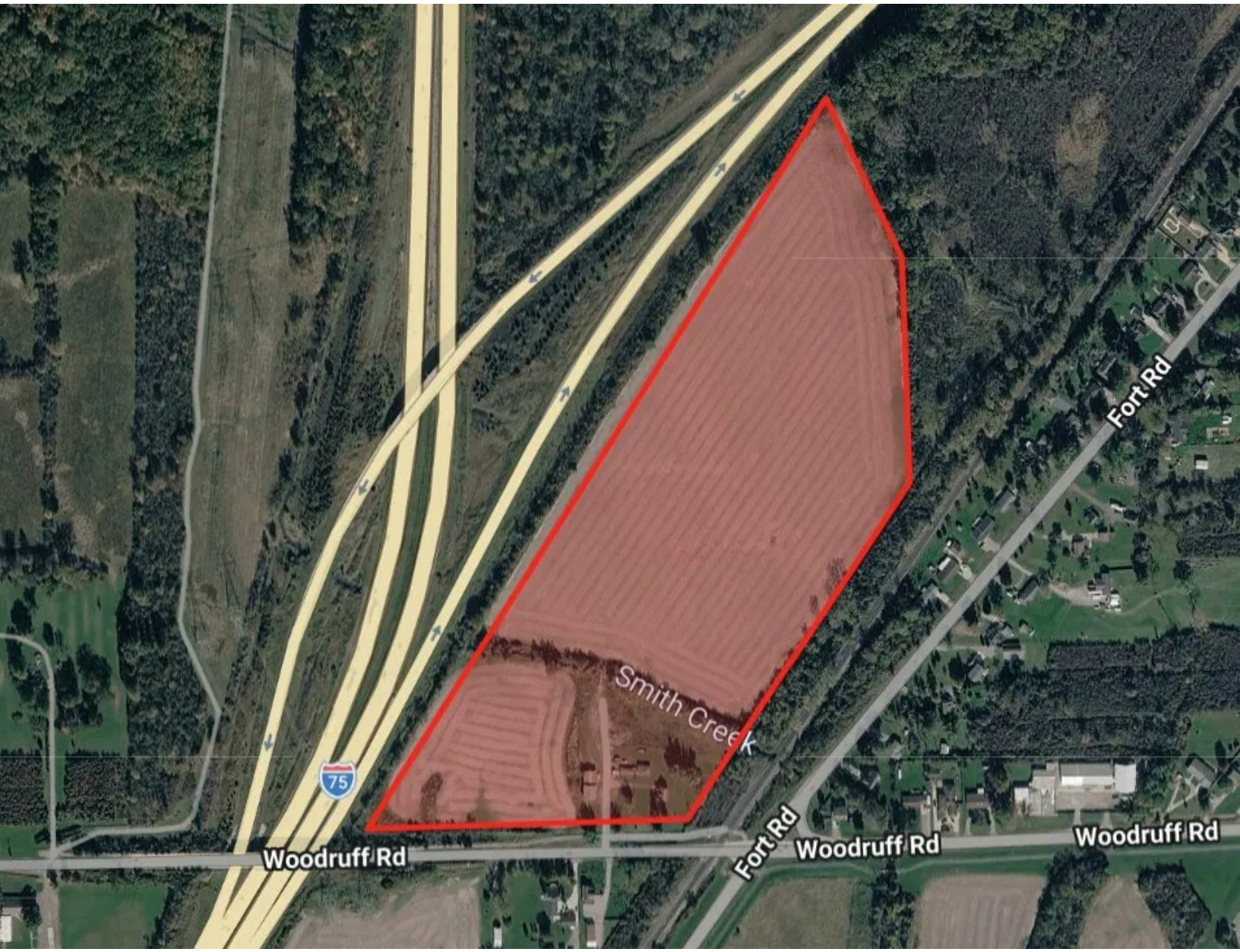
EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

39.88 +/- ACRES WOODRUFF RD

21238 Woodruff Rd, Brownstown Township, MI 48173



FOR SALE

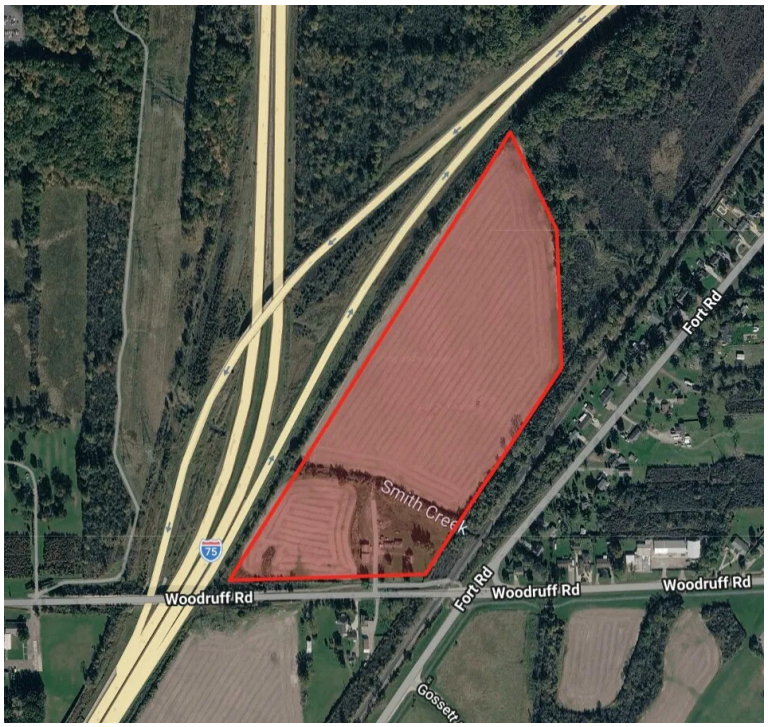
248.476.3700

EXCLUSIVELY LISTED BY:

DAVE TESCH
Vice President
dtesch@thomasduke.com

STEVE VALLI
Partner
svalli@thomasduke.com

OFFERING SUMMARY: 21238 Woodruff Rd | Brownstown Township, MI 48173



PROPERTY OVERVIEW

A ±39.88-acre development opportunity that was previously preliminary site plan approved (via consent judgment) for 165 single-family residential lots. The property is currently income-producing, with farmland under lease and an existing farmhouse being rented. Located in a growing residential corridor with strong demand for new housing, this site offers a rare chance to move forward with a pre-approved project and reduced entitlement risk.

OFFERING SUMMARY

Sale Price:	$870,000
Lot Size:	39.88 Acres
Price / Acre:	$21,815
Zoning:	R-2

PROPERTY HIGHLIGHTS

- 39.88 acres vacant land
- Preliminary site plan approved for 165 single family lots (consent judgement)
- $5,273 per lot at ask price
- 55-foot lot widths
- Water on site/sewer nearby
- Gibralter School District
- Current income from farmland lease and residential rental home

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: 21238 Woodruff Rd | Brownstown Township, MI 48173

BUILDING INFORMATION

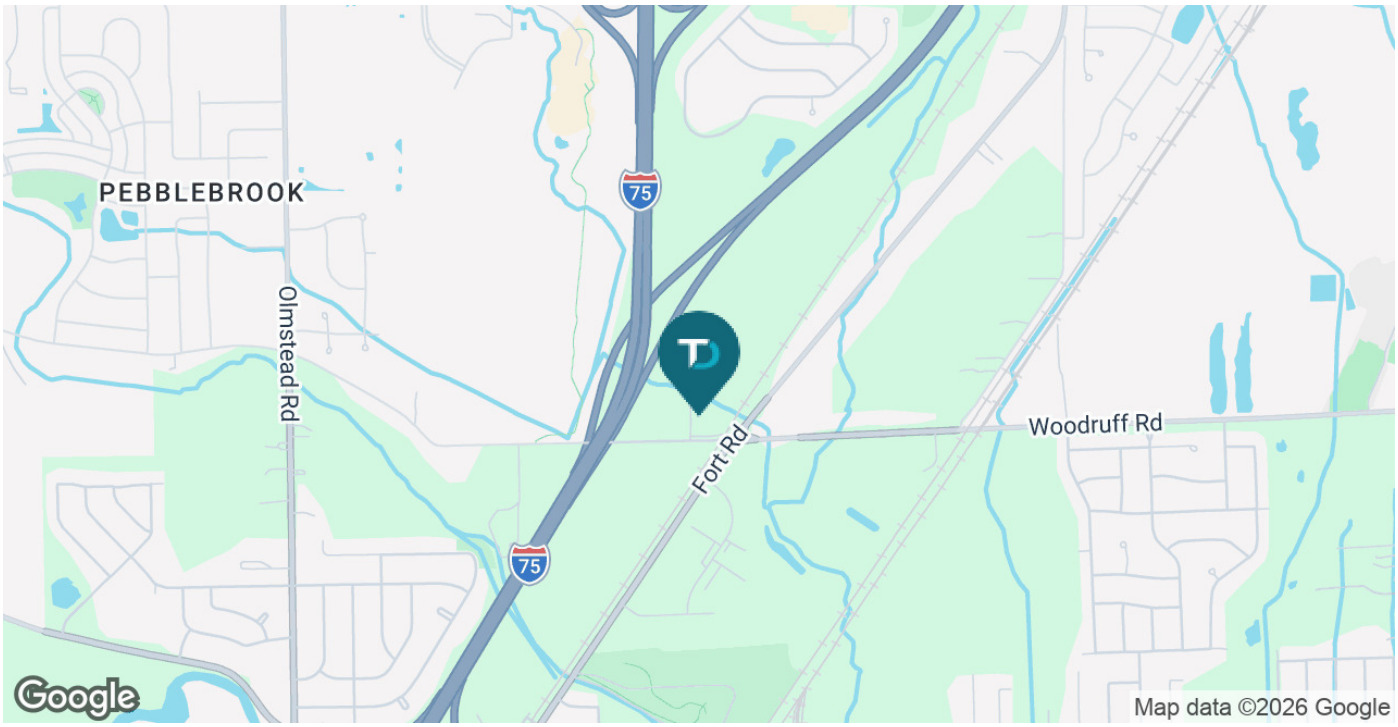
Price/AC:	$21,815
Utilities:	Water at site; sewer nearby
2025 Winter Tax:	$5,457.22
2025 Summer Tax:	$10,082.48

PROPERTY INFORMATION

Lot Size:	39.88 Acres
Property Type:	Land
Property Subtype:	Residential
Zoning	R-2
Traffic Count:	3,533 Vehicles/Day (Costar, 2025)
School District:	Gibralter Schools
Legal Description:	Available upon request
APN:	70-128-99-0003-000 & 70-128-99-0001-001

LOCATION INFORMATION

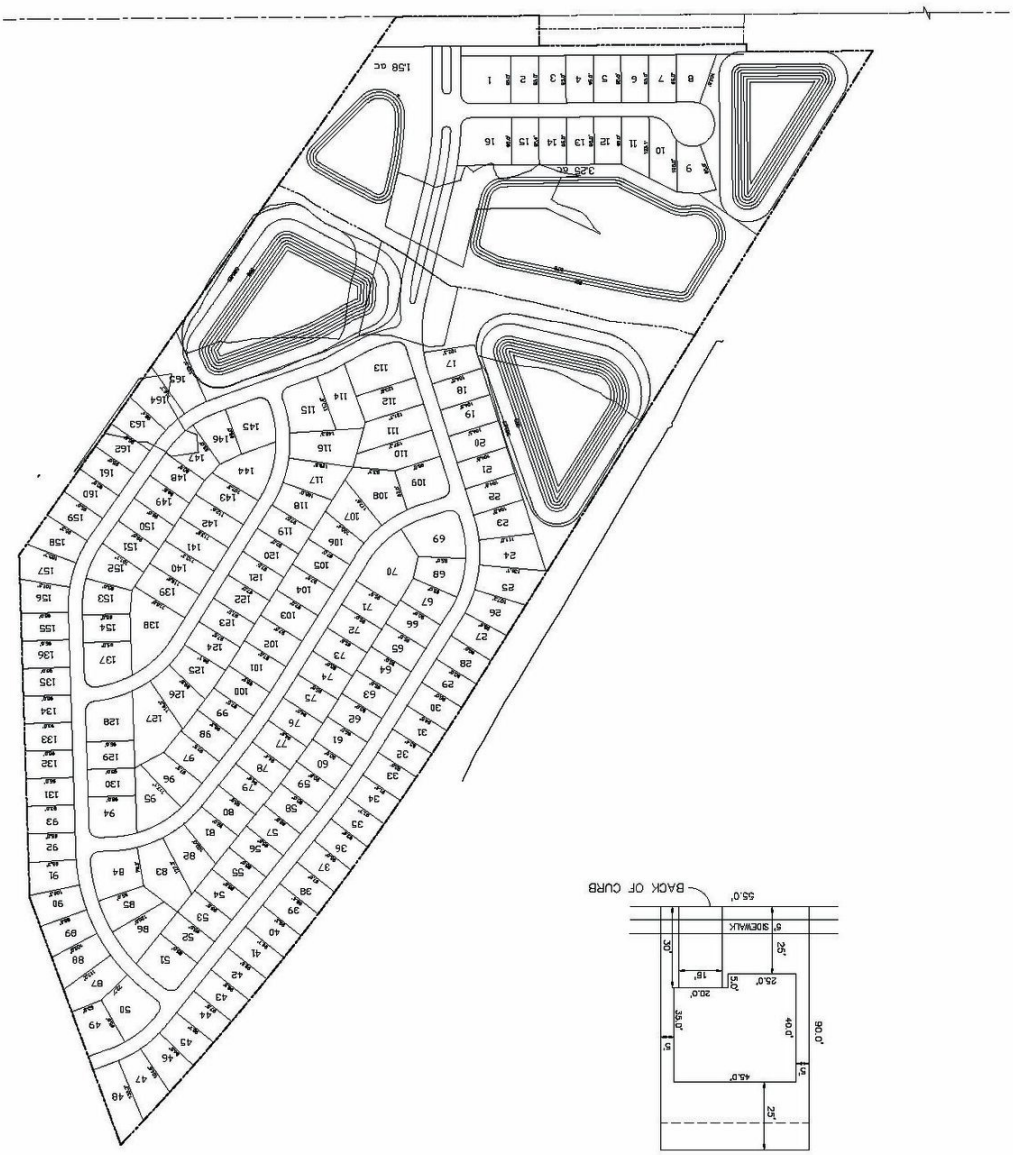
Located on the north side of Woodruff Rd, just west of Fort Rd in Brownstown, MI.



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SKETCH SITE PLAN: 21238 Woodruff Rd | Brownstown Township, MI 48173



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RECENT RESIDENTIAL COMPS: 21238 Woodruff Rd | Brownstown Township, MI 48173

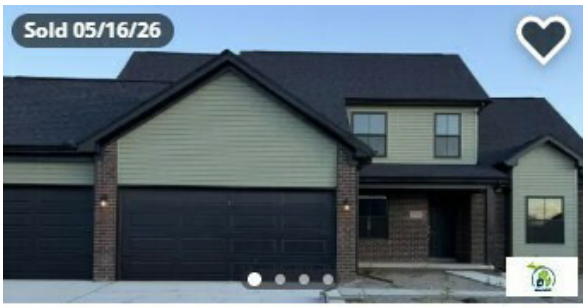


$684,220

4 bds | 4 ba | 2,737 sqft | Sold

25660 Brighton Ln, Brownstown, MI 48134

POWER HOUSE GROUP REALTY

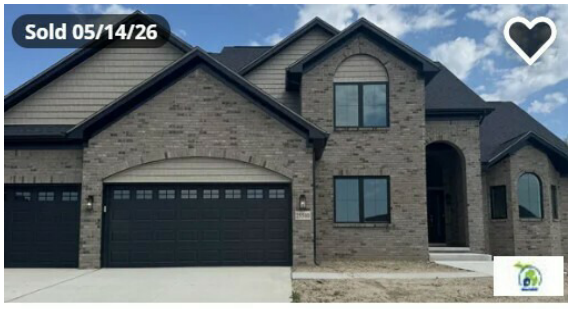


$586,242

4 bds | 4 ba | 2,626 sqft | Sold

23281 Primrose Ln, Brownstown, MI 48183

POWER HOUSE GROUP REALTY

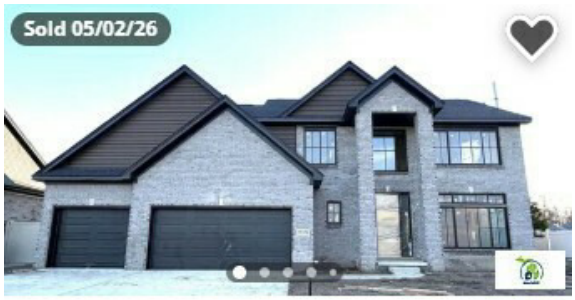


$703,862

5 bds | 3 ba | 2,793 sqft | Sold

25580 Brighton Ln, Brownstown, MI 48134

POWER HOUSE GROUP REALTY

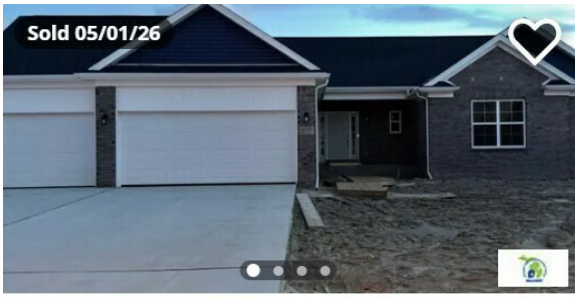


$650,000

4 bds | 3 ba | 2,790 sqft | Sold

23379 Primrose Ln, Brownstown, MI 48183

POWER HOUSE GROUP REALTY



$477,763

3 bds | 3 ba | 2,045 sqft | Sold

25777 Brighton Ln, Brownstown, MI 48134

POWER HOUSE GROUP REALTY



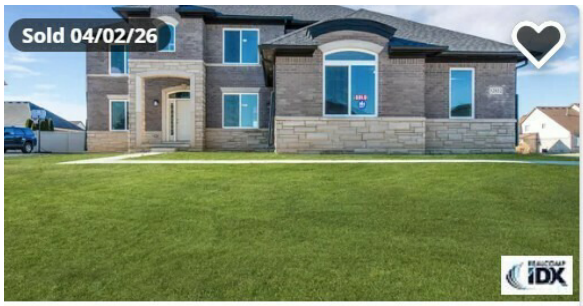
$436,721

4 bds | 3 ba | 1,985 sqft | Sold

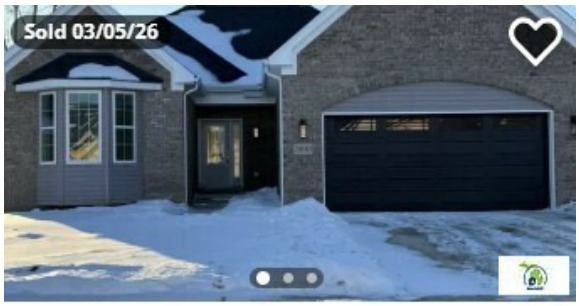
20214 Fountain View Ln, Brownstown, MI 48183

POWER HOUSE GROUP REALTY

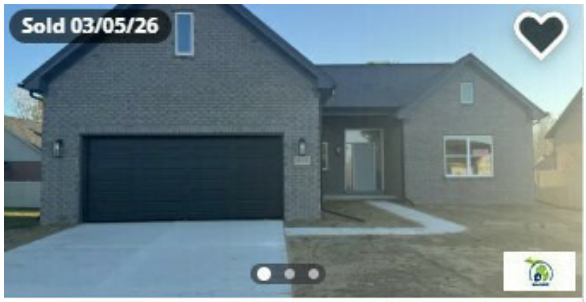
RECENT RESIDENTIAL COMPS: 21238 Woodruff Rd | Brownstown Township, MI 48173



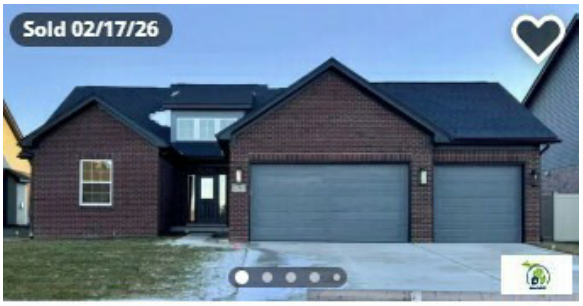
$568,000
4 bds | 3 ba | 2,622 sqft | Sold
18792 Meloche Dr, Rockwood, MI 48173
FITH AVENUE REALTY OF MICHIGAN INC



$355,836
3 bds | 2 ba | 1,500 sqft | Sold
20180 Fountain View Ln, Brownstown, MI 48183
POWER HOUSE GROUP REALTY



$453,228
3 bds | 2 ba | 1,730 sqft | Sold
23153 Primrose Ln, Brownstown, MI 48183
POWER HOUSE GROUP REALTY



$488,105
3 bds | 2 ba | 1,912 sqft | Sold
23315 Primrose Ln, Brownstown, MI 48183
POWER HOUSE GROUP REALTY

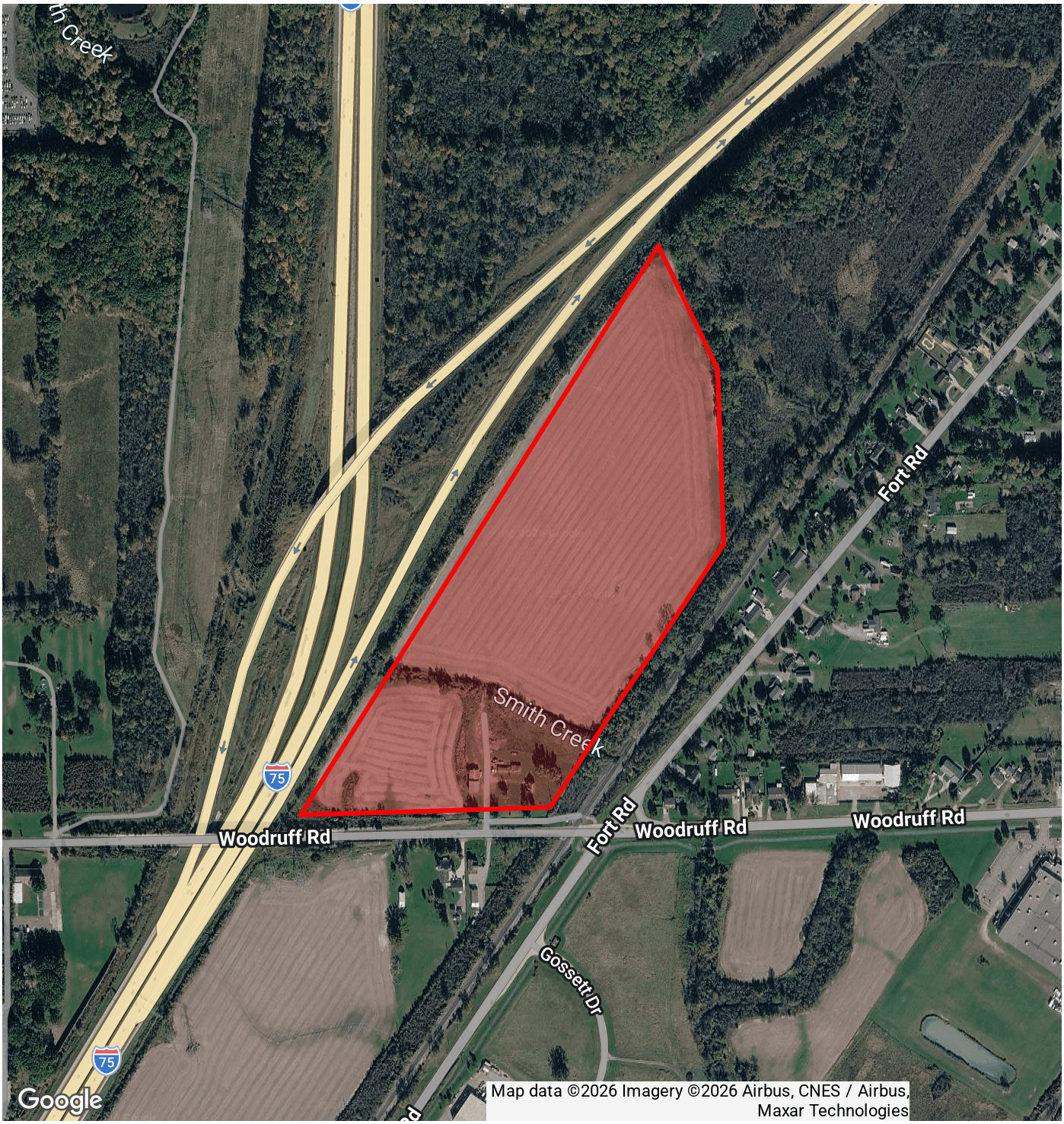


$584,267
3 bds | 3 ba | 2,169 sqft | Sold
26069 Pennington Ct, Brownstown, MI 48134
POWER HOUSE GROUP REALTY



$530,361
3 bds | 3 ba | 2,045 sqft | Sold
23930 Pennington Ln, Brownstown, MI 48134
POWER HOUSE GROUP REALTY

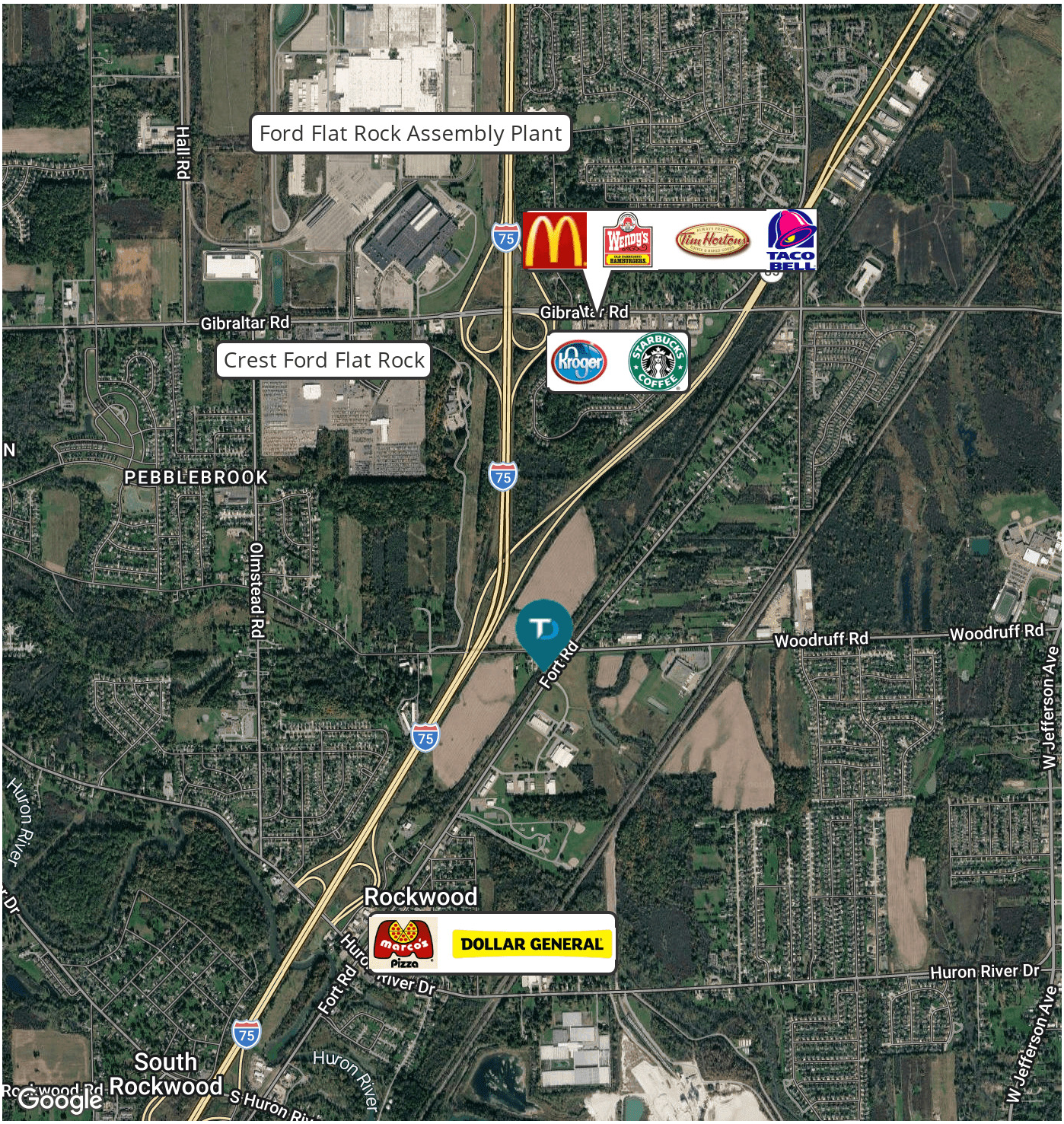
AERIAL MAP: 21238 Woodruff Rd | Brownstown Township, MI 48173



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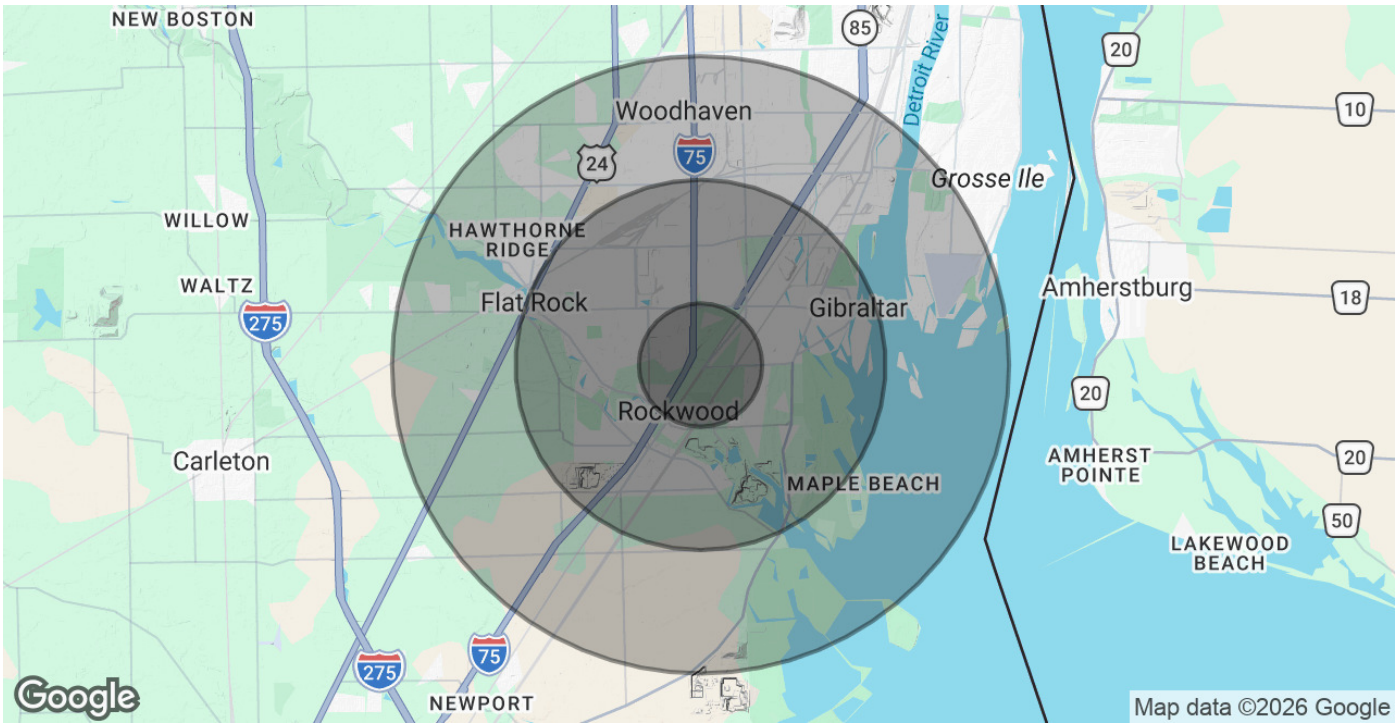
RETAILER MAP: 21238 Woodruff Rd | Brownstown Township, MI 48173



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DEMOGRAPHICS MAP & REPORT: 21238 Woodruff Rd | Brownstown Township, MI 48173



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	4,057	32,686	73,880
Average Age	38.4	42.5	43.8
Average Age (Male)	40.2	41.3	42.9
Average Age (Female)	36.9	43.5	44.5

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	1,428	12,693	29,347
# of Persons per HH	2.8	2.6	2.5
Average HH Income	$112,283	$98,439	$102,397
Average House Value	$239,453	$219,616	$236,887

2023 American Community Survey (ACS)

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