EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

57.4 ACRES N ELM AVE

N Elm, Jackson, MI 49201



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: N Elm | Jackson, MI 49201



PROPERTY OVERVIEW

57.4 level acres with 550' on N Elm Ave and 802' on O'Leary Rd near the I-94 / Elm Ave interchange. Sized for a phased subdivision, site condo, or mixed single-/multifamily plan, or a large-format commercial user.

OFFERING SUMMARY

Sale Price:	$1,650,000
Lot Size:	57.4 Acres
Price / Acre:	$28,746
Zoning:	C-3

PROPERTY HIGHLIGHTS

- Residential development or large-format commercial
- 550' on N Elm Ave and 802' on O'Leary Rd
- Near the rebuilt I-94 / Elm Ave interchange
- Level, raw land; phased subdivision or campus
- Twp Master Plan: up to 4.3 units/AC with sewer
- N Elm Ave ~8,357 VPD | near Seymour Rd dealers

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

BUILDING/PROPERTY INFORMATION: N Elm | Jackson, MI 49201

LAND INFORMATION

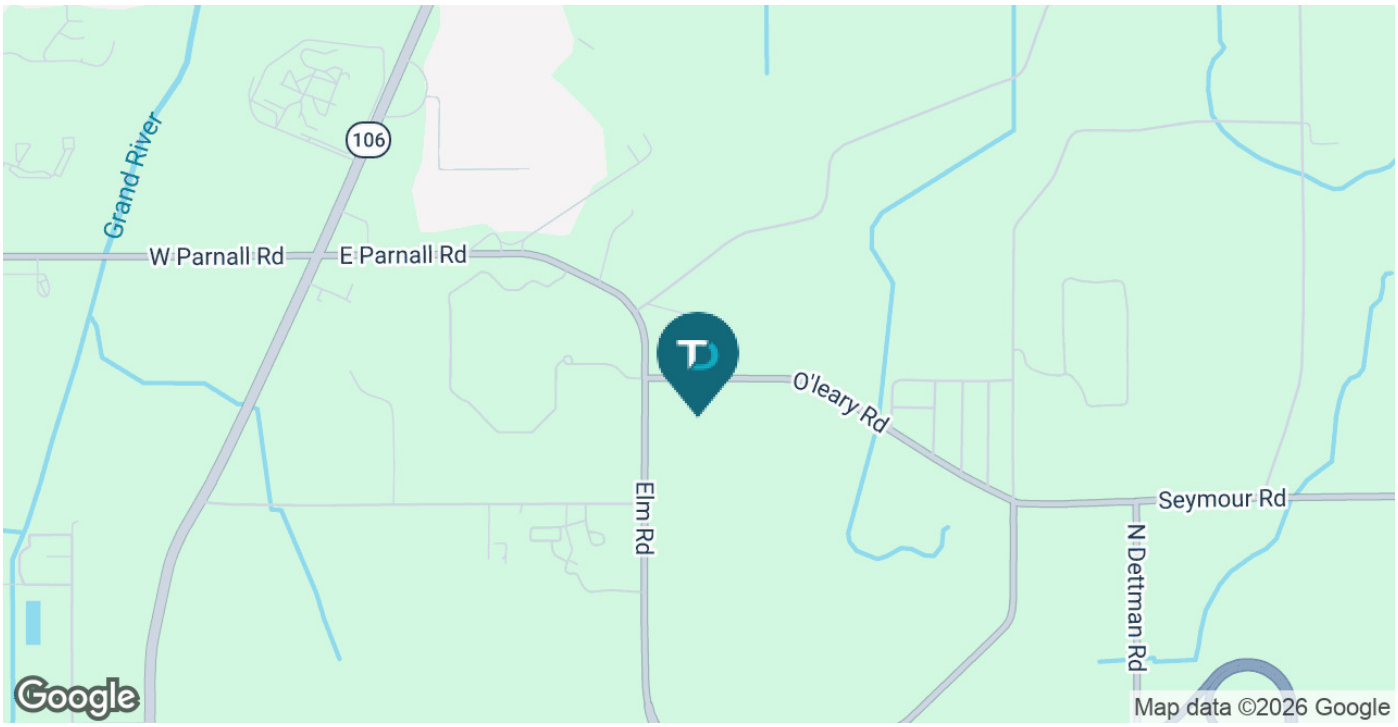
Price/AC:	$28,746
Utilities:	-
2026 Summer Tax:	$1,164.31
2025 Winter Tax:	$664.36

PROPERTY INFORMATION

Lot Size:	57.4 Acres
Property Type:	Land
Property Subtype:	Residential
Zoning	C-3
Traffic Count:	8,121 Vehicles/Day on Elm Rd 1,508 Vehicles/Day on O'Lear Rd (Costar, 2026)
Legal Description:	Available upon request
APN:	000-08-24-151-001-00

LOCATION INFORMATION

North of I-94 near the rebuilt Elm Ave interchange in Blackman Charter Township, close to the Seymour Rd auto dealers and adjoi former golf course acreage at 2640 Seymour Rd.



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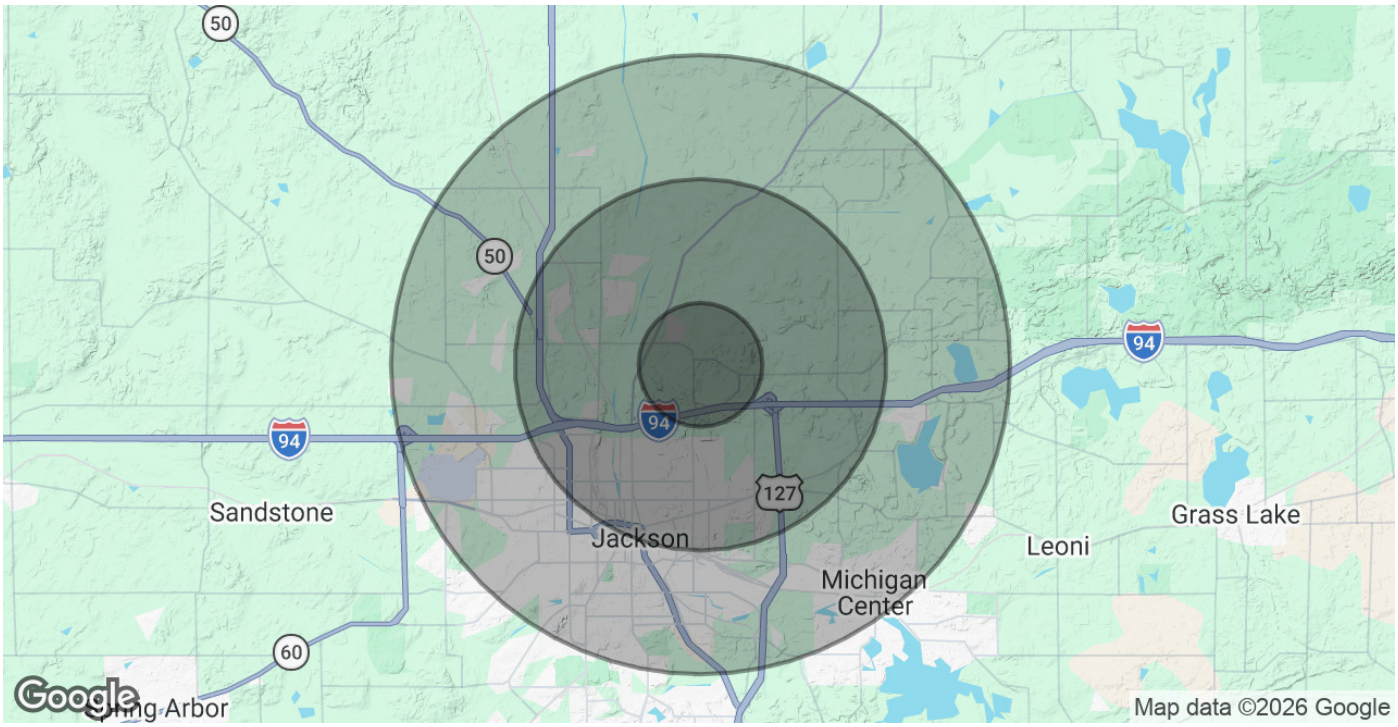
RETAILER MAP: N Elm | Jackson, MI 49201



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DEMOGRAPHICS MAP & REPORT: N Elm | Jackson, MI 49201



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,262	29,428	69,430
Average Age	40.3	38.8	37.5
Average Age (Male)	40.1	39.2	37.2
Average Age (Female)	4.0	30.0	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	155	9,584	26,850
# of Persons per HH	40.4	3.1	2.6
Average HH Income	$79,296	$63,110	$68,091
Average House Value	$141,187	$130,279	$150,106

2023 American Community Survey (ACS)

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