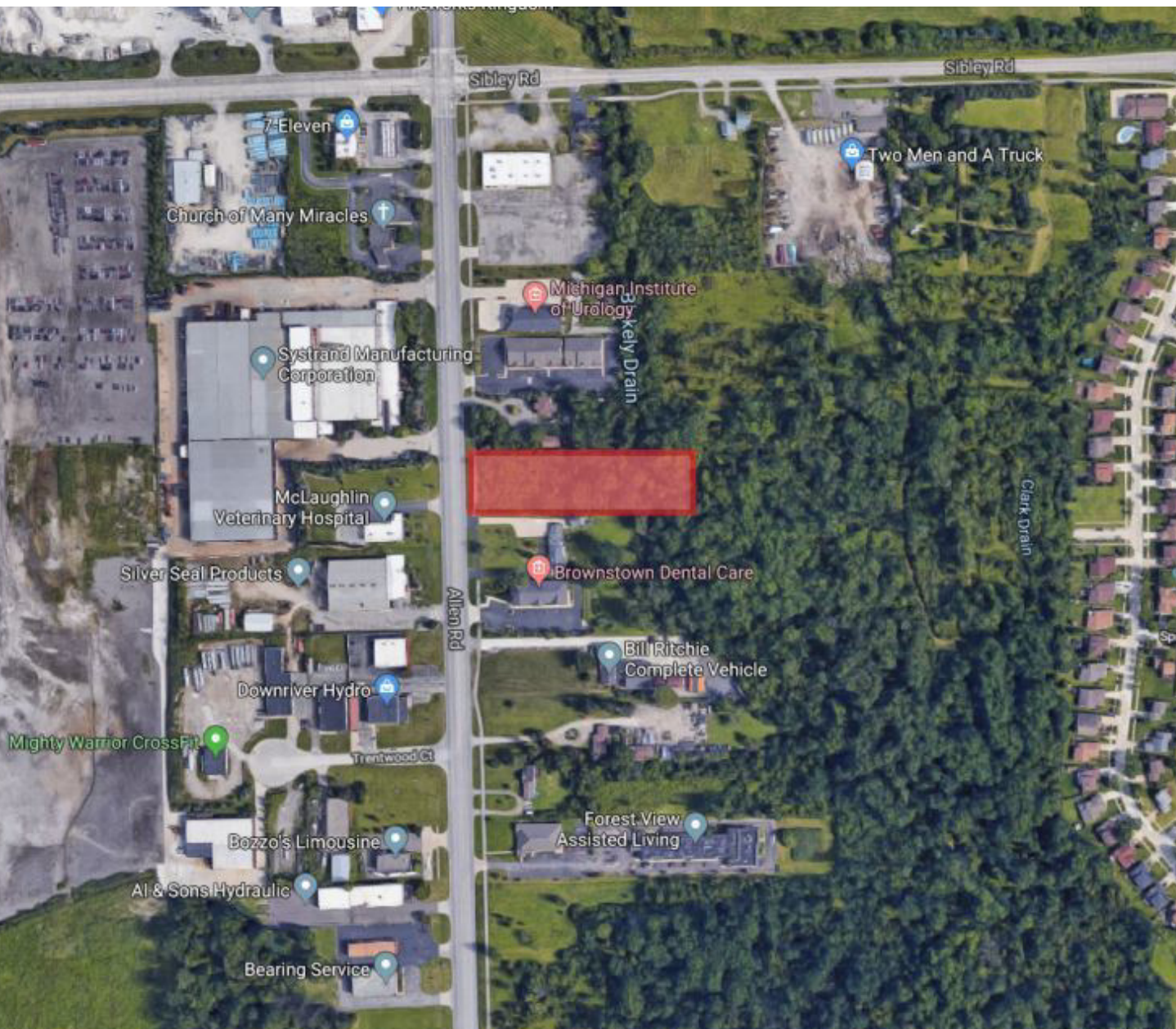


2.8 Acres Allen Road

19179 Allen Road Brownstown Township, MI 48183



FOR SALE

Get**Real** *quality*
248.476.3700

LISTED BY:

Frank Rakipi

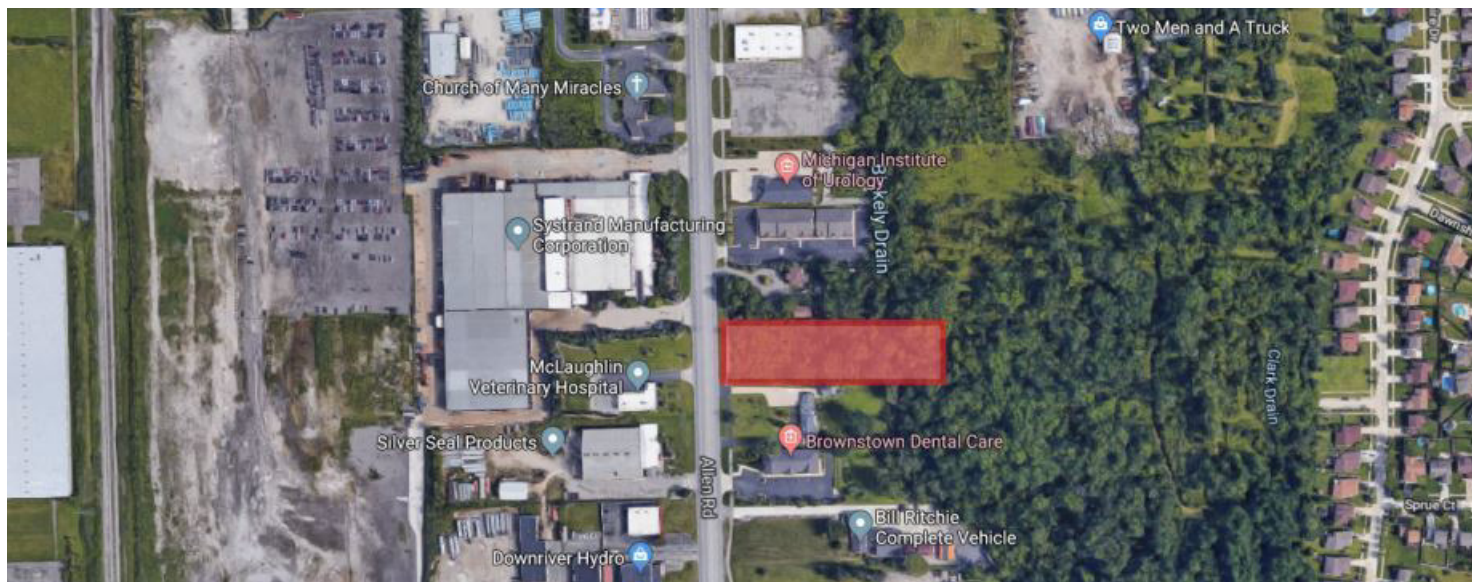
Vice President

frakipi@thomasduke.com

FOR SALE

2.8 Acres Allen Road

19179 Allen Road Brownstown Township, MI 48183



Sale Price: \$159,000

DESCRIPTION

2.8 acres of vacant land site-plan approved for a 5,000 square foot office building. Ideal for medical, professional, or other business services consistent with the current zoning. Bio-retention stormwater management system approved by Wayne County providing for a cost-effective site development. This "shovel-ready" project has been approved by Brownstown Township and awaits your ideas for interior layout.

PROPERTY HIGHLIGHTS

- Site plan approved for 5,000 SF office building.
- Bio-retention system approved by Wayne County for storm water management.
- 145' of frontage on Allen Road.
- Easy access to I-75 & Sibley Road exit.



FOR SALE

2.8 Acres Allen Road

19179 Allen Road Brownstown Township, MI 48183

LAND INFORMATION

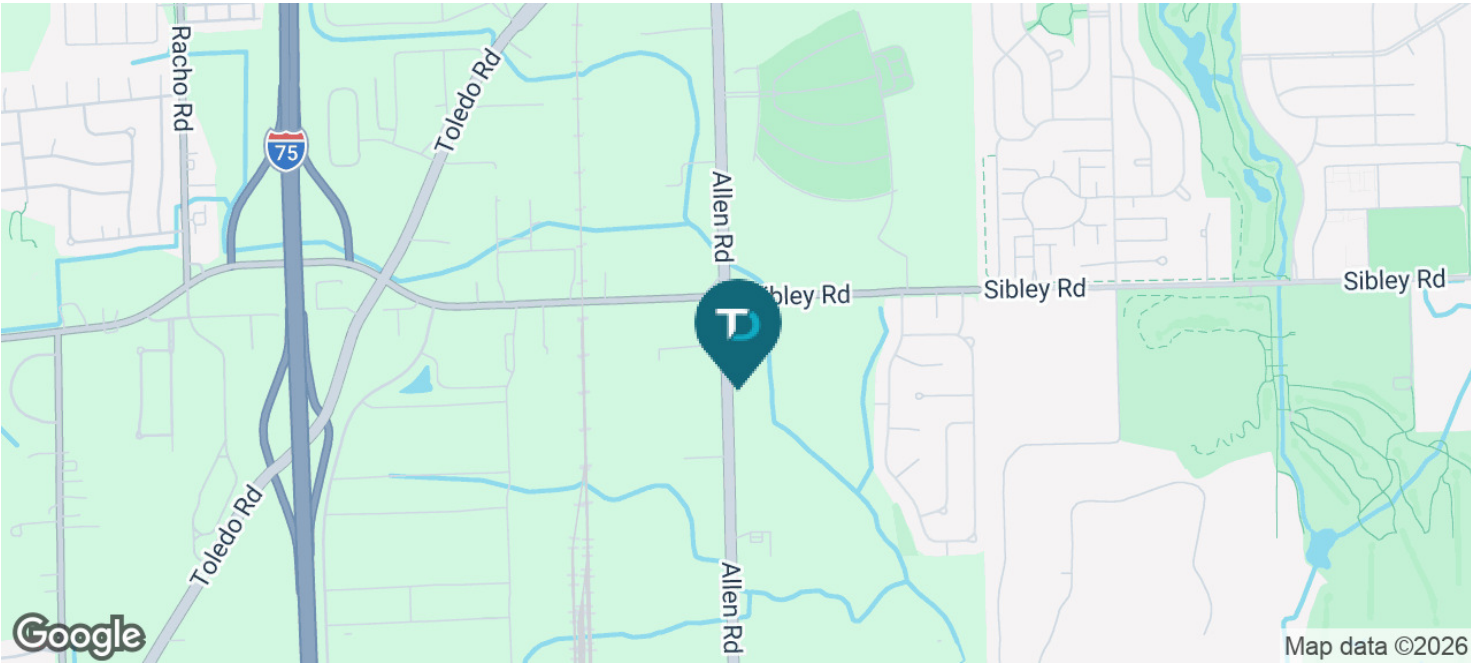
Price/AC:	\$56,786
Utilities:	All at site
Parking Spaces:	18

PROPERTY INFORMATION

Lot Size:	2.8 Acres
Property Type:	Land
Property Subtype:	Office
Zoning	B-2
Traffic Count:	29,736
Legal Description:	Available upon Request
APN:	70-035-99-0019-000

LOCATION INFORMATION

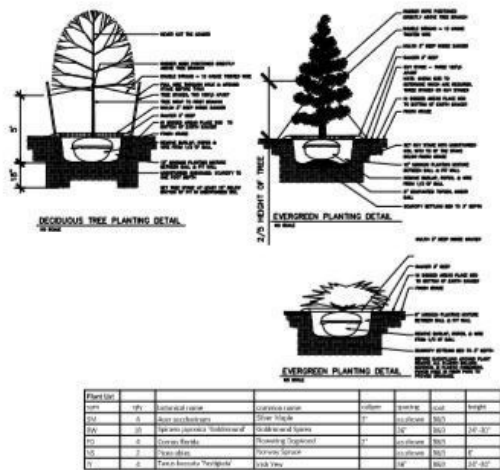
Located on Allen Road just south of Sibley Road.



FOR SALE

2.8 Acres Allen Road

19179 Allen Road Brownstown Township, MI 48183

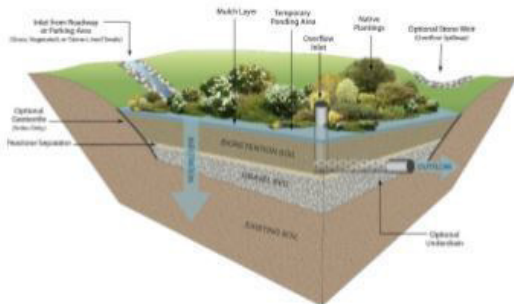


LANDSCAPE NOTES

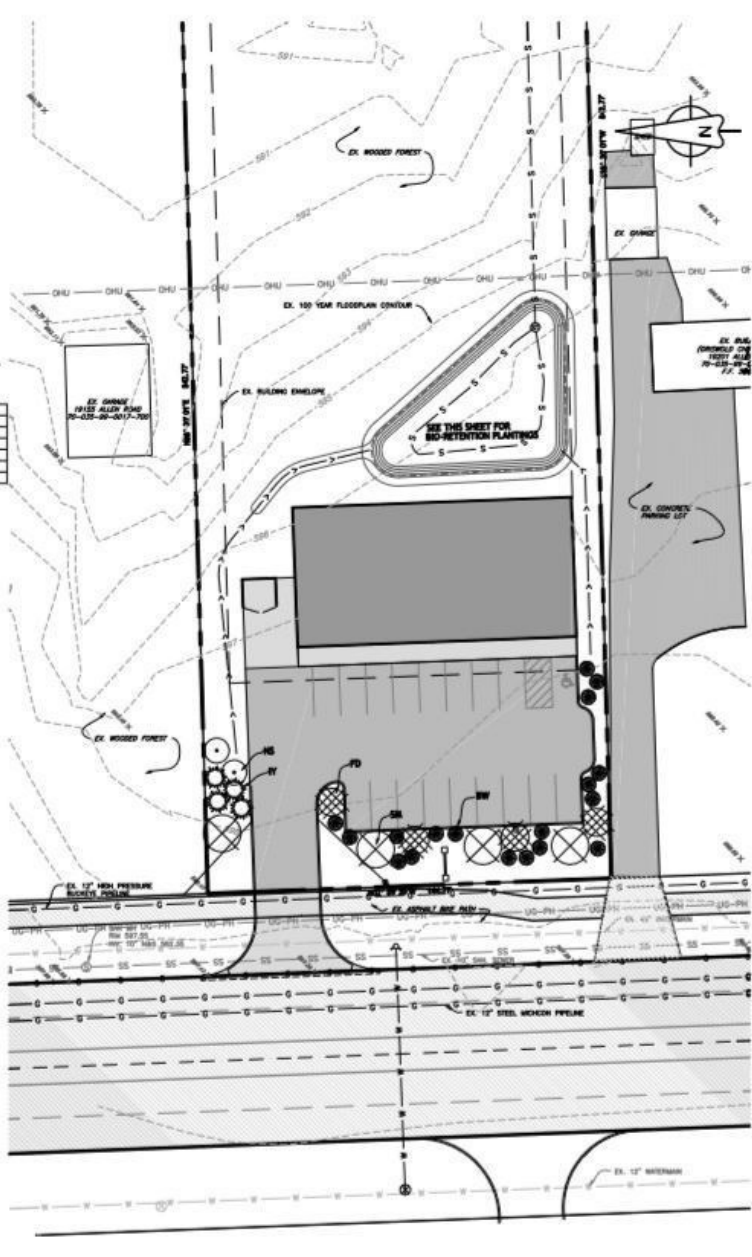
- 1. All landscaping shall be maintained in a healthy, neat, and orderly state free from refuse and debris.
- 2. Any dead or diseased plants shall be removed and replaced within one (1) year from the time that they are dead.
- 3. In-ground automatic irrigation shall be provided for all landscaped areas.
- 4. Trees required on the site plan must be maintained as long as they remain healthy and shall not be removed unless approved by the City as a site plan amendment.
- 5. All areas not occupied by building, pavement or storage shall be landscaped with living plant material. Shrubs shall not be used as ground cover unless part of a drainage erosion control.

LANDSCAPING REQUIREMENTS

- 1. The work shall consist of all necessary materials, labor, equipment, and other items required to complete the landscaping work.
- 2. The work shall be completed within the time specified in the contract.
- 3. The work shall be completed in accordance with the specifications and standards of the City.
- 4. The work shall be completed in accordance with the specifications and standards of the City.
- 5. The work shall be completed in accordance with the specifications and standards of the City.
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- 15. The work shall be completed in accordance with the specifications and standards of the City.



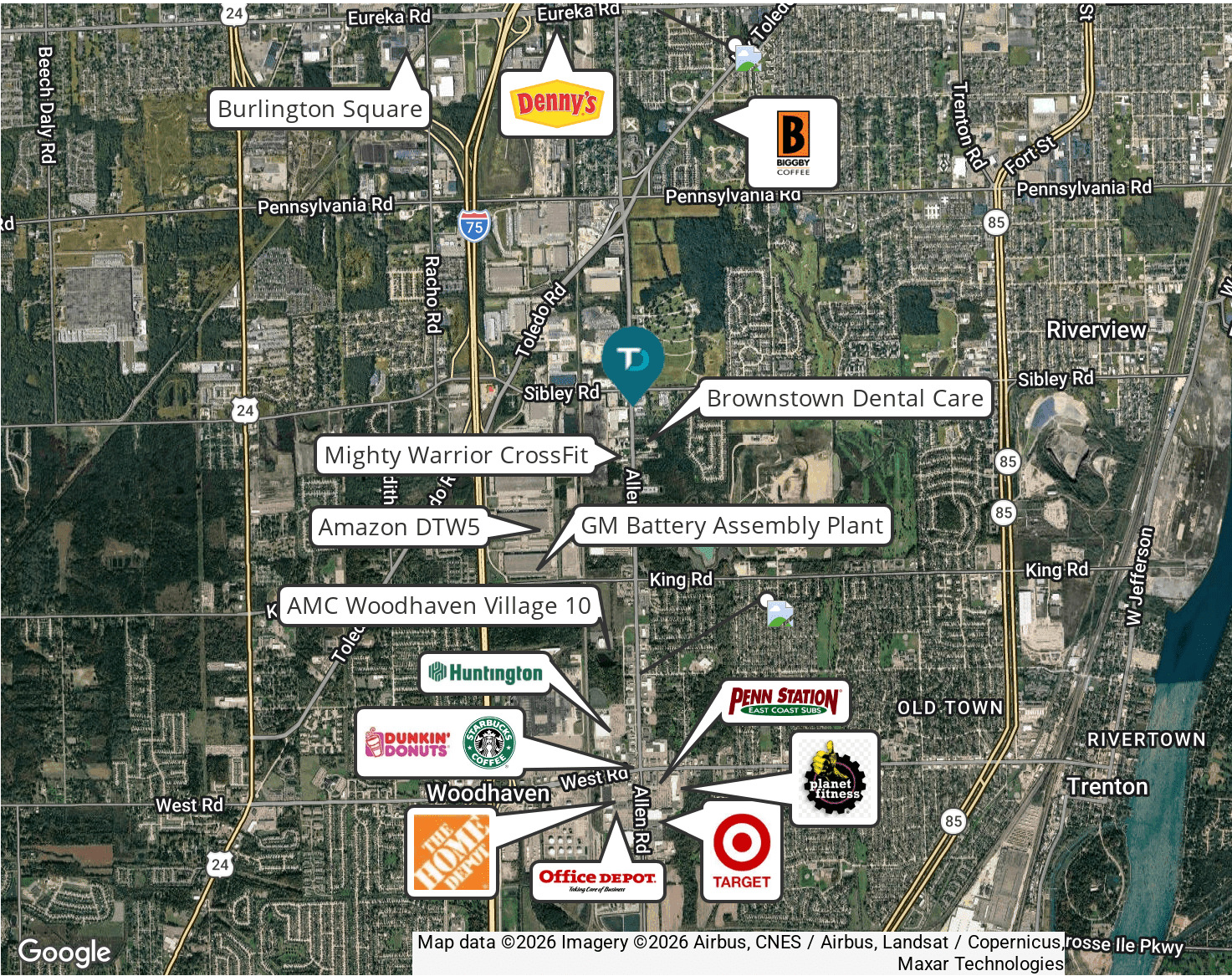
TYPICAL BIO-RETENTION SCHEMATIC



FOR SALE

2.8 Acres Allen Road

19179 Allen Road Brownstown Township, MI 48183



DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	6,104	59,448	133,342
Median age	40.1	40.5	39.9
Total households	2,209	22,540	51,129
Average HH income	\$62,982	\$71,106	\$68,009
Average house value	\$157,563	\$166,136	\$176,935

