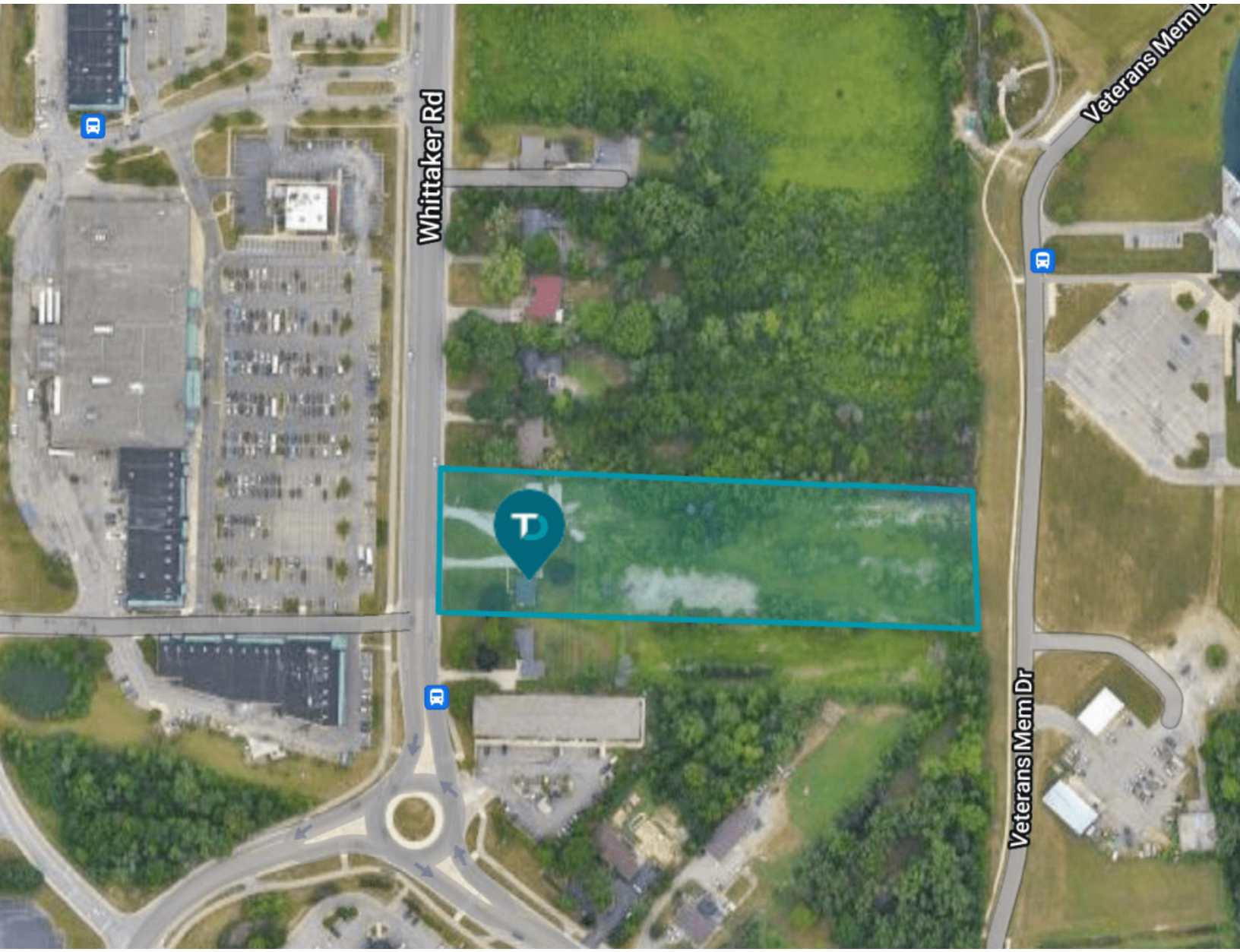
EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

4 ACRES WHITTAKER ROAD

2019 and 2023 Whittaker Road, Ypsilanti, MI 48197



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 2019 and 2023 Whittaker Road | Ypsilanti, MI 48197



PROPERTY OVERVIEW

4 Acres of Vacant Land for Development in Ypsilanti, Michigan

OFFERING SUMMARY

Sale Price:	$1,300,000
Lot Size:	4 Acres
Price / Acre:	$325,000
Zoning:	R1

PROPERTY HIGHLIGHTS

- 4 Acres of Vacant Land For Development
- 216 Feet of Frontage on Whittaker Road
- Surrounded by New Development
- Ideal Redevelopment Site



The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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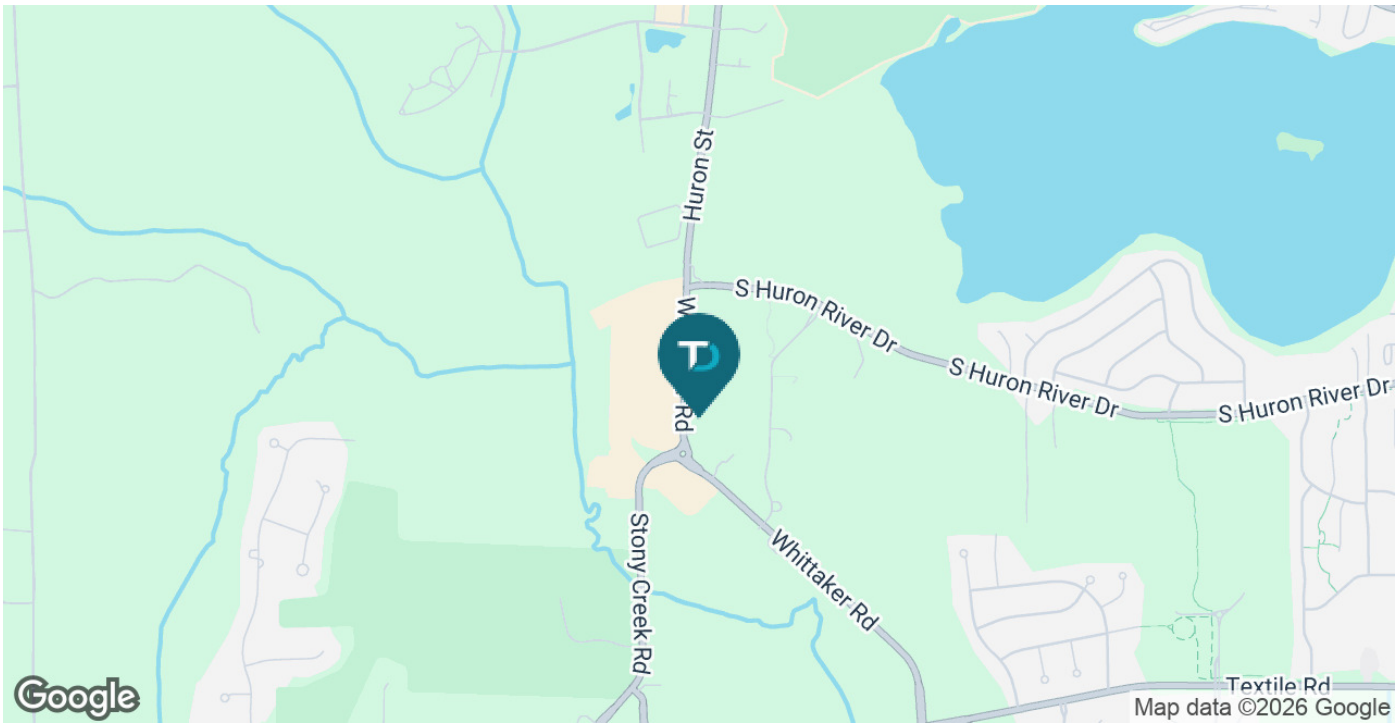
BUILDING/PROPERTY INFORMATION: 2019 and 2023 Whittaker Road | Ypsilanti, MI 48197

PROPERTY INFORMATION

Lot Size:	4 Acres
Property Type:	Land
Property Subtype:	Residential
Zoning	R1
Traffic Count:	17,023 VPD on Whittaker Rd.
Legal Description:	Available upon request
APN:	11-21-200-017 and 11-21-200-018

LOCATION INFORMATION

Located on Whittaker Road Between I-94 and Textile Road in Ypsilanti, Michigan



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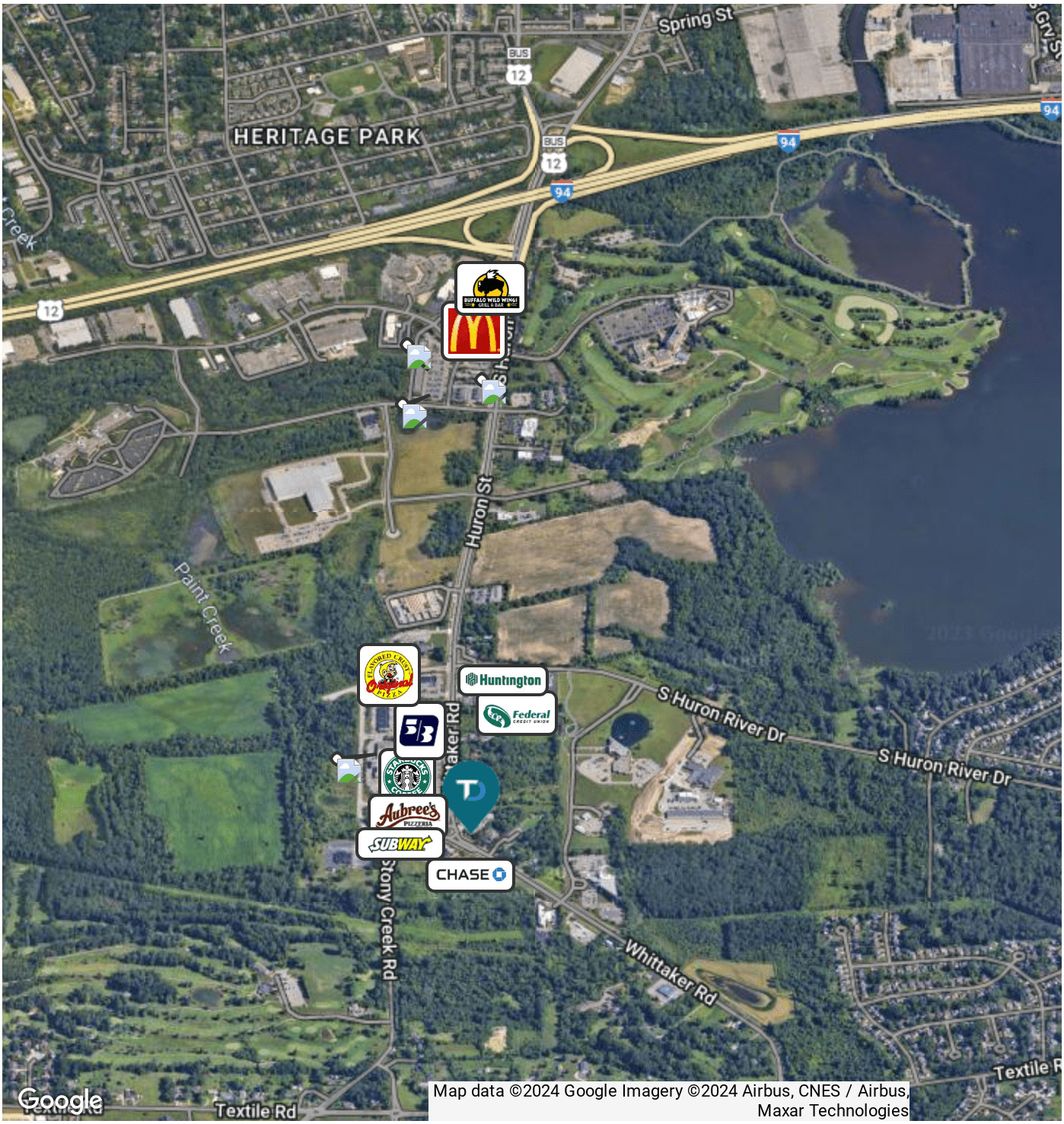
PARCEL MAP: 2019 and 2023 Whittaker Road | Ypsilanti, MI 48197



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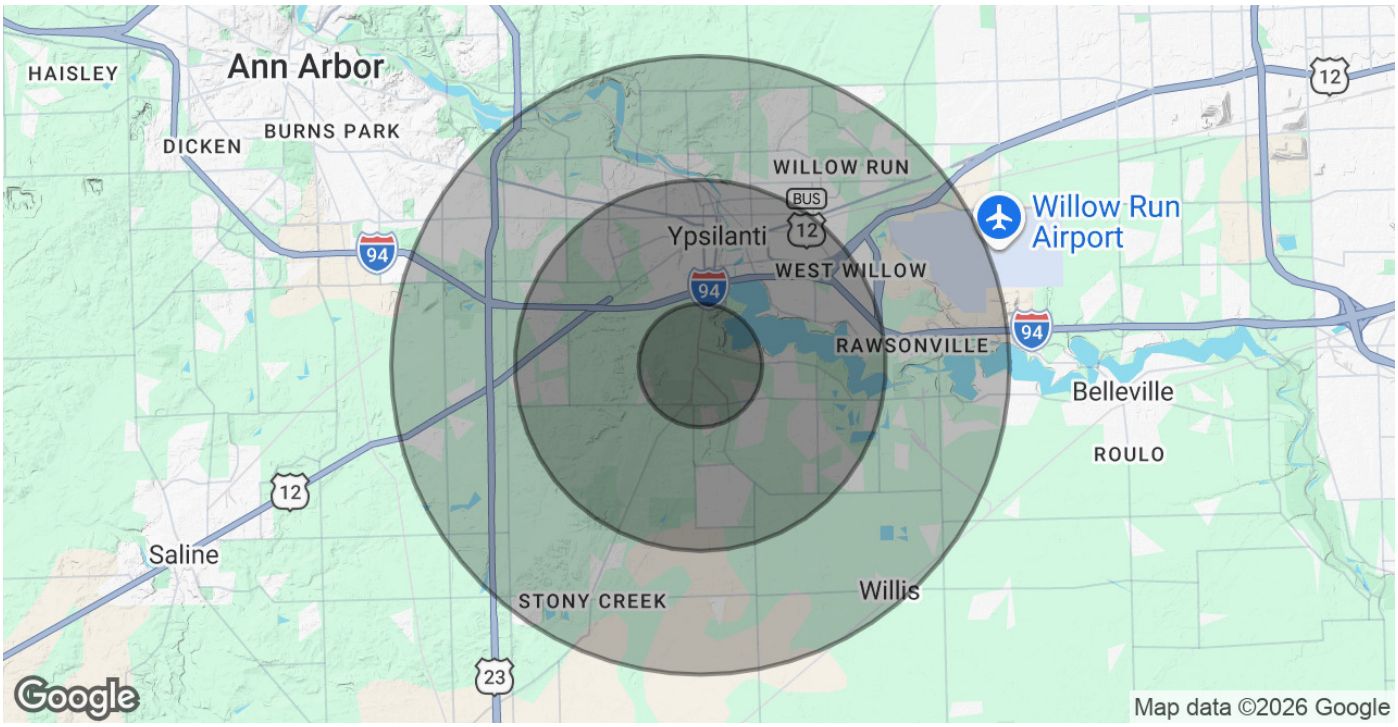
RETAILER MAP: 2019 and 2023 Whittaker Road | Ypsilanti, MI 48197



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DEMOGRAPHICS MAP & REPORT: 2019 and 2023 Whittaker Road | Ypsilanti, MI 48197



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,013	56,052	127,243
Average Age	34.8	32.2	32.7
Average Age (Male)	35.4	31.5	32.1
Average Age (Female)	35.4	33.5	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,148	21,888	51,678
# of Persons per HH	2.6	2.6	2.5
Average HH Income	$75,234	$62,312	$58,778
Average House Value	$165,021	$171,786	$169,840

2020 American Community Survey (ACS)