

# 30.4 Acres Mixed Use Vacant Land - Sylvan Twp

0 PIERCE, CHELSEA, MI 48118



**FOR SALE**



## SUMMARY

Price:	\$350,000
Lot Size:	30.4 Acres
Zoning:	Master Planned: Mixed Use Currently AG (Sylvan Township)
Tax ID	F-06-15-300-013
2023 Taxes	\$3,264.63

## PROPERTY HIGHLIGHTS

- Ideal location along I-94 at the Old US-12/Pierce Rd exit
- Possible uses include: general commercial, highway commercial, multiple-family residential, business park and industrial
- Letts Creek runs through the property
- Natural Gas, Sewer & Water along Pierce Road
- Contact Sylvan Township regarding hook up
- Chelsea Schools

**Building relationships.**

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

# 30.4 Acres for Sale: Mixed Use Development Opportunity

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## PROPERTY DESCRIPTION

This expansive 30-acre property presents a unique opportunity for mixed-use development along the vibrant corridor of I-94 at the Pierce Road/Old US-12 exit, just minutes from the City of Chelsea. It is master-planned for Mixed Use Zoning, accommodating a range of uses including General Commercial, Highway Commercial, Multiple-Family Residential, Business Park, and Industrial.

The land features a picturesque creek that borders the property, adding natural charm to the site. It lies on a paved road, ensuring excellent access and visibility, which is further enhanced by its proximity to major transportation routes.

Potential developers and investors will find the property's flexible zoning conducive to a variety of project ideas. With local infrastructure to support development, including Sewer and Water along Pierce Road, the property is prepared for a seamless transition from planning to execution.

As part of the Chelsea school district, this location is ideal for developments that prioritize community and educational value. This land represents not just a piece of property but a canvas for innovation and growth, perfectly situated to leverage the area's commercial and residential development potential. Contact our office for detailed information and to explore the possibilities this land has to offer.

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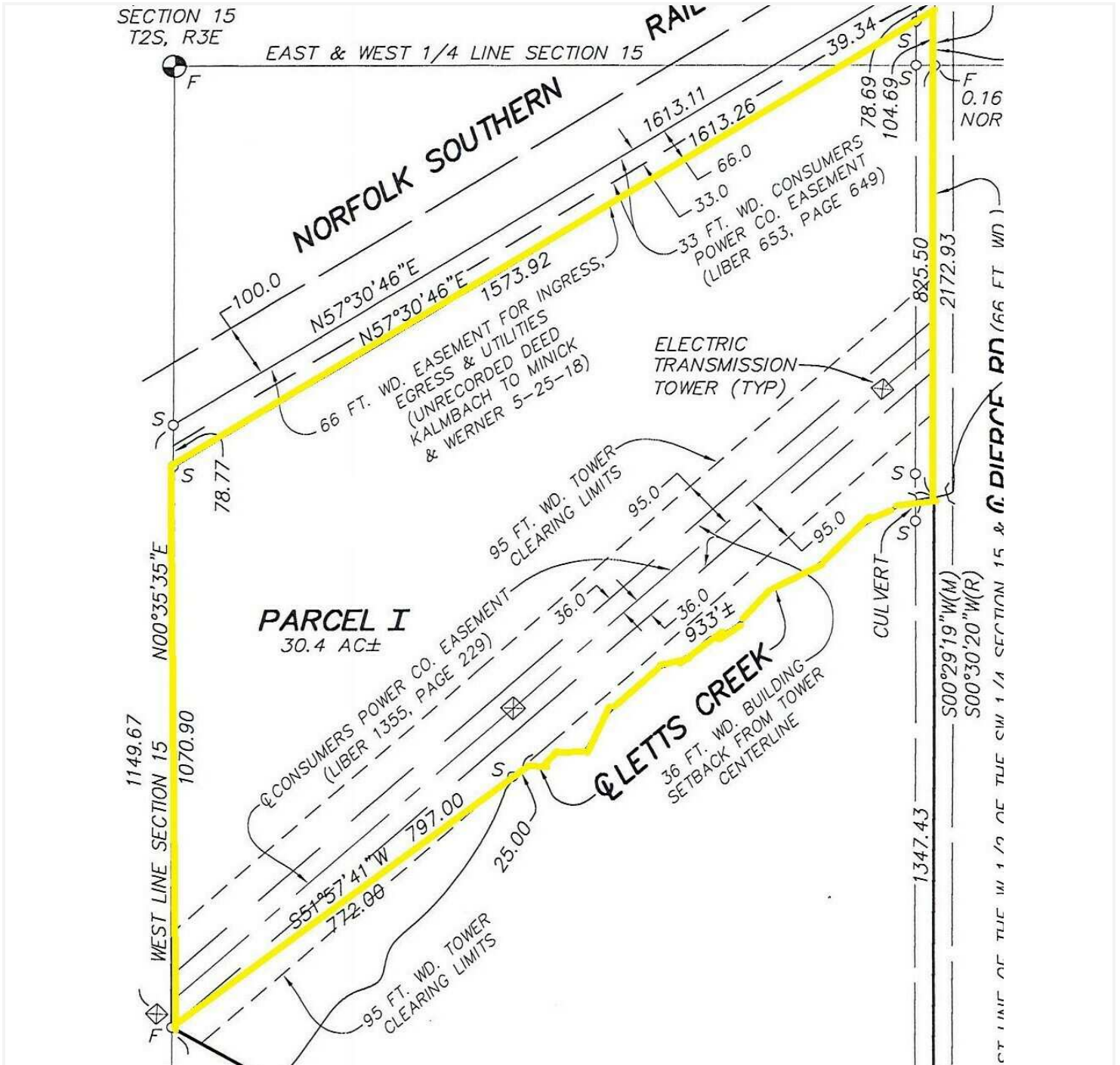
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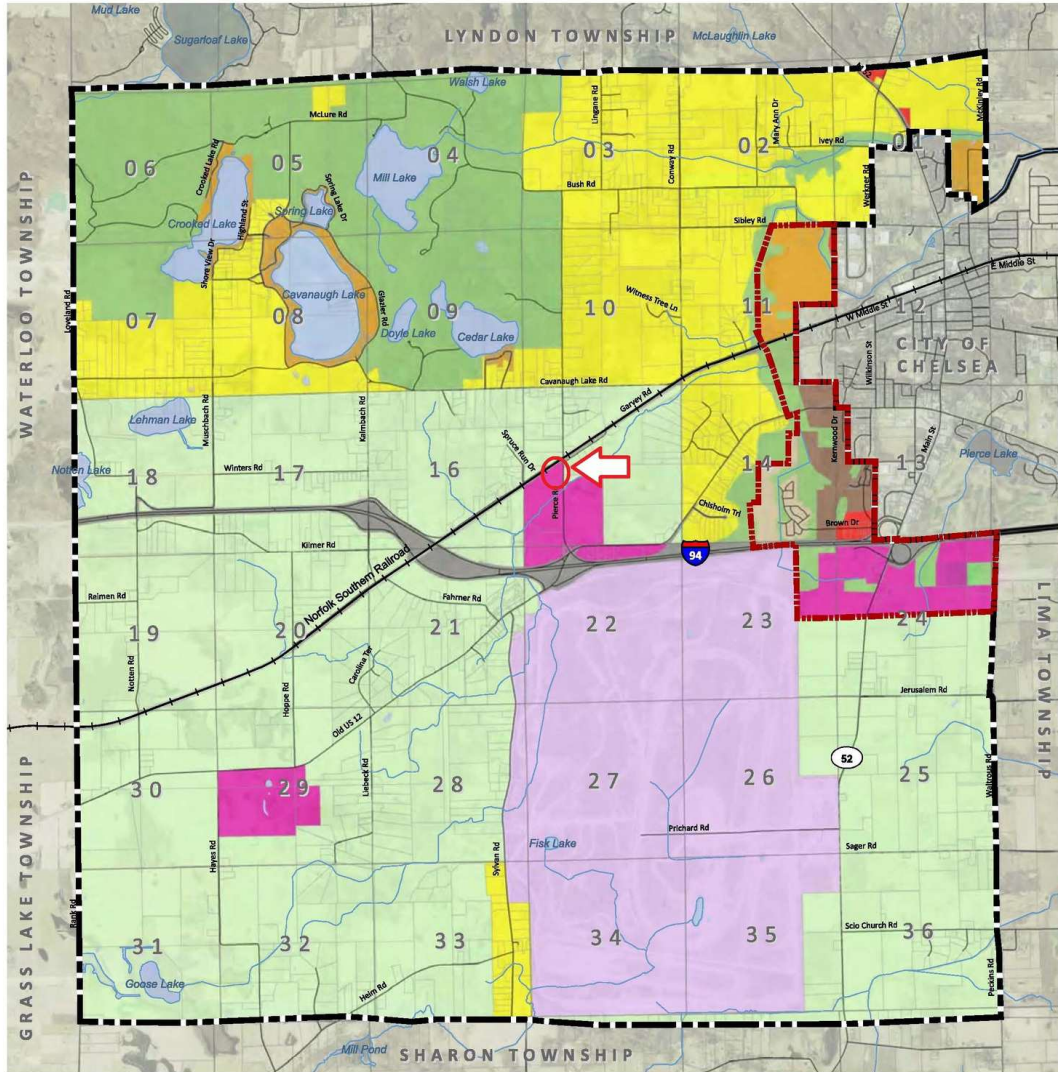
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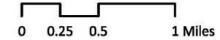
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|--|--|
| Open Space/Agriculture/Rural Residential | Industrial                             |
| Low Density Residential                  | Recreation/Conservation                |
| Medium Density Residential               | Transportation, Communication, Utility |
| High Density Residential                 | Urban Area                             |
| Manufactured Housing Park                | Lakes and Ponds                        |
| Local Commercial                         | Rivers and Streams                     |
| Mixed Use                                |  |

## FUTURE LAND USE

Sylvan Township  
Washtenaw County



Carlisle/Wortman Associates  
Source: Washtenaw County GIS  
Michigan Open GIS  
9-26-16



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Sylvan Township Master Plan

**Table 6 - Master Plan Land Use Classifications / Zoning District Comparison**

Master Plan Land Use Designations	Zoning District Classifications
Open Space/ Agriculture/ Rural Residential	AG, Agriculture
Low Density Residential	AG, Agriculture LR, Low Density Residential SR-1, Single-Family One
Medium Density Residential	Currently no zoning district accommodates
High Density Residential	MR, Multiple-Family Residential
Manufactured Housing Community	MHP, Manufactured Housing Community
Local Commercial	LC, Local Commercial
Mixed Use	GC, General Commercial HC, Highway Commercial MR, Multiple-Family Residential BP, Business Park I, Industrial
Industrial	I, Industrial I-ART, Industrial-Automotive Research and Testing
Recreation / Conservation	RC, Recreation Conservation

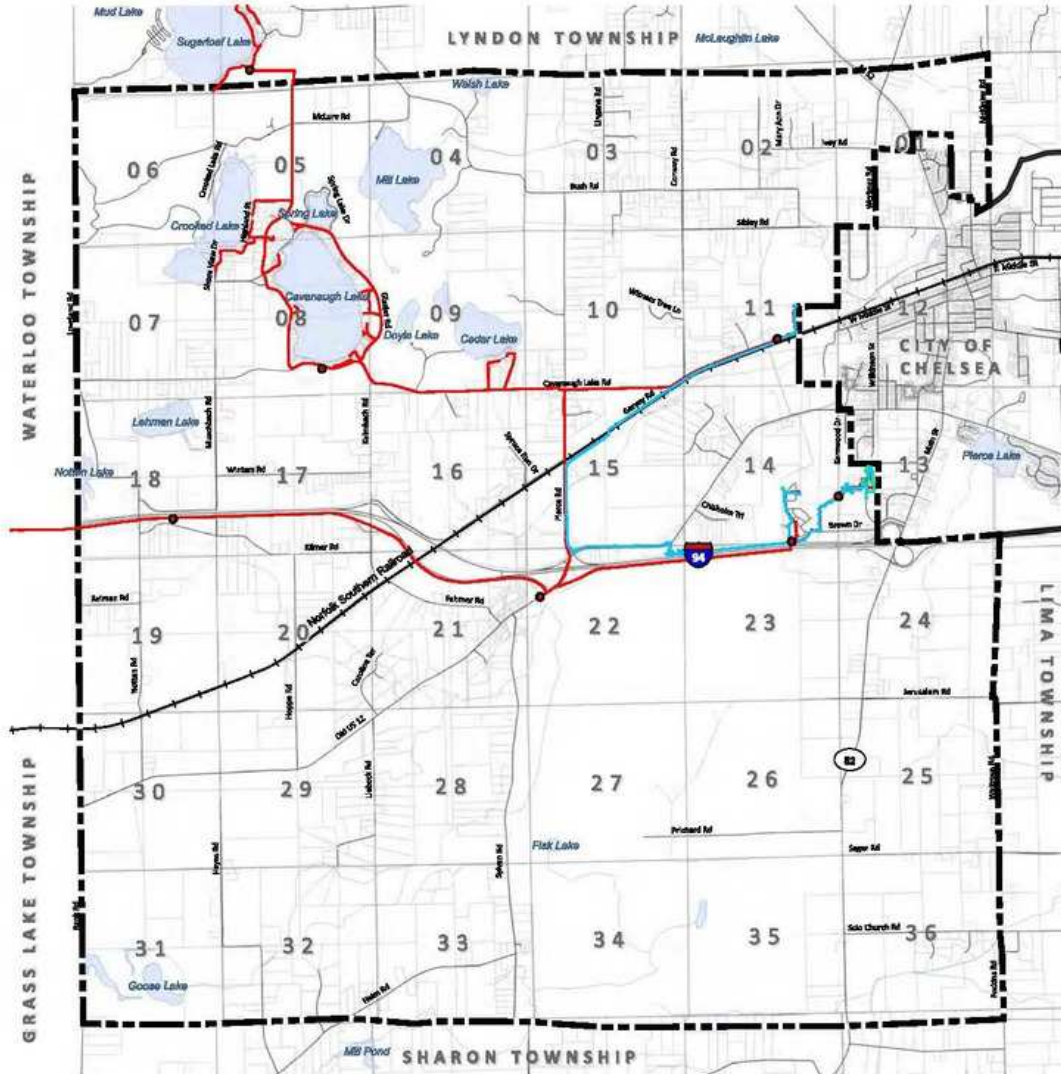
Based on the future land use classifications presented, the following existing zoning district classifications are not represented: MU-1, Municipal Use District and P-5, Private Sites Dedicated to Common Use. Uses listed as permitted and special uses in these districts should be incorporated into the above listed zoning classifications as appropriate.

In addition, due to the limited areas available within the Township for commercial and industrial development, further consolidating or re-evaluating the General Commercial (GC), Highway Commercial (HC), and Business Park (BP) zoning regulations should be considered.



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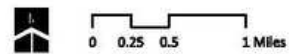
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- Pump Stations
- Sanitary Sewer
- Water 12"
- Water 8"

## SANITARY SEWER AND WATER

Sylvan Township  
Washtenaw County



Carlisle/Wortman Associates  
Source: Washtenaw County GIS, Midwestern Consulting  
Michigan Open GIS  
12-1-16

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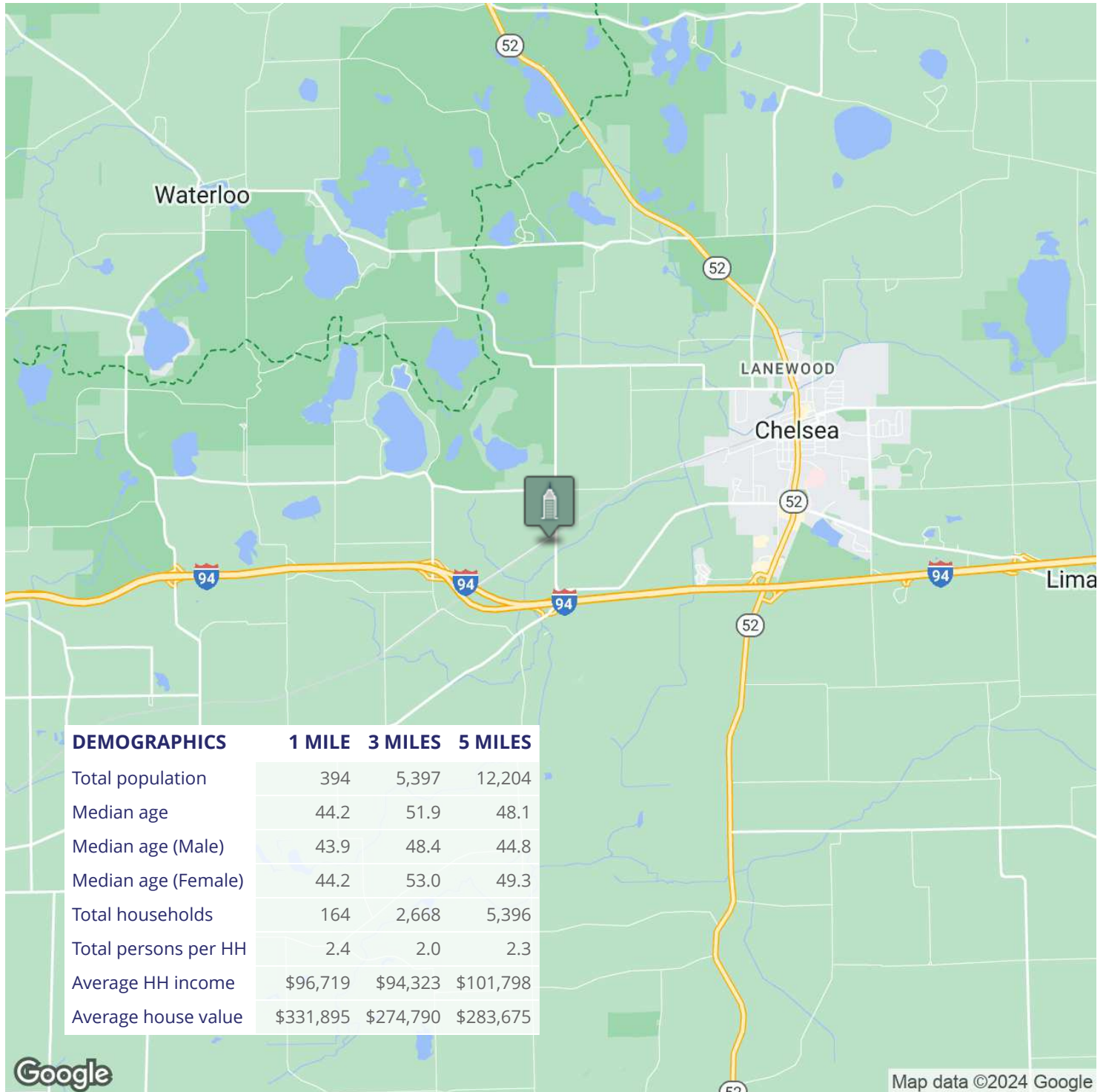
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