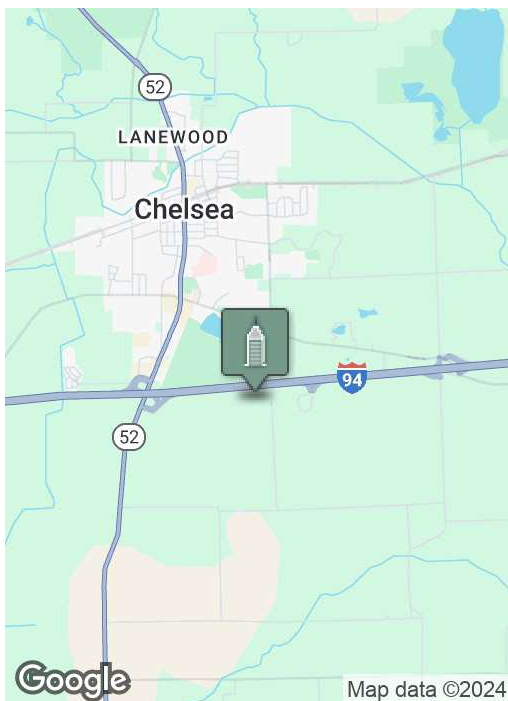


129 Acre Prime Development Opportunity

512 SOUTH FREER ROAD, CHELSEA, MI 48118



FOR SALE



SUMMARY

| | |
|---------------|--------------|
| Sale Price: | \$2,000,000 |
| Price / Acre: | \$15,467 |
| Lot Size: | 129.31 Acres |
| Zoning: | AG and AG 1 |

PROPERTY HIGHLIGHTS

- South of US 12 and easy access to I-94
- Prime highway exposure
- Sylvan and Lima Township
- 1,872 sf farm house with barns, utility buildings, and silos.
- Additional 78.70 acres available adjacent to the west of the property that access M-52

Building relationships.

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

129 Acre Prime Development Opportunity

512 SOUTH FREER ROAD, CHELSEA, MI 48118



PROPERTY DESCRIPTION

Property Overview:

An exceptional opportunity for developers and investors, this 129.31-acre parcel located in the desirable Chelsea School District offers outstanding potential for future growth and development. With significant frontage on I-94 and easy access to the highway, this property provides prime exposure for a variety of potential uses. The land is contiguous with an additional 78.7-acre parcel that is also available for sale, offering even greater flexibility for large-scale development projects.

Key Features:

- I-94 Frontage: Prime highway exposure for future commercial, multifamily, or industrial development.
- 100 acres tillable

Zoning & Planning:

- Part of the property lies in Sylvan Township, which is planned for mixed use and is included in the Sylvan Township sewer service district.
- The remainder of the property, fronting on Freer Road, is located in Lima Township, which also falls within the sewer service district according to the Lima Township Master Plan.
- Utilities: Sewer and water will need to be extended to the property, which is poised for various mixed-use developments including highway commercial, multifamily residential, and industrial.

Buildings on Property:

The property includes several existing structures:

- Farmhouse: 1,872 sq ft
- Barn 1: 1,680 sq ft
- Barn 2: 5,040 sq ft (two stories)
- Several farm utility buildings and silos

Development Potential:

With the combination of frontage on I-94, location in a rapidly growing area, and nearby access to sewer services, this property offers a rare and lucrative opportunity for development in one of the most desirable areas of Chelsea. Its location is ideal for commercial, industrial, or multifamily housing, with convenient highway access and excellent visibility.

This expansive piece of land is ready to meet the demands of developers looking for their next large-scale project in a thriving community.

***Building
relationships.***

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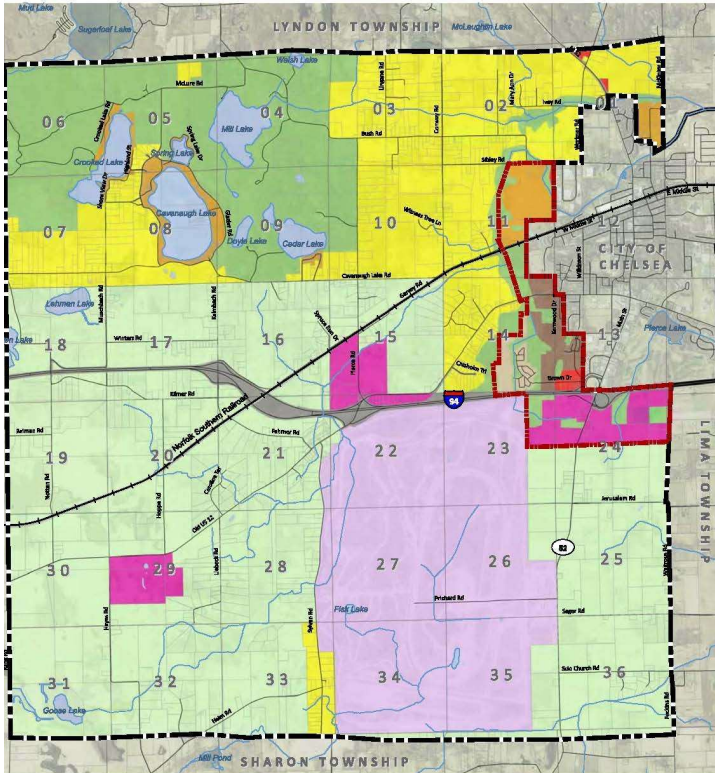
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- Open Space/Agriculture/Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Manufactured Housing Park
- Local Commercial
- Mixed Use
- Industrial
- Recreation/Conservation
- Transportation, Communication,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

FUTURE LAND USE



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.

Sylvan Township Master Plan

Building relationships.

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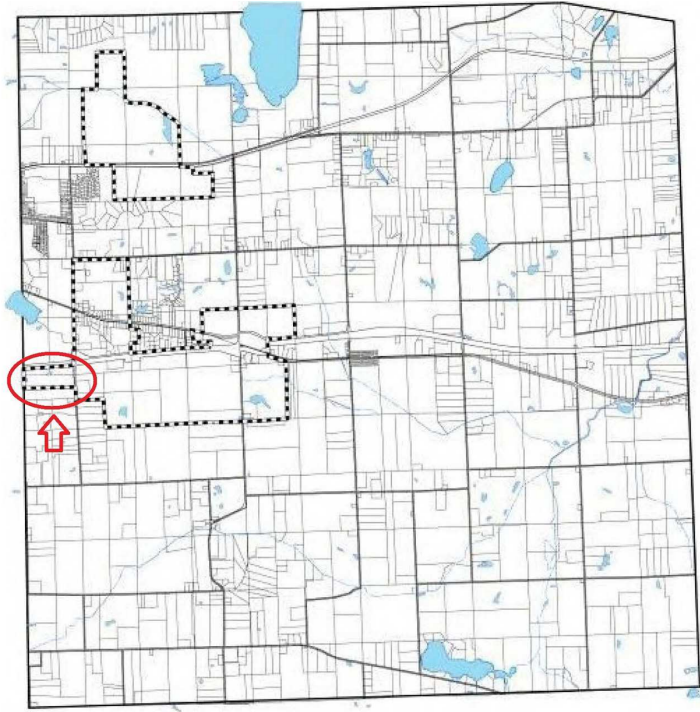
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Lima Township

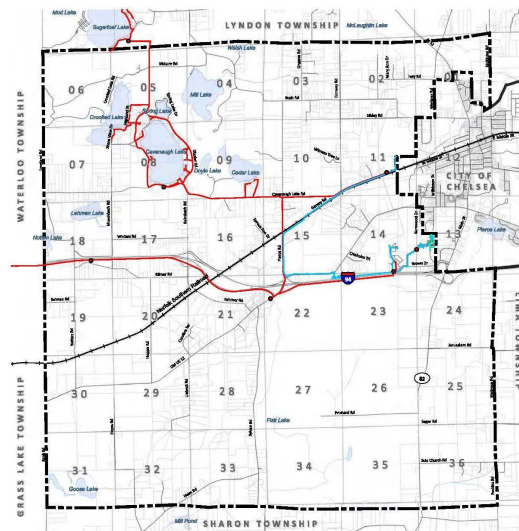
Sewer Service District

Legend

Sewer Service District Boundary

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MapA-1



SANITARY SEWER AND WATER

Sylvan Township
 Washtenaw County

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

0 0.25 0.5 1 Miles
 Carlisle/Wortman Associates
 Source: Washtenaw County GIS, Midwestern Consulting
 Michigan Open GIS
 12-1-16

Building relationships.

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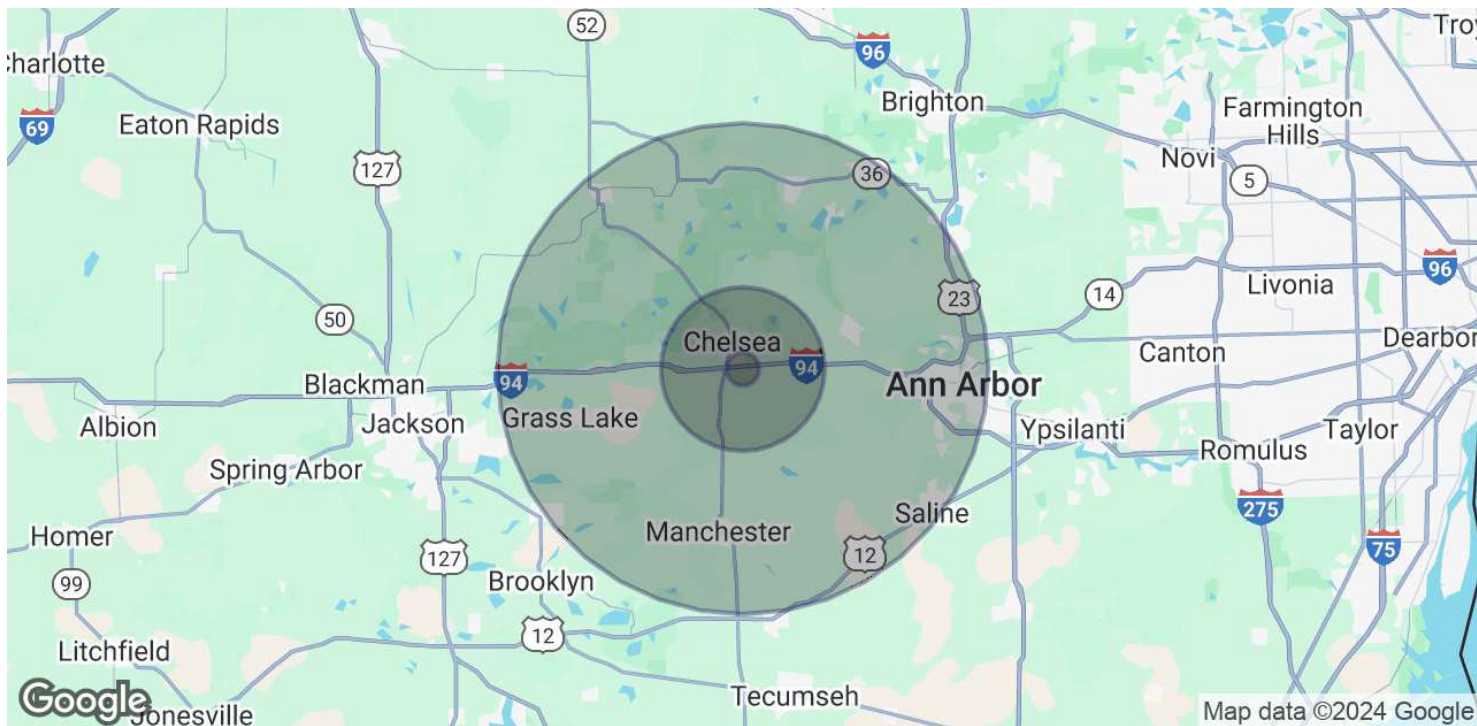
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POPULATION

| | 1 MILE | 5 MILES | 15 MILES |
|----------------------|--------|---------|----------|
| Total Population | 797 | 11,442 | 251,721 |
| Average Age | 46 | 46 | 40 |
| Average Age (Male) | 44 | 44 | 39 |
| Average Age (Female) | 48 | 47 | 41 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 15 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 316 | 4,572 | 100,371 |
| # of Persons per HH | 2.5 | 2.5 | 2.5 |
| Average HH Income | \$124,241 | \$124,647 | \$129,438 |
| Average House Value | \$417,633 | \$426,318 | \$470,276 |

Demographics data derived from AlphaMap

**Building
relationships.**

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