

1.1 ACRES COMMERCE PARK DRIVE

Commerce Park Drive, Chelsea, MI 48118



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: Commerce Park Drive | Chelsea, MI 48118



PROPERTY OVERVIEW

Vacant Land

OFFERING SUMMARY

Sale Price: \$450,000
Lot Size: 1.1 Acres
Price / Acre: \$409,091
Zoning: T1 Mixed Use

PROPERTY HIGHLIGHTS

- Located along the gateway corridor to downtown
- Many permitted Uses
- Easy freeway access to to the Main Street exit et I94

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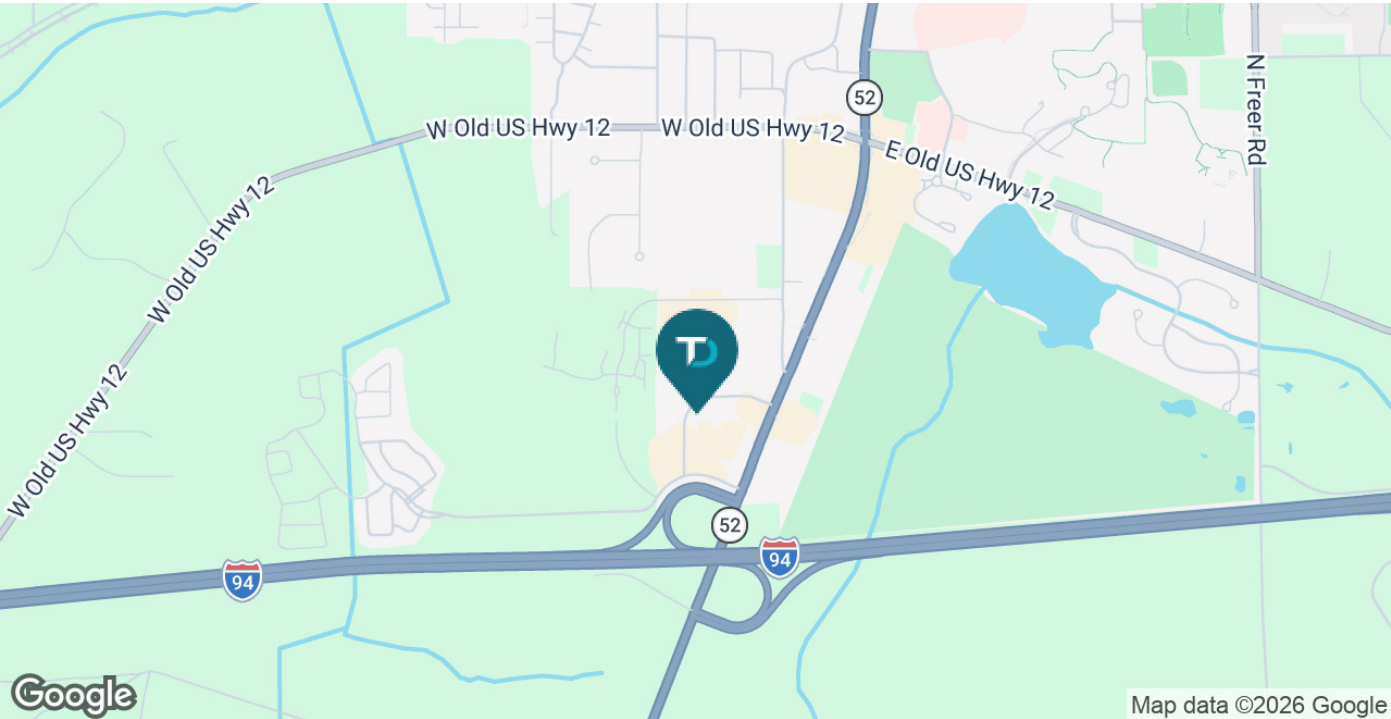
Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: Commerce Park Drive | Chelsea, MI 48118

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/AC:	\$409,091	Lot Size:	1.1 Acres
Utilities:	Sewer & water	Property Type:	Land
		Property Subtype:	Office
		Zoning	T1 Mixed Use
		Traffic Count:	Interstate 94 51583 VPD, S M Street 14607 VPD
		Legal Description:	Available upon request
		APN:	06-06-13-390-006

LOCATION INFORMATION
Just West of Main Street (M52) North of I94 and South of US 12



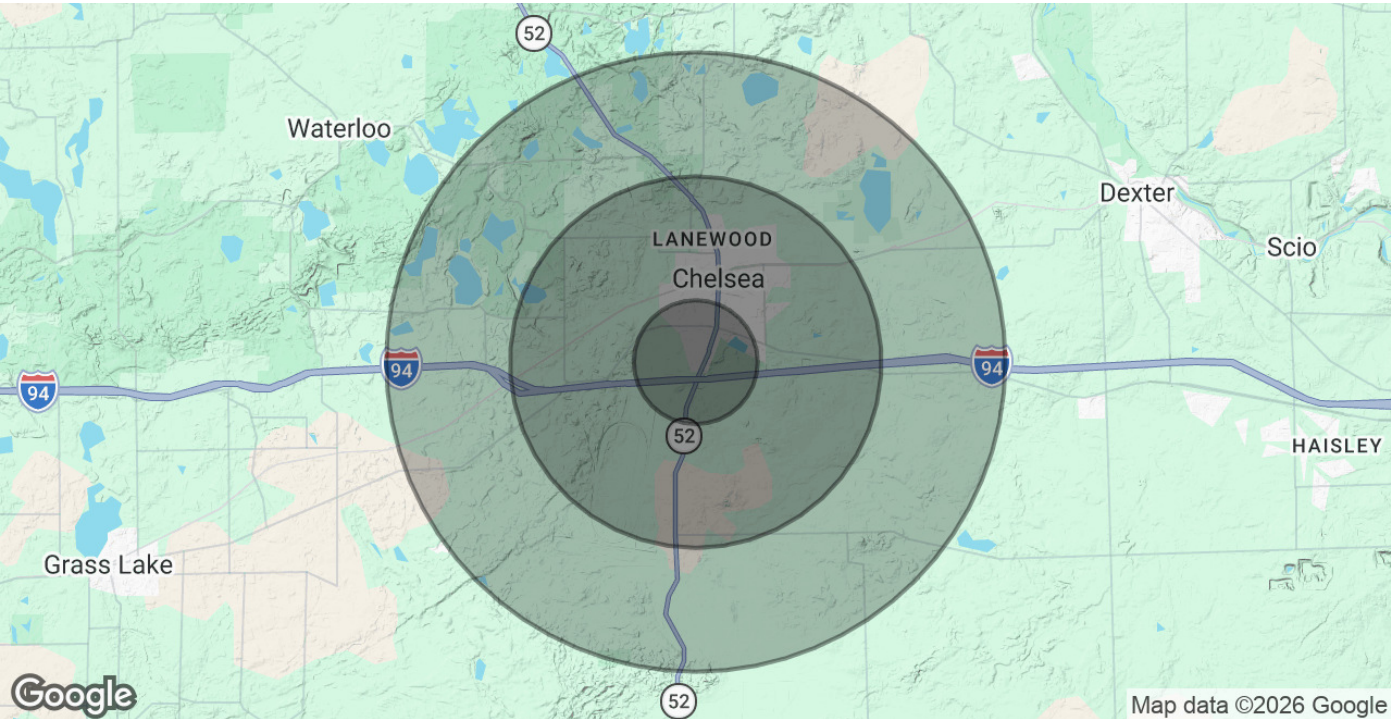
ADDITIONAL PHOTOS: Commerce Park Drive | Chelsea, MI 48118



RETAILER MAP: Commerce Park Drive | Chelsea, MI 48118



DEMOGRAPHICS MAP & REPORT: Commerce Park Drive | Chelsea, MI 48118



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	2,080	8,051	12,301
Average Age	52	47	46
Average Age (Male)	49	45	44
Average Age (Female)	55	49	47
HOUSEHOLDS & INCOME			
Total Households	945	3,344	4,927
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$91,980	\$118,276	\$127,365
Average House Value	\$340,327	\$400,040	\$433,856
2020 American Community Survey (ACS)			

ZONING ORDINANCE: Commerce Park Drive | Chelsea, MI 48118

SECTION 3.04

District Statements of Purpose

- A. (R-1) Single-Family Residential District.** The R-1 Single-Family Residential District is intended to provide for areas of primarily single-family detached residential properties of a semi-suburban to suburban, low-density character.
- B. (R-2) Two-Family Residential District.** The R-2 Two-Family Residential District is designed to encourage an environment of single- and two-family dwellings, together with other residentially-related facilities and activities to serve the residents of the area. Densities in this district are intended be higher than in the R-1, while maintaining a single-family neighborhood character within the older areas of the City. Additional small infill housing is permitted to increase housing choice close to the downtown area.
- C. (R-3) Multi-Family Residential District.** The R-3 Multi-Family Residential District is designed to permit the greatest density of residential uses allowed within the City, together with other residentially-related facilities and green space designed to serve the residents of the area. The R-3 District is intended to provide a wide range of housing types to increase housing choice within the City.
- D. (MH-1) Manufactured Housing District.** The purpose of the MH-1 Manufactured Housing District is to provide for the development of manufacturing housing parks and to promote manufactured housing development consistent with the character of residential neighborhoods. It is the intent of this ordinance that manufactured housing parks be located in areas of the City that are served adequately by public facilities and services such as access streets, police and fire protection, and public water, sanitary sewer, and storm drainage facilities, and public recreation areas. All manufactured housing parks shall comply with the applicable local, County, and State regulations.
- E. (DT) Downtown Mixed-Use District.** The DT Downtown Mixed-Use District is established to encourage new mixed-use and commercial development and redevelopment in Downtown Chelsea. The district regulations are designed to encourage a lively social environment and economically viable downtown with a wide variety of uses in a pedestrian-oriented setting, with common parking.
- F. (T-1) Transition Mixed-Use District.** The T-1 Transition Mixed-Use District is established to encourage the development, redevelopment, and use of commercial properties along M-52 and US-12 in a manner compatible with the character of the downtown area and consistent with the protection and enhancement of property values. Commercial uses in this district are meant to be less intensive, and less auto-oriented, than those that may be permitted in the T-2 District.
- G. (T-2) Transition Mixed-Use District.** The T-2 Transition Mixed-Use District is established to accommodate those retail and business service activities that serve the whole community and surrounding region, while encouraging new mixed-use and commercial development more consistent with the character of the downtown area. Clustering of a mix of commercial and residential uses and sharing of access drives is encouraged to improve traffic safety for all users. Commercial uses in this district may be more intensive, and more auto-oriented, than those permitted in the T-1 District.

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SECTION 3.05

Schedule of Permitted Uses

A. Provisions for the MH-1 Manufactured Housing district can be found in [Section 3.10](#).

B. Schedule of Permitted Uses.

P = Permitted Use; S = Special use; A = Permitted Accessory Use														
Use	R-1	R-2	R-3	PF	DT	T-1	T-2	O-1	PE D	LI	GI	MI	RC	Use Standards
Residential Uses														
Accessory Dwelling Unit (ADU)	A	A	A											Section 4.01
Agricultural Uses	P													
Economy Efficient Dwelling (EED)			P									S		Section 4.07
Home Occupation	P	P												Section 4.09
Multi-Family Dwelling			P		P	P	P							Section 4.13
Senior Housing, Assisted Living	S	S	S		P	P	P					P		Section 4.17
Senior Housing, Independent	S	S	S		P	P	P					P		
Single-Family Dwelling	P	P	P											
State Licensed Day Care Center	S	S	S	S	S	S	S					S		Section 4.18
State Licensed Day Care Home	P	P	P											Section 4.19
State Licensed Residential Facility	P	P	P									S		Section 4.20
Two-Family Dwelling (Duplex)		P	P											
Public/Institutional/Recreational														
Essential services	P	P	P	P	P	P	P	P	P	P	P	P	P	
Golf Course/Country Club	S												S	
Government building	S	S	S	P	P	S	S		P			P	P	
Hospital						S	S					P		
Outdoor Recreation, Private	S	S	S						P			P	P	
Outdoor Recreation, Public	S	S			P	P	P		P				P	
Public Institution				P	P	P	P						P	
Schools, Primary	S	S	S		P	P	P						S	
Schools, Secondary	S	S	S									S	S	
Religious Institutions			S		S	S	S					S		

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Use	R-1	R-2	R-3	PF	DT	T-1	T-2	O-1	PE D	LI	GI	MI	RC	Use Standards
Commercial Uses														
Agritourism									P					
Arena/Theater					P	P	P							
Artisan/Maker Space <5,000 sq. ft.					S	P	P	P		P				
Banks and Financial Institutions					P	P	P	P						
Banquet Hall					S	P	P							
Bars					P	P	P							
Bed and Breakfast	S	S	S		S									
Clubs and Lodges					P	P	P							
Craft Distilleries					P	P	P							Section 4.04
Drive-thrus						S	P			P	P			Section 4.06
Funeral Homes and Mortuaries					S	P	P	P						
Gas Station						S	P			P	P			
Gyms and Fitness Centers					P	P	P			S	S	P		
Hotel					P	P	P							
Indoor Commercial Amusements					S	P	P			S	S			
Microbreweries and Brewpubs					P	P	P				P			Section 4.04
Mini-Warehousing						S	P			S	P			
Office, Medical					S	P	P	P				P		
Office, Professional					P	P	P	P		P	P			
Outdoor Dining					A	A	A							Section 4.14
Outdoor Events					A	A	A		P					
Outdoor Display & Sales					A	A	A		P					Section 4.15
Personal Services					P	P	P	P						
Pet Grooming					S	P	P			P	P			
Pet Kennels / Day Boarding						S	S			S	S			Section 4.16
Printing Establishments					S	P	P			P	P			
Restaurant, Full-Service					P	P	P							
Restaurant, Limited-Service					P	P	P							
Retail Sales Establishment					P	P	P							

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Use	R-1	R-2	R-3	PF	DT	T-1	T-2	O-1	PE D	LI	GI	MI	RC	Use Standards
Small Animal Clinics					S	S	S	P						
Small Winemakers					P	P	P				P			Section 4.04
Studio (Dance, Art, Photography, etc.)					P	P	P	P		S	S			
Theaters					P	P	P							
Vehicle Repair						S	P			P				
Vehicle Sales						S	P			P	P			Section 4.25
Vehicle Wash						S	P							Section 4.26
Wireless Communications Facilities				S		S	S		S	S	S			Section 4.27
Industrial Uses														
Artisan/Maker Space > 5,000 sq. ft.						P	P			P	P			
Assembly											P			
General Industrial Uses											P			
Lumber Yards							P			S	P			
Manufacturing					S					S	P			
Packaging										S	P			
Research and Development										P	P			
Solar Energy Systems				P										
Testing/Experimental/Research Facilities										P	P			
Transportation and Logistics					P	S	S			P	P			
Warehousing					S					P	P			
Wholesale										P	P			

- C. Uses Not Specifically Mentioned.** The Planning and Zoning Administrator or their designee may determine that a use which is not specifically mentioned in this Ordinance is comparable to a permitted or prohibited use in any district. The Planning and Zoning Administrator may refer a use interpretation to the Zoning Board of Appeals.