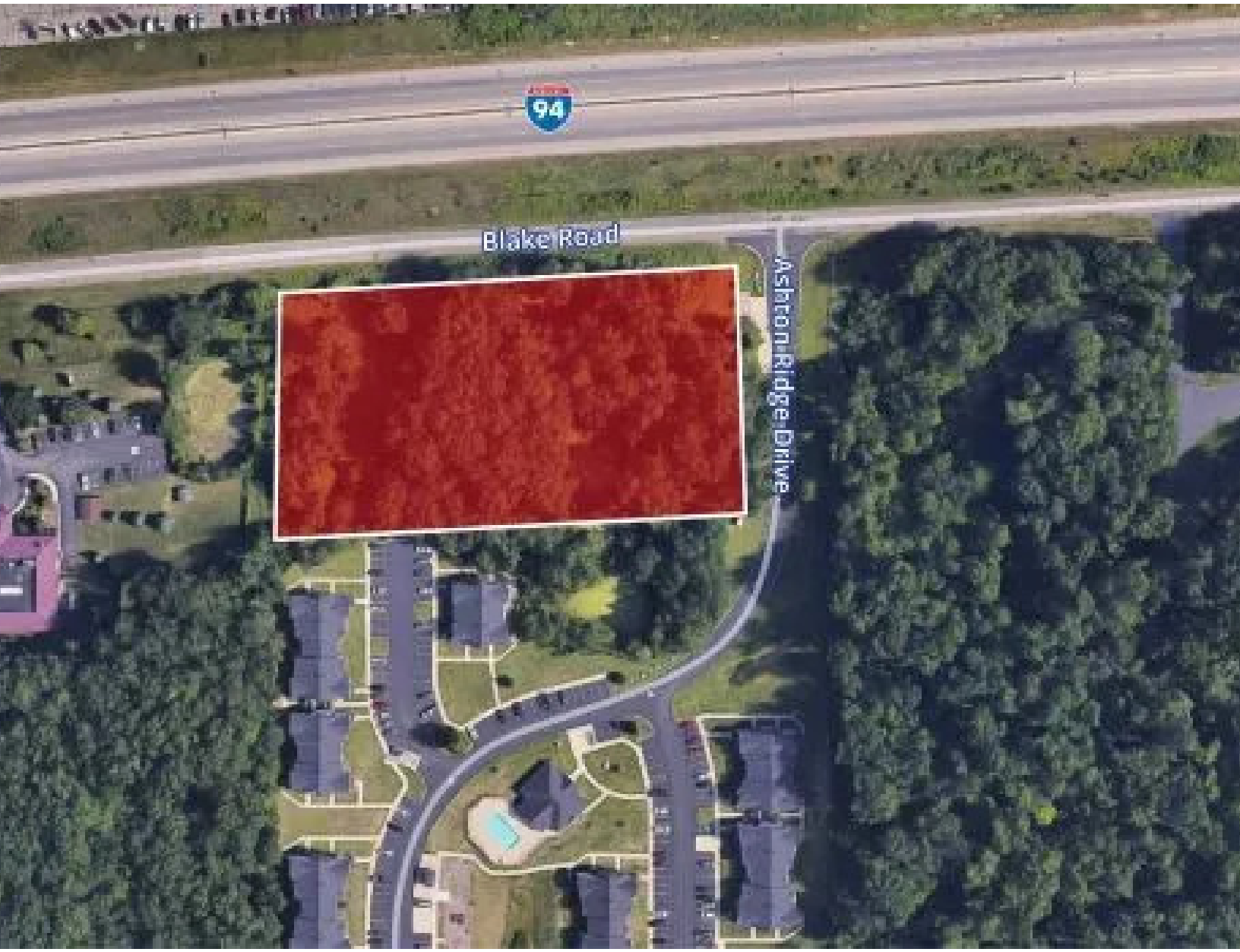
EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

2.8 ACRES BLAKE RD

Blake Road @ Ashton Ridge Drive, Jackson, MI 49201



FOR SALE

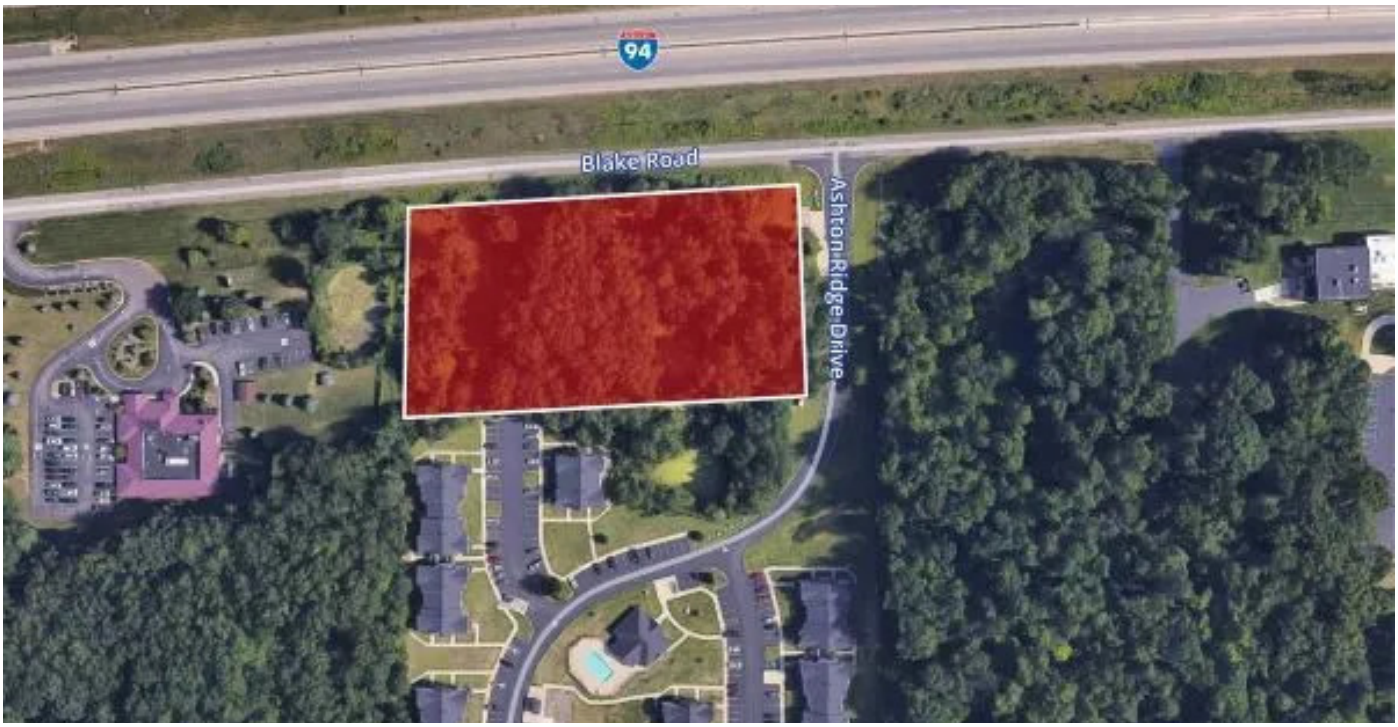
248.476.3700

EXCLUSIVELY LISTED BY:

ETHAN WHITESELL
Associate
ewhitesell@thomasduke.com

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Associate
agoble@thomasduke.com

OFFERING SUMMARY: Blake Road @ Ashton Ridge Drive | Jackson, MI 49201



PROPERTY OVERVIEW

2.80 Acres of wooded commercial land with 502' of frontage on Blake Road at Ashton Ridge Drive with visibility on I-94. Water and sewer at the street. Suited for self-storage, medical office, hotel, multi-family or contractor/flex users

OFFERING SUMMARY

Sale Price:	$515,000
Lot Size:	2.8 Acres
Price / Acre:	$183,929
Zoning:	PR-1

PROPERTY HIGHLIGHTS

- 502' of frontage on Blake Road at Ashton Ridge Drive.
- I-94 visibility / 33,000-51,000 VPD
- Water and Sewer Available at the Street
- Next to Blake Woods Medical Park
- Near the rebuilt I-94 / Elm Ave Interchange
- Storage, medical, hotel, flex or contractor use

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.

Thomas Duke Company | 248.476.3700

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

Property Information: Blake Road @ Ashton Ridge Drive | Jackson, MI 49201

PROPERTY INFORMATION

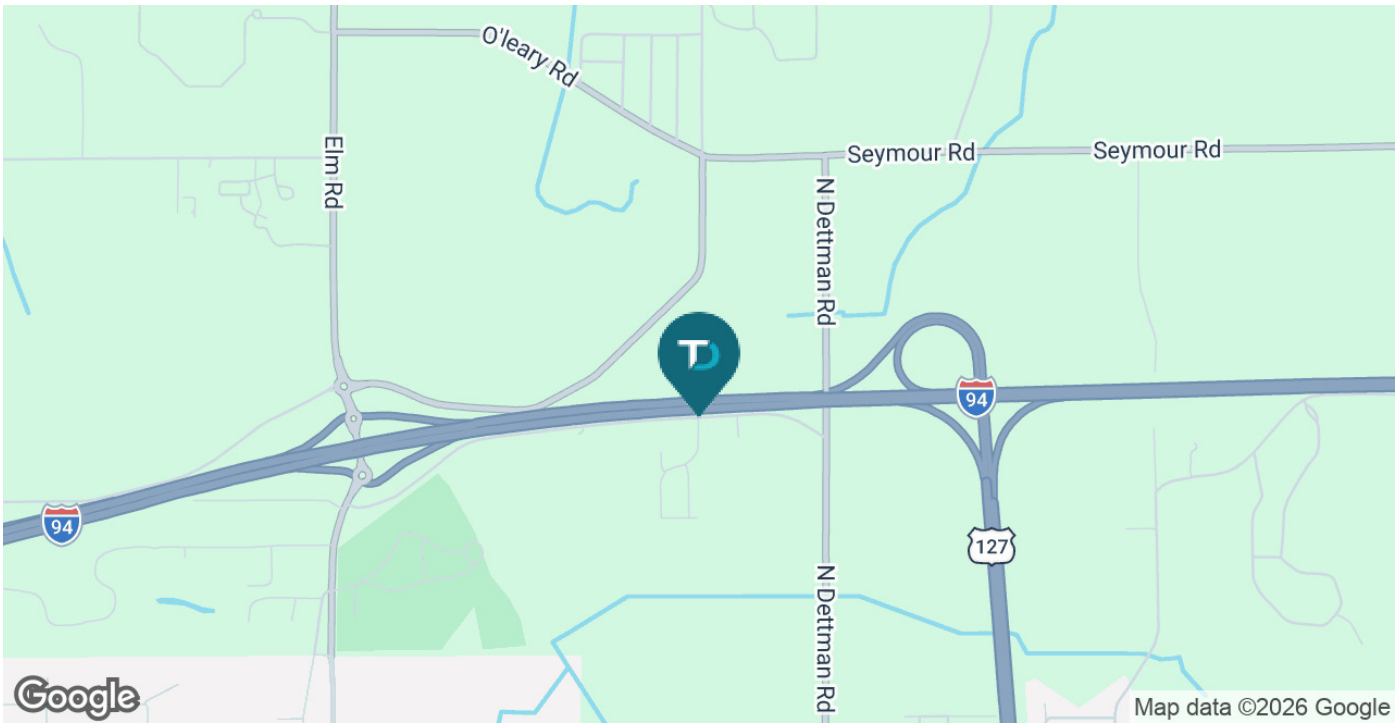
SALE PRICE:	$515,000.00
Price/AC:	$183,929.00
Utilities:	Municipal Water & Sanitary Sewer (at Blake Road)
Taxes:	2026 Summer = $274.22 2025 Winter = $88.00

PROPERTY INFORMATION

Lot Size:	2.8 Acres
Property Type:	Land
Zoning	PR-1
Traffic Count:	I-94 50,645; N Elm Ave 3,364; US-127 22,762 VPD
Legal Description:	Available upon request.
APN:	000-08-25-201-002-03

LOCATION INFORMATION

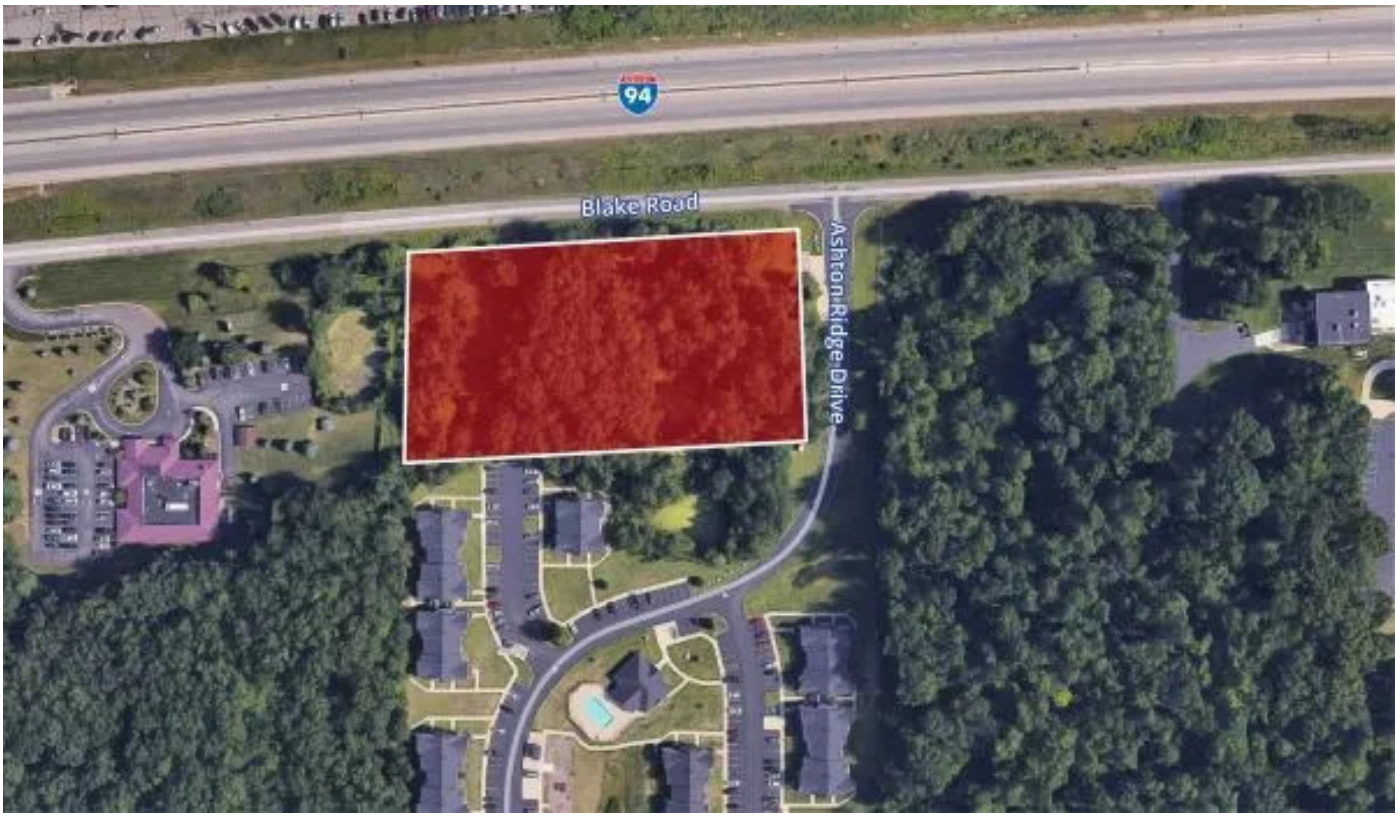
South side of I-94 on Blake Road in Blackman Charter Township, near the rebuilt I-94/Elm Ave interchange, between Blake Woods Medical Park and Ashton Ridge Apartments.



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ADDITIONAL PHOTOS: Blake Road @ Ashton Ridge Drive | Jackson, MI 49201



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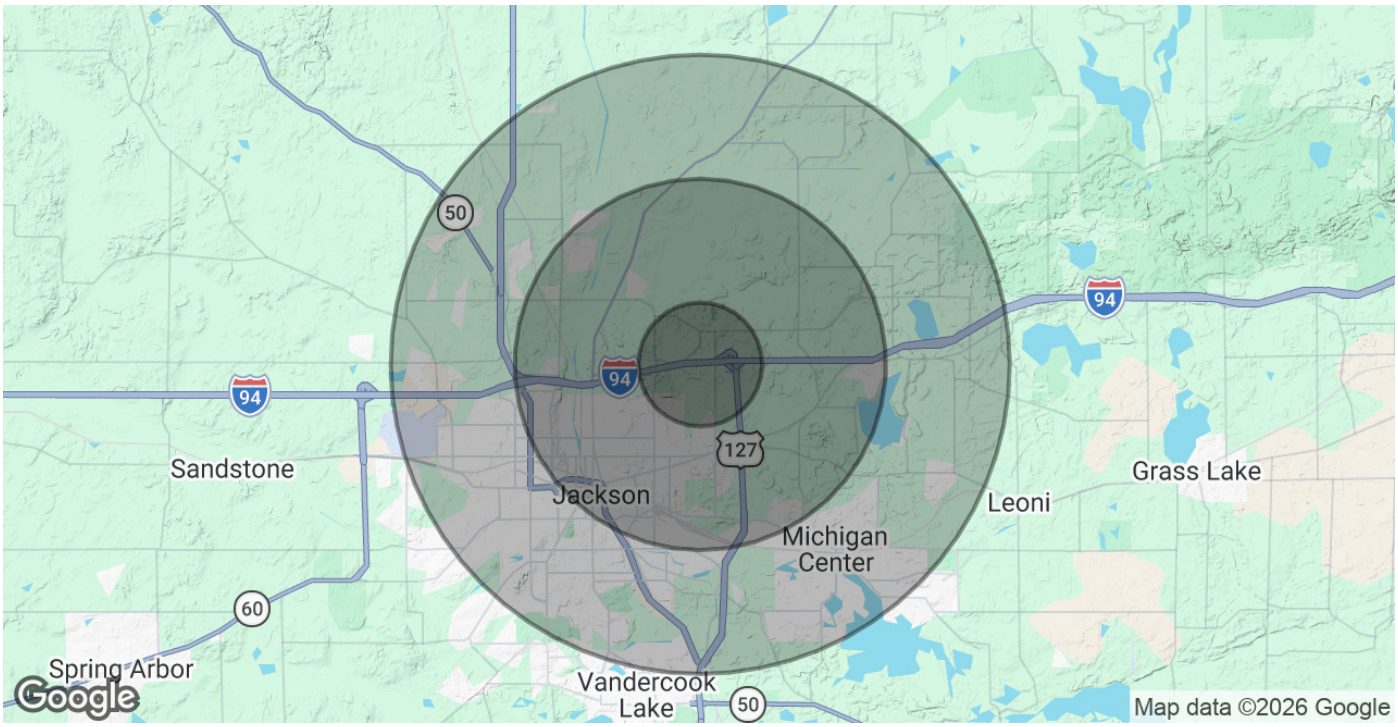
RETAILER MAP: Blake Road @ Ashton Ridge Drive | Jackson, MI 49201



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DEMOGRAPHICS MAP & REPORT: Blake Road @ Ashton Ridge Drive | Jackson, MI 49201



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	1,578	30,672	68,244
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	668	10,091	26,119
# of Persons per HH	2.4	3	2.6
Average HH Income	$71,961	$47,444	$61,064
Average House Value	$195,674	$118,826	$151,586

2020 American Community Survey (ACS)

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