degrees 43 minutes 37 seconds West 493.88 feet along the South line of Section 20 of said Pittsfield Township and the centerline of Textile Road; thence North 17 degrees 43 minutes 37 seconds East 665.82 feet; thence North 75 degrees 01 minutes 37 seconds East 376.68 feet; thence North 44 degrees 50 minutes 12 seconds East 227.90 feet; thence North 36 degrees 05 minutes 07 seconds West 259.63 feet; thence North 36 degrees 13 minutes 37 seconds East 431.86 feet; thence North 86 degrees 13 minutes 37 seconds East 137.59 feet; thence North 04 degrees 27 minutes 08 seconds West 1265.30 feet; thence North 87 degrees 43 minutes 47 seconds East 1279.36 feet along the East-West 1/4 line of said Section 20 to the place of beginning, being a part of the Southeast 1/4 of said Section 20 and the Southwest 1/4 of said Section 21.

EXCEPTING THEREFROM:
Beginning at the East 1/4 corner of Section 20, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence South 01 degrees 47 minutes 26 seconds East 123.05 feet along the East line of said Section 20; thence 436.79 feet along the arc of a 383.00 foot radius non-tangential curve to the right with a chord bearing North 74 degrees 57 minutes 17 seconds West 413.50 feet; thence North 87 degrees 44 minutes 02 seconds East 395.79 feet along the East and West 1/4 line of said Section 20 to the place of beginning, being a part of the Southeast 1/4 of said Section 20 as recorded in Liber 3693, Page 834.

Commonly known: 670 Textile Road, Ann Arbor, MI 48108

CERTIFICATE

This survey is made for the benefit of:

Schafer Development, LLC
Title Connect LLC
First American Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS.
The field work was completed on January 5, 2014.

ATWELL, LLC

Date: _____

Lisa M. Drouillard
Professional Surveyor No. 46723
Suite 700
Southfield, MI 48076
(248) 447-2000



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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NOTES:

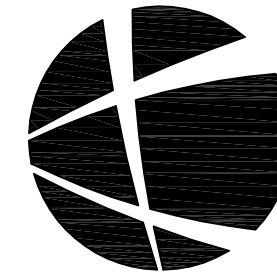
1. Bearings are based on Michigan State Plane Coordinates, South Zone, International Feet (NAD83)

2. Water main, storm sewer, sanitary sewer and underground utility lines have been field located where visible. No guarantee can be made to the completeness, exactness or correctness of locations.

Land Development & Real Estate
Power & Energy
Telecommunications
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OFFICES IN NORTH AMERICA AND ASIA



SECTIONS 20 & 21

TOWN 3 SOUTH, RANGE 6 EAST

PITTSFIELD TOWNSHIP

WASHTENAW COUNTY, MICHIGAN

CLIENT
SCHAFFER DEVELOPMENT LLC

ALTA/ACSM LAND TITLE SURVEY

OF 128.95 ACRES
OF LAND IN

DATE

JANUARY 3, 2014

REVISIONS

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