EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

2.8 Acres Allen Road

19179 Allen Road Brownstown Township, MI 48183



FOR SALE

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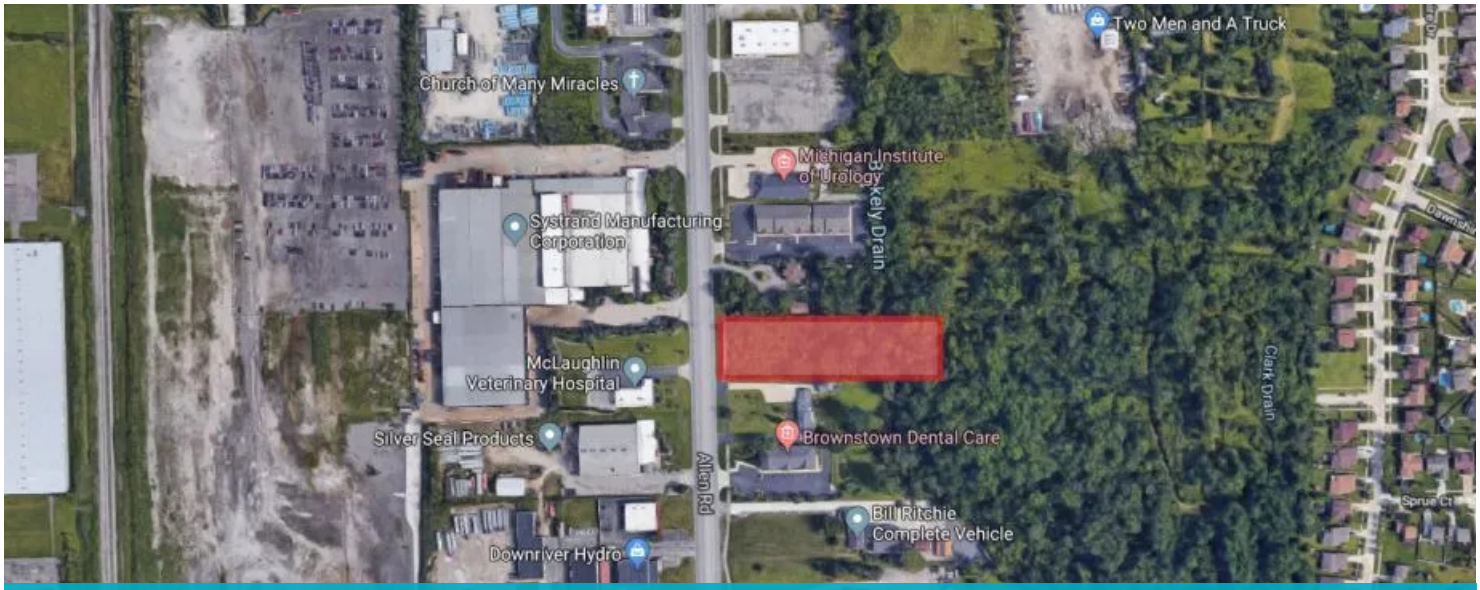
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FOR SALE

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Sale Price: $159,000

DESCRIPTION

2.8 acres of vacant land site-plan approved for a 5,000 square foot office building. Ideal for medical, professional, or other business services consistent with the current zoning. Bio-retention stormwater management system approved by Wayne County providing for a cost-effective site development. This “shovel-ready” project has been approved by Brownstown Township and awaits your ideas for interior layout.

PROPERTY HIGHLIGHTS

- Site plan approved for 5,000 SF office building.
- Bio-retention system approved by Wayne County for storm water management.
- 145' of frontage on Allen Road.
- Easy access to I-75 & Sibley Road exit.

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LAND INFORMATION

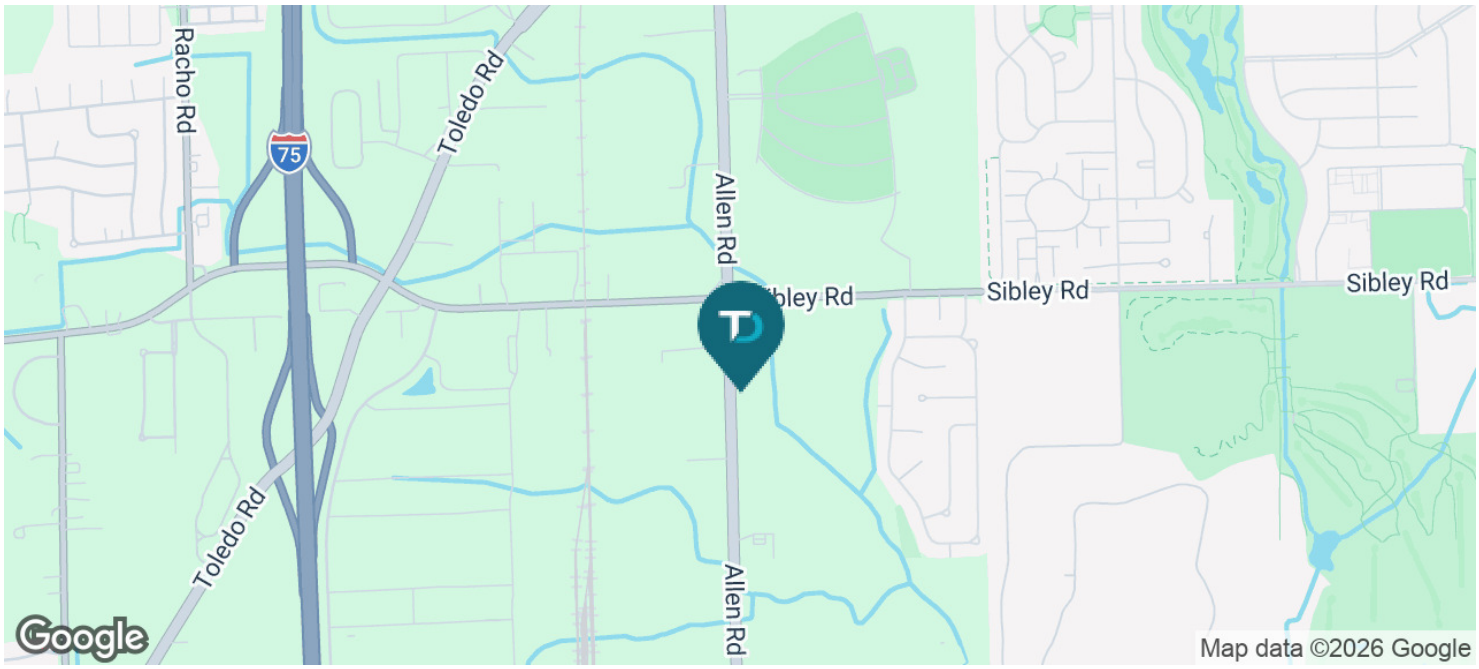
Price/AC:	$56,786
Utilities:	All at site
Parking Spaces:	18

PROPERTY INFORMATION

Lot Size:	2.8 Acres
Property Type:	Land
Property Subtype:	Office
Zoning	B-2
Traffic Count:	29,736
Legal Description:	Available upon Request
APN:	70-035-99-0019-000

LOCATION INFORMATION

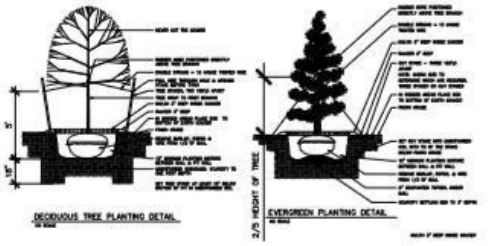
Located on Allen Road just south of Sibley Road.



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Plant list							
sym	qty	botanical name	common name	caliper	spacing	cont	height
SM	4	Acer saccharinum	Silver Maple	3"	as shown	B&B	
SW	10	Spiraea japonica 'Goldmound'	Goldmound Spirea		36"	B&B	24"-30"
FD	4	Cornus florida	Flowering Dogwood	3"	as shown	B&B	
NS	7	Picea abies	Norway Spruce		as shown	B&B	8'
TY	6	Taxus baccata 'Fastigiata'	Irish Yew		36"	B&B	24"-30"

LANDSCAPE NOTES

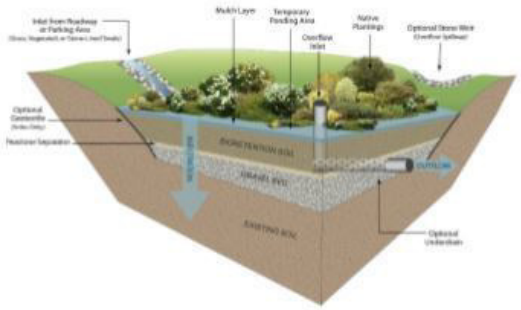
All landscaping shall be maintained in a healthy, neat, and orderly state free from refuse and debris.

1. Any dead or diseased plants shall be removed and replaced within one (1) year from the time that the plant dies.
2. In-ground automatic irrigation shall be provided for all landscaped areas.
3. Trees required on the site plan must be maintained so long as they remain healthy and shall not be removed unless approved by the City as a site plan amendment.

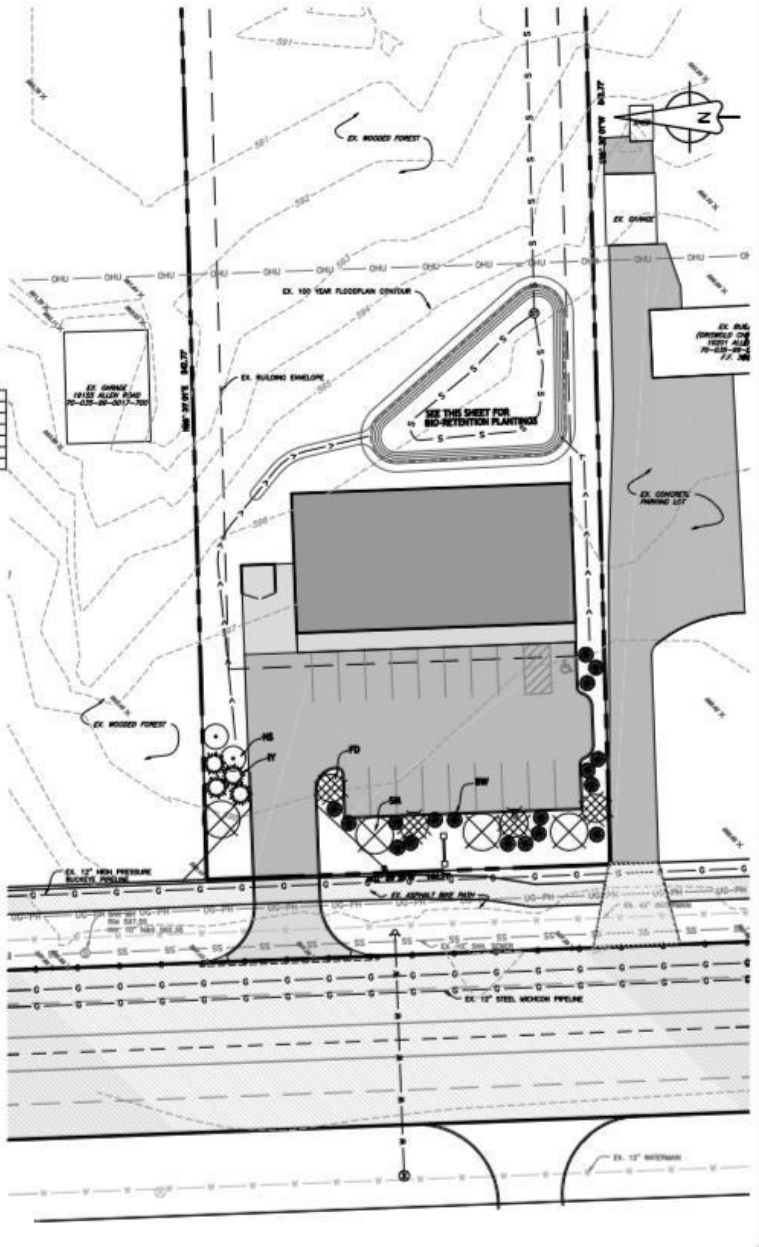
All areas not occupied by building, pavement or storage shall be landscaped with living plant material. Stones shall not be used as ground cover unless part of a drainage erosion control.

LANDSCAPE REQUIREMENTS

1. The work shall consist of providing all necessary materials, labor, equipment, tools and supervision required for the complete installation as shown on the drawings.
2. The plant materials shall conform to type scheduled on the plan(s). Trees shall be the minimum size given in the plant list or larger. All deviations shall be in accordance with the zoning section of the "LEGAL REQUIREMENTS" for nursery stock.
3. The plant material shall be nursery grown and inspected by the owner's representative before planting. The owner's representative reserves the right to reject any plant material at any time.
4. Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
5. The contractor is responsible for planting the materials at the required grades and spacing. The shrubs shall be arranged as to give the best appearance.
6. When the plant has been properly set, the pit shall be backfilled with a mixture made approximately 50% soil, 50% peat and well tamped with water.
7. All plant materials shall be pruned and trimmed as required. The amount of pruning shall be limited to the removal of dead or injured twigs and to compensate for the loss of roots from transplanting. Cuts shall be flush, leaving no stubs. Cuts over 3/4" shall be painted with tree paint.
8. The contractor agrees to guarantee all plant materials for the period of one year. At that time the owner's representative reserves the right for a final inspection. This guarantee includes the furnishing of new plants, labor and materials. These new plants shall also be guaranteed for the period of one year.
9. Topsoil shall be friable, fertile topsoil of clay loam character containing at least 5% but not more than 20% by weight of organic matter with a PH range from 6.0 to 7.5. Soil shall be free from clay, lumps, coarse soils, plant roots, stones and other foreign materials. Foreign materials.
10. Seed shall be a mixture of the following types and proportions:
    Kentucky Blue Grass- Variety (Certified) 70%
    Creeping Creeping Fescue 15%
    Perennial Rye Grass 15%
    Mixed germinant shall not exceed 1%.
    Mix shall be applied at a rate of 200 lbs./acre.
11. Sod shall be two year old "Baron/Chantecleer" Kentucky Blue Grass grown in a sod nursery on sand soil.



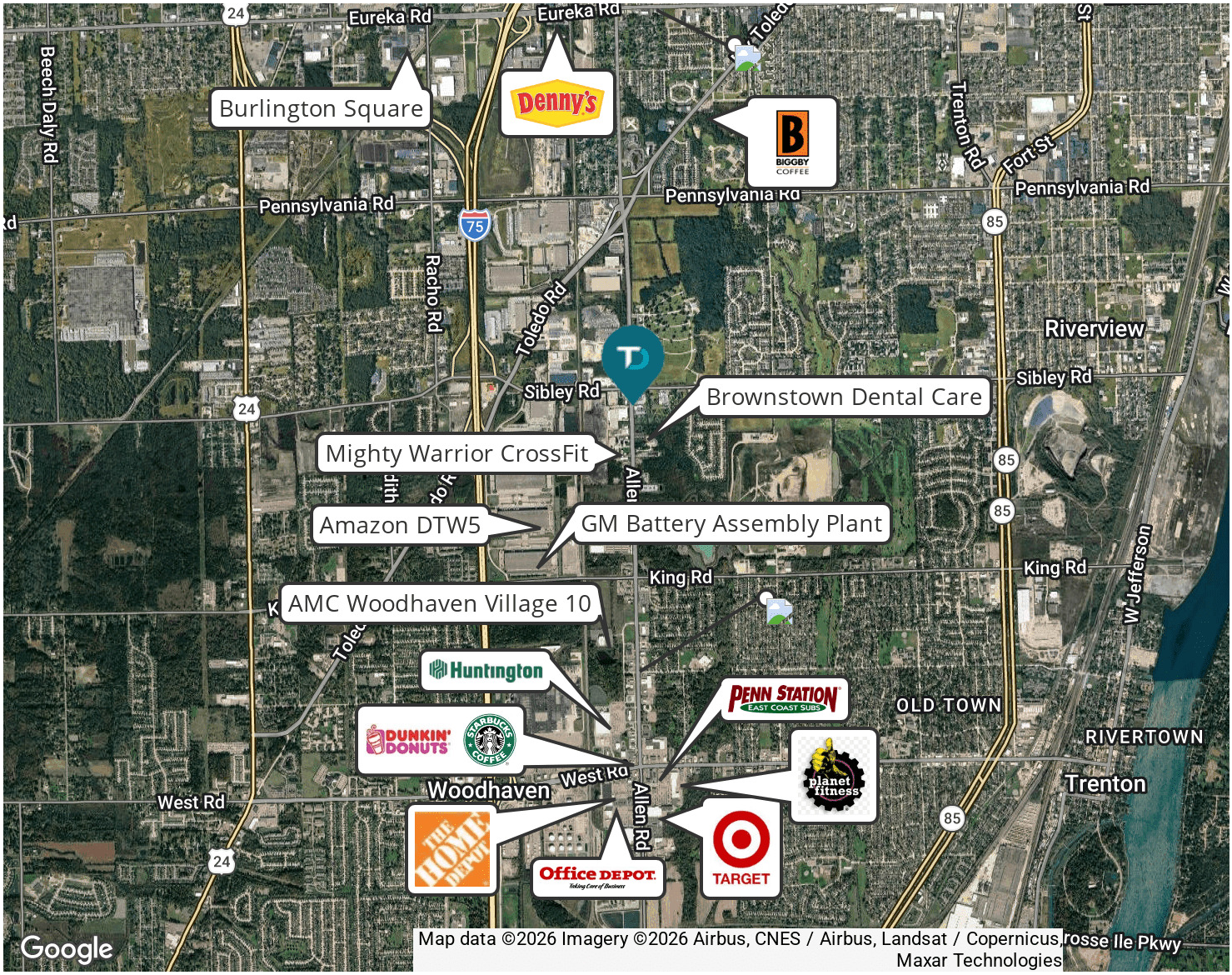
TYPICAL BIO-RETENTION SCHEMATIC



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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	6,104	59,448	133,342
Median age	40.1	40.5	39.9
Total households	2,209	22,540	51,129
Average HH income	$62,982	$71,106	$68,009
Average house value	$157,563	$166,136	$176,935