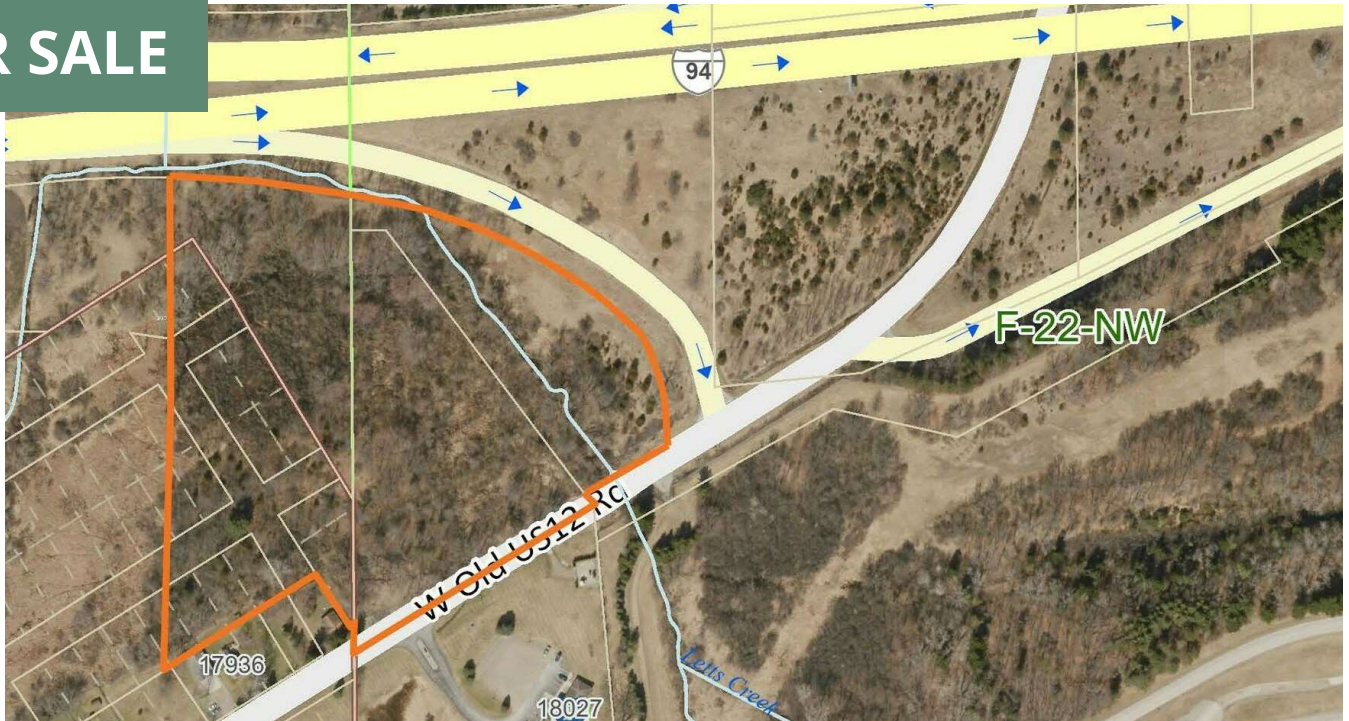


Vacant Land Opportunity for Sale

OLD US 12, CHELSEA, MI 48118



FOR SALE



SUMMARY

Sale Price:	\$550,000
Lot Size:	13.46 Acres
Zoning:	AG (Agricultural District)
APN:	F-06-21-100-011 F-06-21-180-001 F-06-21-186-002 F-06-21-187-001 F-06-21-188-001 F-06-21-189-008 F-06-21-200-009 F-06-22-200-010

PROPERTY HIGHLIGHTS

- Frontage on Old US-12 with visibility from I-94
- Minutes from downtown Chelsea
- Municipal sewer available across the street

Building relationships.

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

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PROPERTY DESCRIPTION

Overview:

Discover this unique 13.46 acre land opportunity located in the desirable Chelsea School District with a Chelsea address in the Township of Sylvan. This expansive property, zoned AG and Low Density Residential, offers easy access to I-94, making it ideal for residential development.

Property Highlights: Property is located with frontage on I-94 at an exit ramp and across from Sylvan Township Hall on Old US 12. Municipal Sewer is located across the street from this property for potential access. Sylvan Township approval is needed for that access.

Size: Multiple parcels totaling 13.46 acres.

Zoning: AG and Low Density Residential.

Location:

South of I-94.

Minutes from downtown Chelsea, providing access to dining, schools, and amenities.

Accessibility: Convenient access to I-94 for commuters to Ann Arbor, Jackson, and beyond.

School District: Highly sought-after Chelsea School District.

Additional Information:

This property offers accessibility with proximity to I-94 while still retaining a rural residential charm. Whether you're an investor, builder, or homeowner this land provides endless possibilities.

LOCATION DESCRIPTION

Located in Sylvan Township with a Chelsea address, this 13.46-acre property offers prime frontage on Old US 12 and easy access to I-94. The site is just minutes south of downtown Chelsea, providing convenient access to local shops, dining, and services. The location offers easy commuting to Ann Arbor, Jackson, and other surrounding areas, making it ideal for both residential development and long-term investment.

Building relationships.

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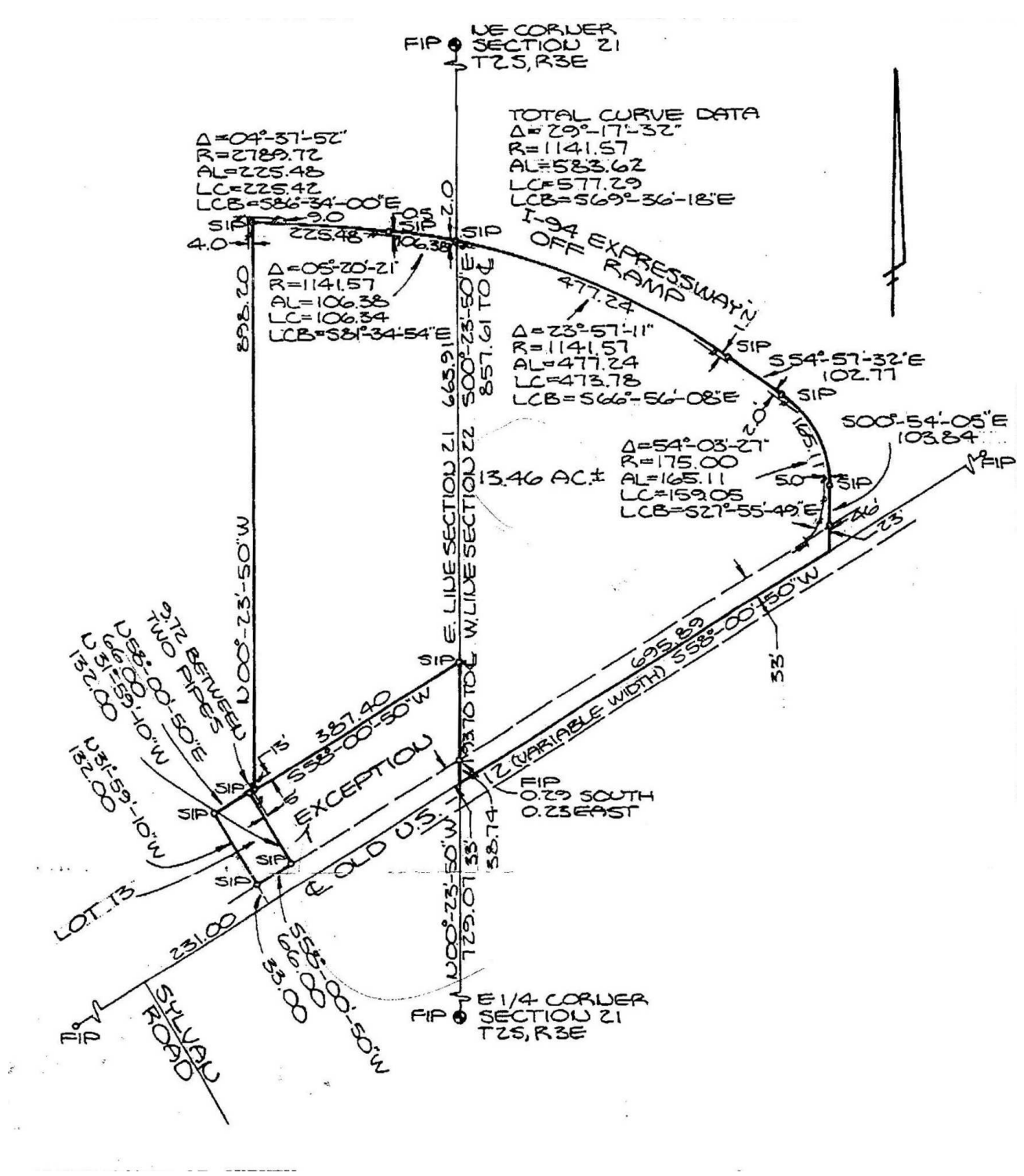
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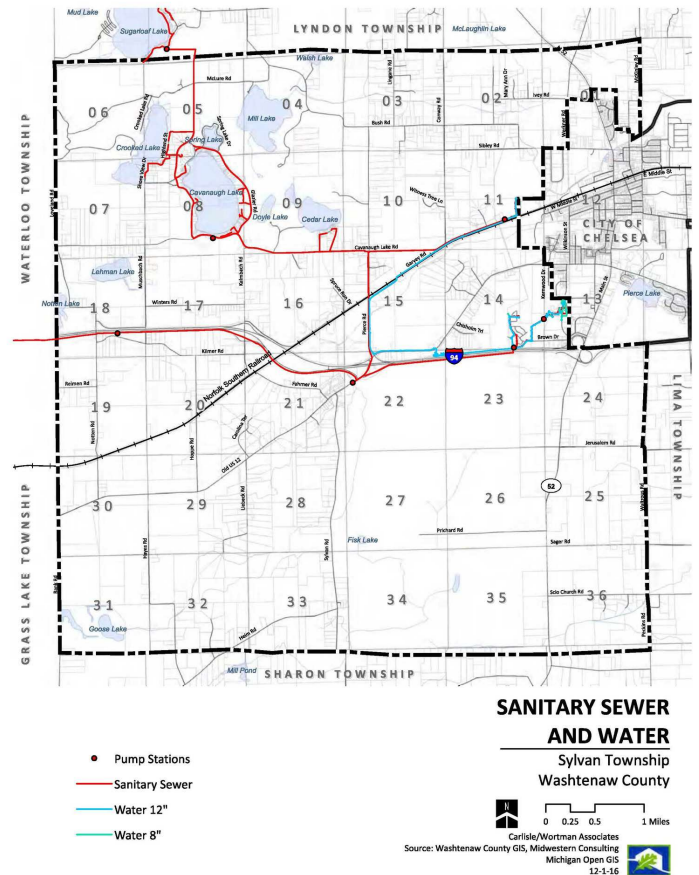
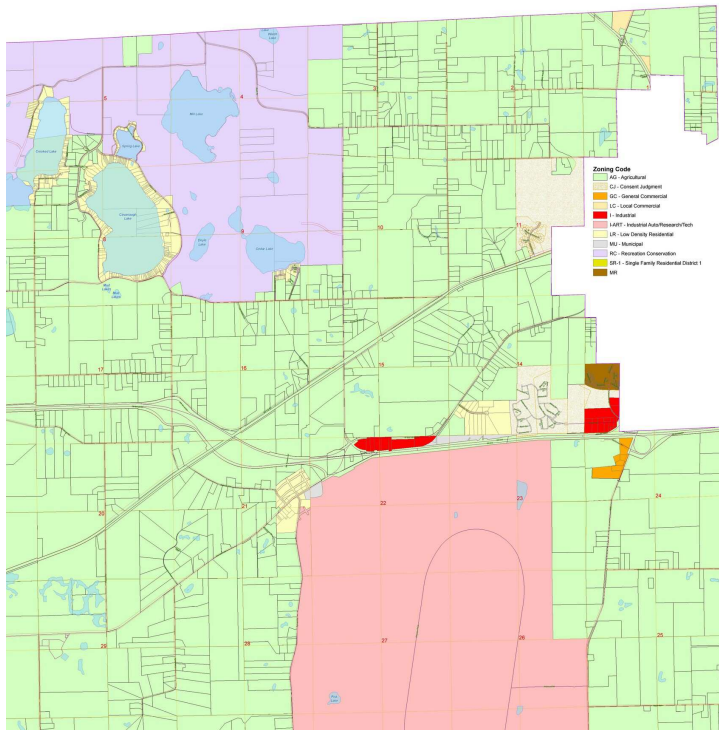
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Sylvan Township 2024 Zoning Map



**Building
relationships.**

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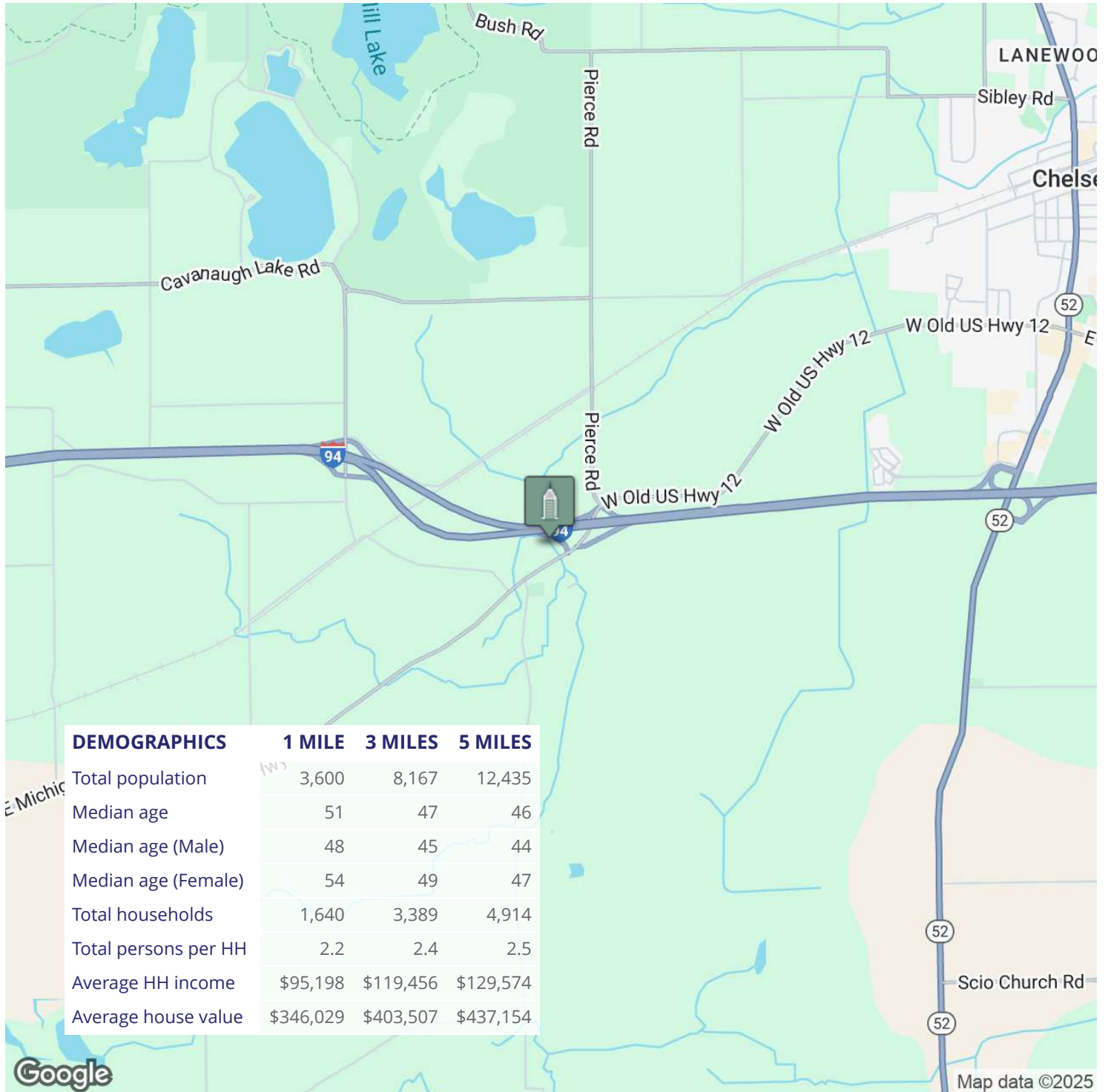
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