EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

FORD & GOTFREDSON VACANT LAND

3620 Gotfredson Road, Superior Township, MI 48198



FOR SALE

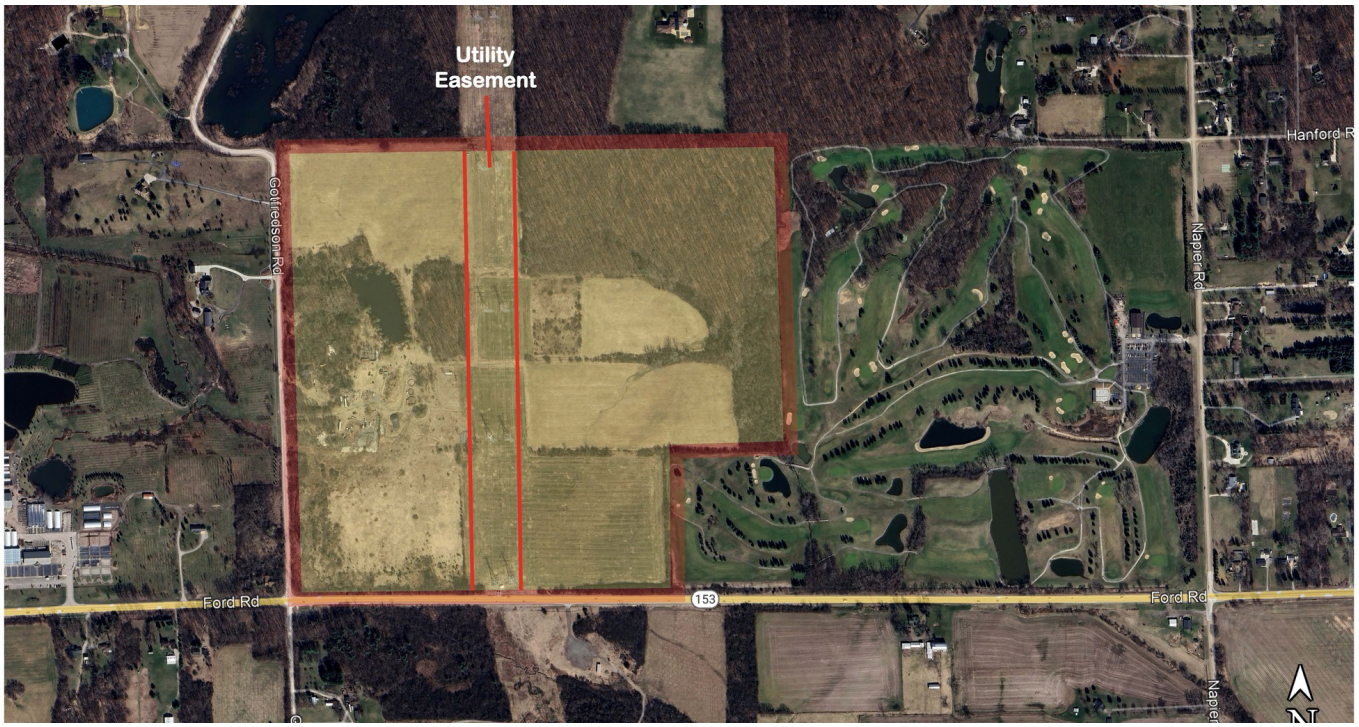
248.476.3700

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OFFERING SUMMARY: 3620 Gotfredson Road | Superior Township, MI 48198



PROPERTY OVERVIEW

Residential Agricultural Land for Development.

OFFERING SUMMARY

Sale Price:	PRICE REDUCED! NOW:$2,900,000.00 Was: $3,700,000.00
Lot Size:	140+/- Acres
Price / Acre:	$20,714
Zoning:	A-1 Agricultural District

PROPERTY HIGHLIGHTS

- Master Planned Rural Residential
- Willow Run Community School District
- Centrally located between Ann Arbor and Canton.

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Thomas Duke Company | 248.476.3700

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

PROPERTY INFORMATION: 3620 Gotfredson Road | Superior Township, MI 48198

PROPERTY INFORMATION

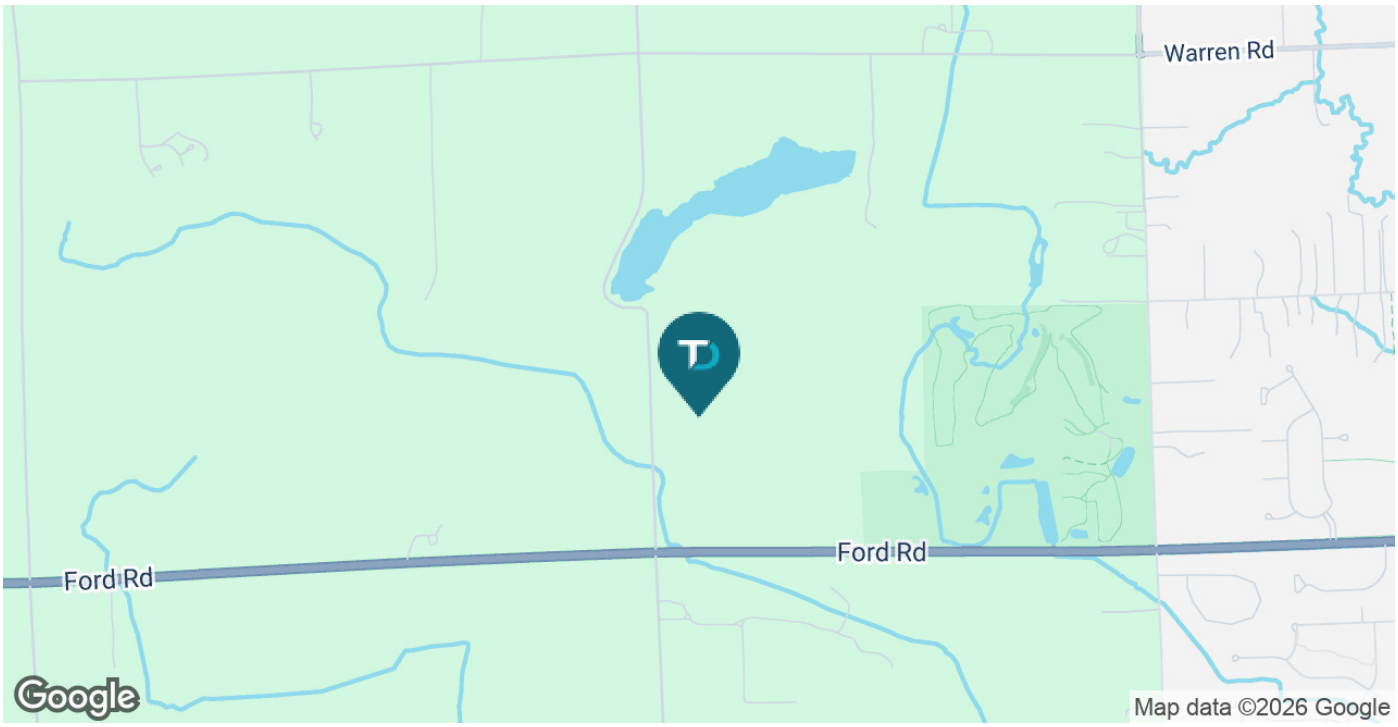
SALE PRICE:	PRICE REDUCED! NOW: $2,900,000.00 Was: $3,700,000.00
Price/AC:	$20,714
Utilities:	Well & Septic
Zoning:	A-1 Agricultural District
APN:	J-10-12-300-001 and J-10-12-300-003
Taxes:	2026 Summer - $9710.23 2025 Winter - $3955.17

PROPERTY INFORMATION

Lot Size:	140 Acres
Property Type:	Land
Property Subtype:	Residential
Traffic Count:	Ford Road = 11,903 vpd
School District:	Willow Run Community
Legal Description:	Available Upon Request

LOCATION INFORMATION

Located on the northeast corner of Gotfredson Road and Ford Road in Superior Township.



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ADDITIONAL PHOTOS: 3620 Gotfredson Road | Superior Township, MI 48198



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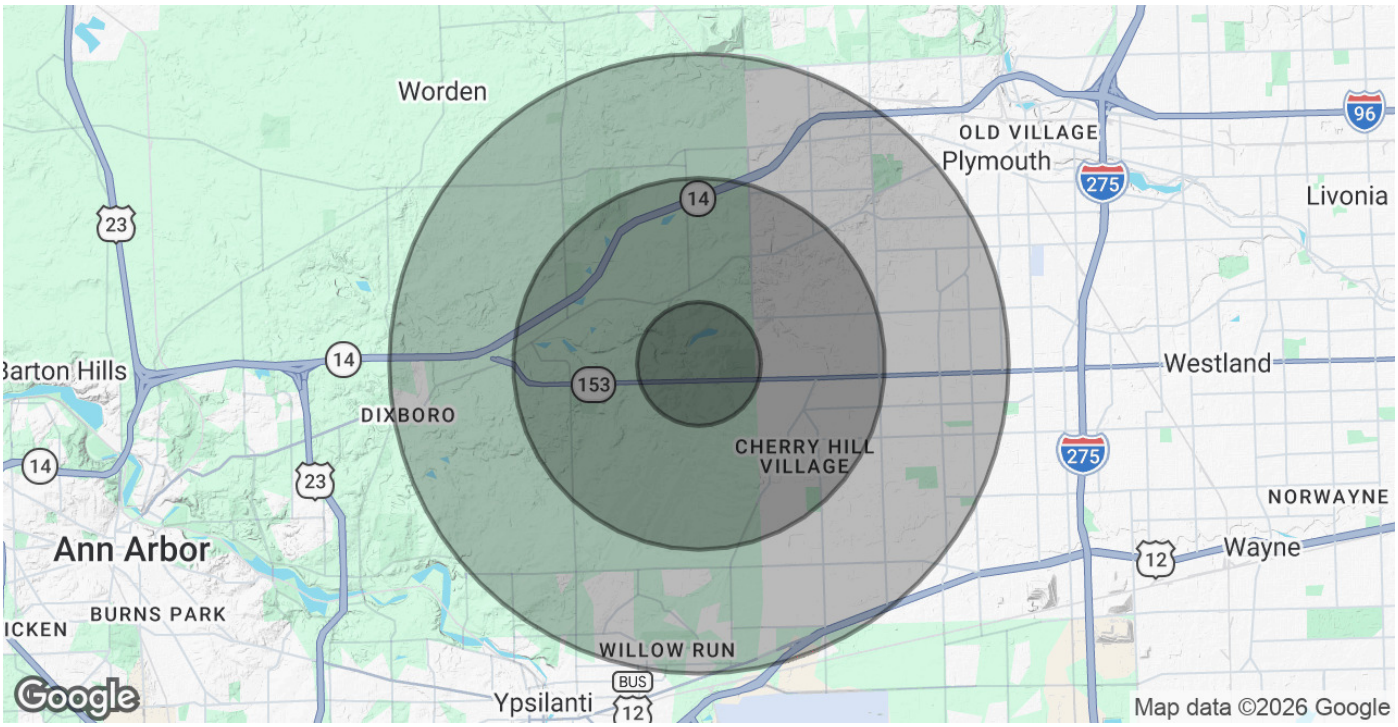
RETAILER MAP: 3620 Gotfredson Road | Superior Township, MI 48198



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DEMOGRAPHICS MAP & REPORT: 3620 Gotfredson Road | Superior Township, MI 48198



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	201	20,922	94,533
Average Age	46	38	41
Average Age (Male)	46	38	40
Average Age (Female)	46	38	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	73	6,698	34,274
# of Persons per HH	2.8	3.1	2.8
Average HH Income	$177,508	$214,227	$163,976
Average House Value	$618,945	$588,635	$434,324

2020 American Community Survey (ACS)

Section 2.103 Agricultural (A-1) District.

The public health and welfare of Superior Charter Township, Washtenaw County, the State of Michigan, and the United States are greatly dependent upon the sustenance and economic benefits provided by a viable agricultural industry. The Agricultural (A-1) District is hereby established as a Rural District to preserve lands that are suitable for long-term agricultural uses and to protect agricultural enterprises from encroachment by suburban and urban uses and developments. In addition, this district is intended to:

1. Preserve woodlands and wetlands associated with farms which because of their natural physical features, are useful as water retention, surface water purification and groundwater recharge areas, and as habitat for plant and animal life; and which have important aesthetic and scenic value that contributes to the unique character of the agricultural district;
2. Provide the basis for land tax assessments that reflect its existing agricultural nature and, owing to these regulations, its limited use for other purposes;
3. Prevent the conversion of agricultural land to non-farm development which, when unregulated, unnecessarily increases the cost of public services to all citizens and results in the premature disinvestment in agriculture;
4. Protect farmland from speculative increases in land prices;
5. Prevent loss of farmland;
6. Prevent conflicts between agricultural activities and residences;
7. Prevent encroachment of urban and suburban services into agricultural areas;
8. Encourage long-term investment in improvements needed to maintain and expand agricultural production by creating a stable environment for such production;
9. Reduce the amount of land consumed in rural areas for nonagricultural use;
10. Prevent intrusion into farm areas of uses which are incompatible with general farming activities; and
11. Permit services and uses which are necessary to support farming activities.

Residential subdivisions are incompatible with the intent of this district. Extension of public water and sanitary sewer service into this district shall be prohibited unless such service is necessary to address public health and safety issues of development existing at the date of adoption of this Ordinance.