

# Development Site - Possible Drive-Thru

## 3695 S State St, Ann Arbor, MI 48108



Listing ID: 30137234  
Status: Active  
Property Type: Vacant Land For Sale  
Possible Uses: Hospitality, Office  
Gross Land Area: 1.43 Acres  
Sale Price: \$1,500,000  
Unit Price: \$1,048,951 Per Acre  
Sale Terms: Cash to Seller



### Overview/Comments

1.43 acres of commercial land located in the heart of the south-side business district, near the intersection of South State Street and Research Park Drive. State Street is a major north-south thoroughfare of Washtenaw County (spans all of downtown and I-94 expressway). 250 feet of frontage on State Street, the parcel is ideal for redevelopment.

Area is a growing retail corridor with major retailers like Costco and Tim Horton's. A new Black Rock Bar & Grill and the Briarwood Mall out-lot development are coming soon. Numerous nearby hotels and easy access to freeway, 10 minute drive to downtown Ann Arbor and the University of Michigan, and close proximity to thousands of office workers.

A Curb Cut from State St is possible when gaining the right permit.

### More Information Online

<http://www.cpix.net/listing/30137234>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	City of Ann Arbor	Zoning:	OFFICE
Tax ID/APN:	09-12-09-300-016	Sale Terms:	Cash to Seller
Possible Uses:	Hospitality, Office		

### Area & Location

Property Located Between:	South of I-94 Expressway	Highway Access:	Located just south of I-94 Expressway at the State Street Exit #177.
Property Visibility:	Excellent		
Largest Nearby Street:	State Street	Airports:	Ann Arbor Airport, Willow Run & Detroit Metro
Feet of Frontage:	250		

**Legal Description** PRT OF LOT 1 RESEARCH PARK, DESC AS COM AT SE COR OF LOT 1 RESEARCH PARK, TH N 12 DEG 26 MIN W 373.16 FT FOR POB, TH S 78 DEG 9 MIN W 290.41 FT, TH NLY 241.68 FT ALG ARC OF A CIR CUR E, RAD 1680.86 FT, CENT ANG 8 DEG 14 MIN 17 SEC, CH N 8 DEG 16 MIN 27 SEC W 241.47 FT, TH N 87 DEG 31 MIN 40 SEC E 277.06 FT, TH S 12 DEG 26 MIN E 195.86 FT TO POB. 1.43 AC

### Land Related

Lot Frontage:	250	Available Utilities:	Electric, Water, Gas, Sewer, Storm Drain
Topography:	Level	Water Service:	Municipal
Easements:	Utilities	Sewer Type:	Municipal

**Zoning Description** Intent. This district is primarily for office buildings. The office district classification will be applied as a transitional use buffer between residential uses and uses which would be incompatible in direct contact with residential districts. (2) Permitted principal uses. (a) Executive and administrative offices for establishments whose plants, warehouses or outlets are not permitted in the "O" district. (b) Any office in which goods, wares or merchandise are not commercially created, displayed, stored, exchanged or sold, such as the following: 1. Business offices of a public utility, real estate, insurance, commercial or industrial establishment. 2. Offices of physicians, dentists and other health practitioners; legal, engineering, architectural and surveying services; accounting, auditing and bookkeeping services. 3. Finance, insurance and real estate offices; travel bureau; and banks. 4. Government offices. 5. Business services such as: advertising, consumer credit reporting agencies, mailing list and stenographic services, business and management consulting services. 6. Office of nonprofit organizations, such as professional membership organizations, labor unions, civic, social and fraternal associations, political organizations and religious organizations. 7. Beauty salons providing beauty treatments such as hair cutting, coloring and styling; hair removal; manicure; pedicure; skin care; and therapeutic massage. Incidental sales of products used in the salon shall occupy no

more than 25% of the total floor area. (c) Any permitted principal use of the R4B dwelling district, subject to all of the applicable use regulations of the R4B district. (d) Artists' studios, provided no more than 25% of the total floor area of the studio is used for the display and sale of articles which are produced in the studio. (e) Funeral homes. (f) Private colleges, universities and other institutions of higher learning, offering courses in general, technical or religious education. (g) Hotels. (h) The City Council may, by resolution, designate certain dates and locations as special events temporary outdoor sales areas. The resolution shall include conditions and standards of conduct to be in force for outdoor sales and displays on private property. A property owner who wishes to conduct outdoor sales and displays on his or her private property, as provided for in the Council resolution, shall first apply for and receive a zoning compliance permit by the date designated in the resolution. The conditions and standards contained in the resolution shall be conditions of the zoning compliance permit issued to a property owner. Failure to comply with the conditions set in the resolution shall be a violation of this ordinance section and shall be grounds to revoke all permits granted to the property owner for the duration of the special event identified in the resolution.

## Location

Address: 3695 S State St, Ann Arbor, MI 48108  
County: Washtenaw

MSA: Ann Arbor  
Submarket: Washtenaw W of 23



## Property Contacts



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