

FOR SALE

5411 Jackson Rd., Ann Arbor | **Redevelopment**



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Property Details

5411 Jackson Rd. | Ann Arbor, Michigan

Here's a rare chance to transform 22 acres of land ideally situated on Jackson Road, just east of Zeeb Road in Scio Township. Presently zoned as I-2, General Industrial, this property aligns perfectly with the township's future land use plan, which advocates for high-density residential and commercial development, including the possibility of multi-family residential projects.

Currently, the industrial building boasts over 180,000 square feet of space, leased to multiple tenants with agreements set to expire in 2026. The existing zoning permits continuation and expansion of current uses, with ample power infrastructure already in place.

This opportunity stands out with significant frontage on Jackson Road, convenient access from Zeeb Road, and access to public utilities. Its strategic location offers easy connectivity to I-94, downtown Ann Arbor, Dexter, and neighboring communities. Moreover, it's surrounded by a flourishing retail and commercial landscape, with established businesses like Meijer, Panera, Starbucks, Menards, Lowe's, Culver's, and Navitas Systems.

Demographics within a 3-mile radius demonstrate a consistent rise in population, notably among the 25-64 age group, with 24.2% of households earning over \$200,000 annually.

Key Property Information:

- Parcel #: H -08-22-300-036
- Land Size: 21.67 acres / 943,945.2 square feet
- 2024 State Equalized Value (SEV): \$4,475,500
- 2024 Taxable Value (TV): \$3,885,068
- Winter 2023 Tax: \$69,701.21
- Summer 2024 Tax: \$124,529.82

Offered at \$11,000,000

Aerial

5411 Jackson Rd. | Ann Arbor, Michigan



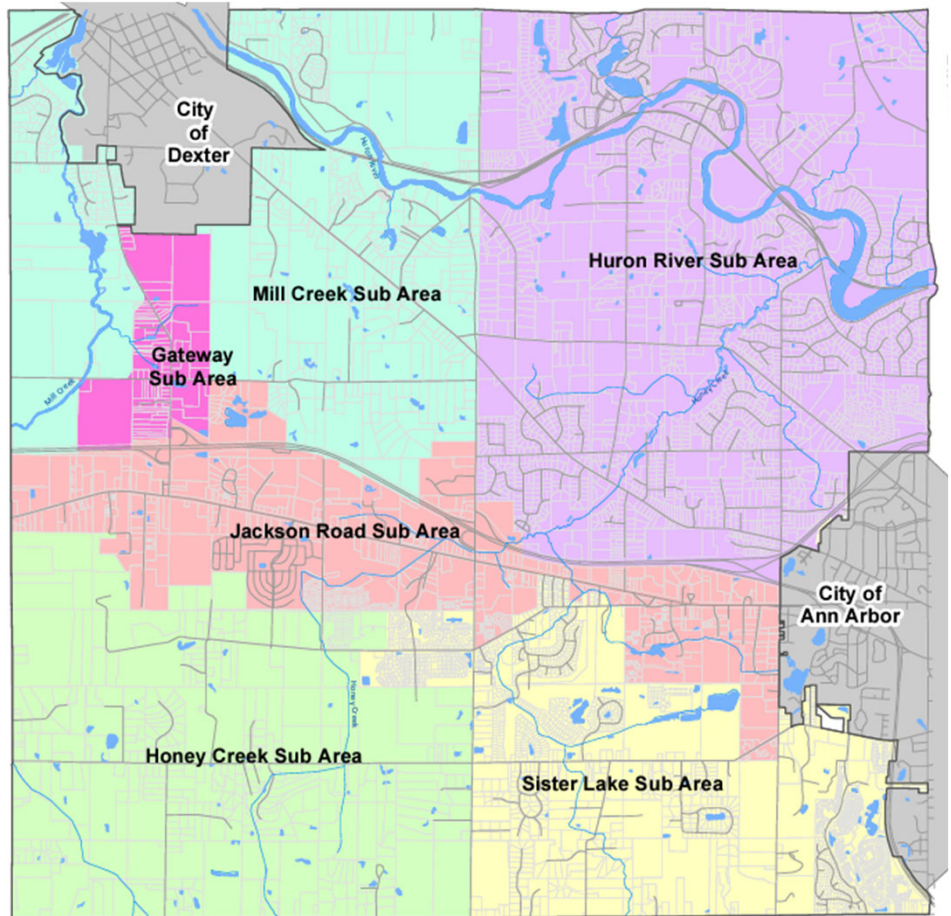
Future Land Use Plan – Scio Township

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Jackson Road Sub Area

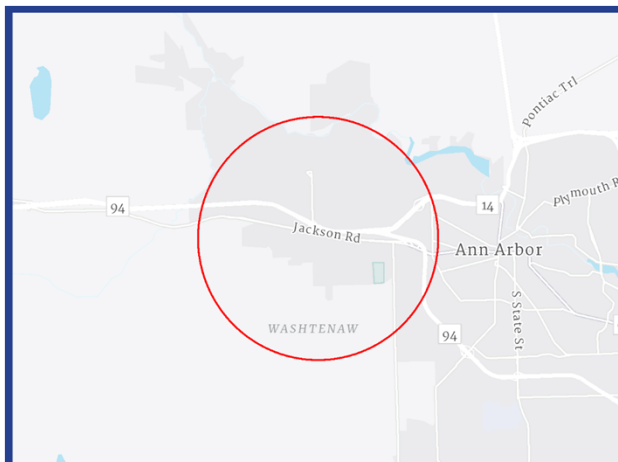
Example of mixed uses that are promoted in the following development strategies:

- Encourage composite commercial retail uses as well as infill commercial development, office, industrial, and research uses between Staebler and Wagner Roads.
- Support office, industrial, and research land uses between Parker and Staebler Roads.
- Foster the development of a corporate high tech “jobs node,” while accommodating existing and new civic and governmental uses.
- Encourage office, industrial, and research uses on Baker Road, north of the I-94 interchange.
- Encourage high density residential and commercial uses as part of overall mixed-use development proposals which support office, industrial, and research land uses or as appropriate.
- This sub-area may consider multi-family residential when reviewed as part of an overall PUD proposal. Multi-family residential shall be limited to the current capacity of the sewer service district. Multi-family mixed-use and/or stand-alone development shall be considered where sanitary sewer capacity is available in excess of that available to the underlying planned and zoned property.

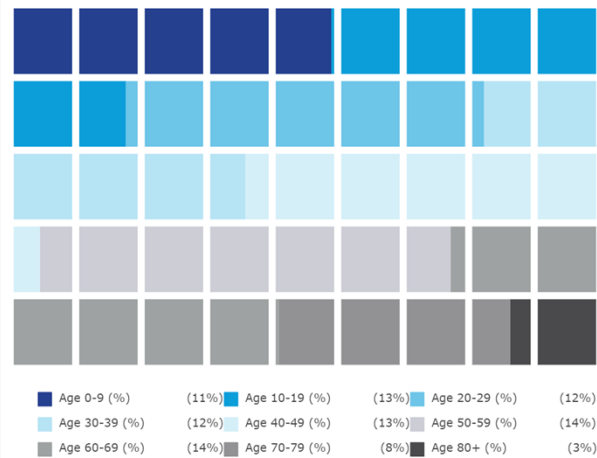


Demographics – 3 Mile Radius

5411 Jackson Rd. | Ann Arbor, Michigan



Population by age



19,338

Population

7,917

Households

2.44

Avg size
household

41.9

Median
age

\$114,334

Median
household income

\$438,356

Median
home value

200

Wealth
Index

96

Housing
affordability

52

Diversity
Index

Mortgage indicators



\$20,791

Avg spent on mortgage & basics



23.0%

Percent of income for mortgage

Population by generation



4.0%

Greatest gen:
born 1945/earlier



22.8%

Baby boomer:
born 1946 to 1964



21.8%

Generation x:
born 1965 to 1980



22.2%

Millennial:
born 1981 to 1998



21.9%

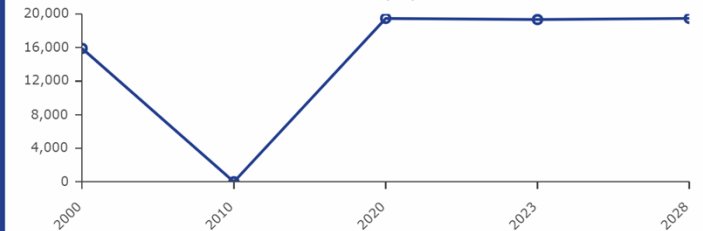
Generation z:
born 1999 to 2016



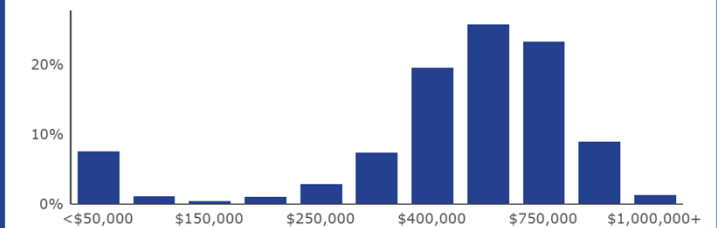
7.3%

Alpha: born
2017 to present

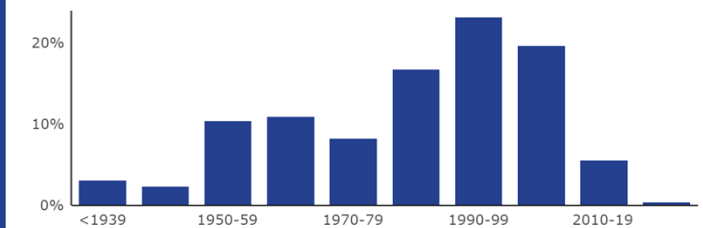
Historical trends: population



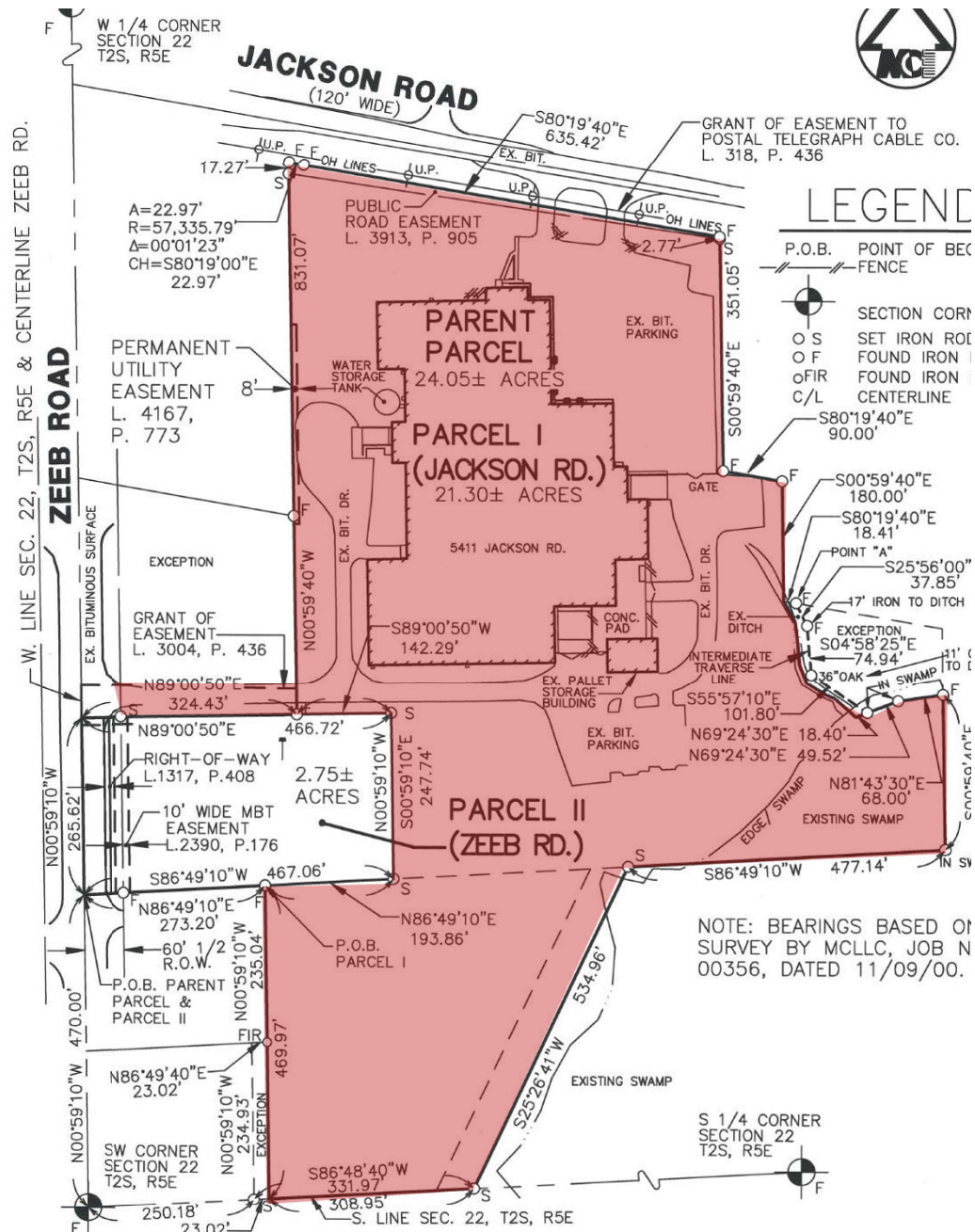
Home value



Housing: year built

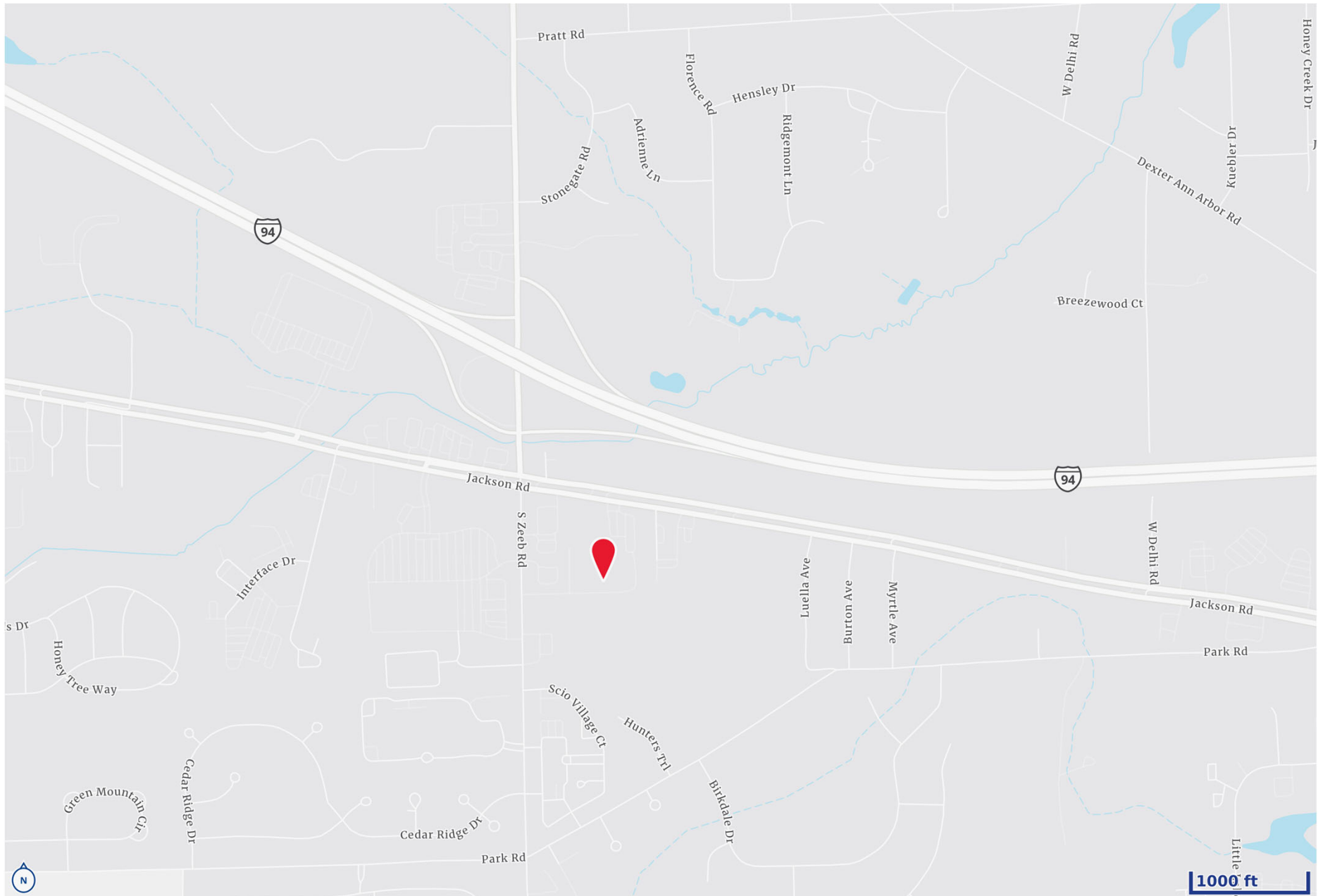


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Location

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

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