

39.88 +/- ACRES WOODRUFF RD

21238 Woodruff Rd, Brownstown Township, MI 48173



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

DAVE TESCH

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OFFERING SUMMARY: 21238 Woodruff Rd | Brownstown Township, MI 48173

**PROPERTY OVERVIEW**

A ±39.88-acre development opportunity that was previously preliminary site plan approved (via consent judgment) for 165 single-family residential lots. The property is currently income-producing, with farmland under lease and an existing farmhouse being rented. Located in a growing residential corridor with strong demand for new housing, this site offers a rare chance to move forward with a pre-approved project and reduced entitlement risk.

OFFERING SUMMARY

Sale Price: \$870,000
Lot Size: 39.88 Acres
Price / Acre: \$21,815
Zoning: R-2

PROPERTY HIGHLIGHTS

- 39.88 acres vacant land
- Preliminary site plan approved for 165 single family lots (consent judgement)
- \$5,273 per lot at ask price
- 55-foot lot widths
- Water on site/sewer nearby
- Gibraltar School District
- Current income from farmland lease and residential rental home

BUILDING/PROPERTY INFORMATION: 21238 Woodruff Rd | Brownstown Township, MI 48173

BUILDING INFORMATION

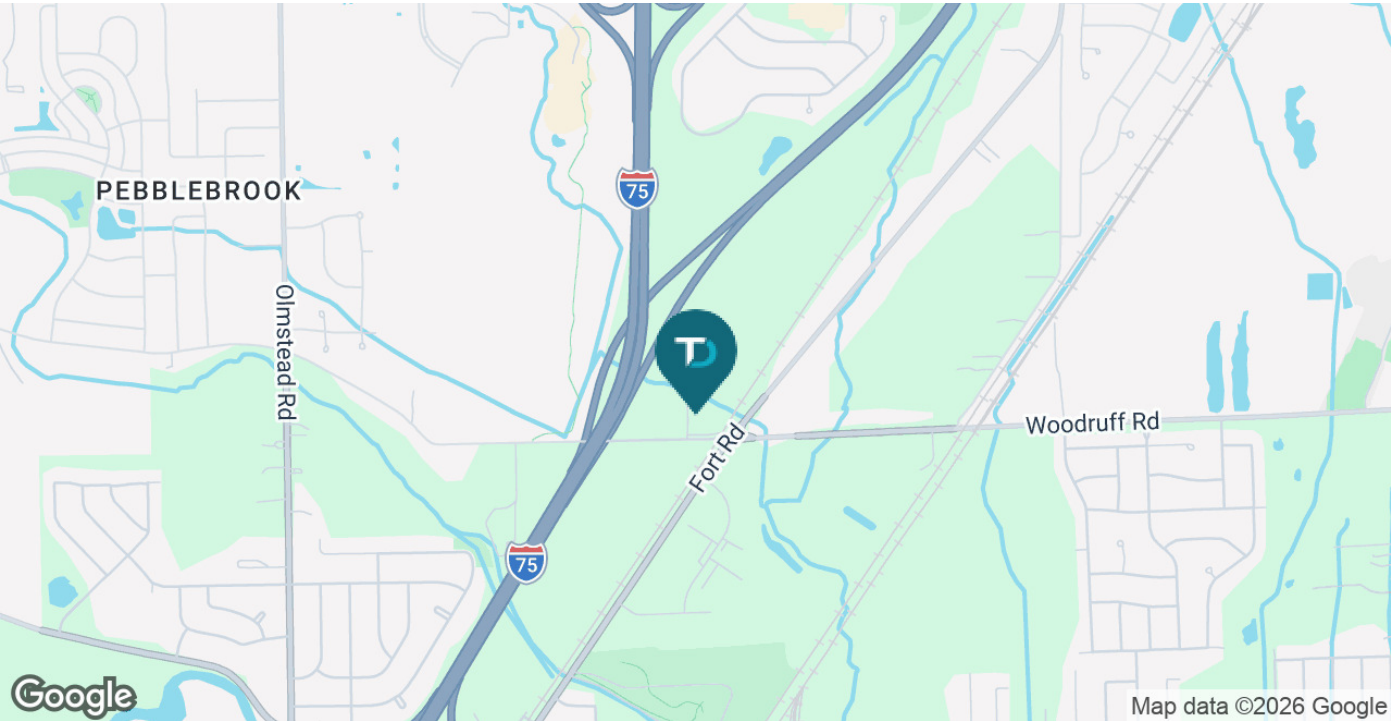
Price/AC:	\$21,815
Utilities:	Water at site; sewer nearby
2025 Winter Tax:	\$5,457.22
2025 Summer Tax:	\$10,082.48

PROPERTY INFORMATION

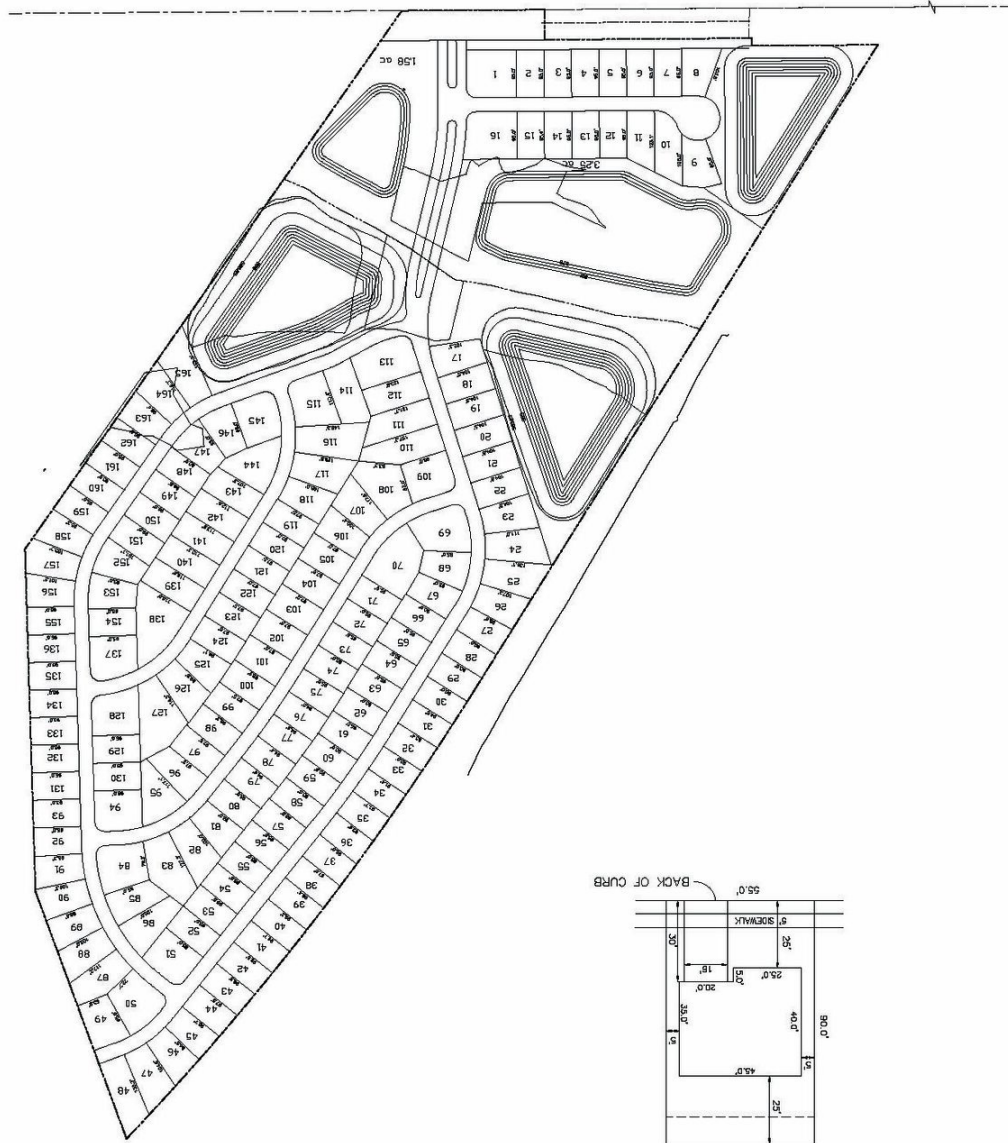
Lot Size:	39.88 Acres
Property Type:	Land
Property Subtype:	Residential
Zoning	R-2
Traffic Count:	3,533 Vehicles/Day (Costar, 2025)
School District:	Gibraltar Schools
Legal Description:	Available upon request
APN:	70-128-99-0003-000 & 70-128-99-0001-001

LOCATION INFORMATION

Located on the north side of Woodruff Rd, just west of Fort Rd in Brownstown, MI.



SKETCH SITE PLAN: 21238 Woodruff Rd | Brownstown Township, MI 48173



RECENT RESIDENTIAL COMPS: 21238 Woodruff Rd | Brownstown Township, MI 48173



Sold 05/16/26



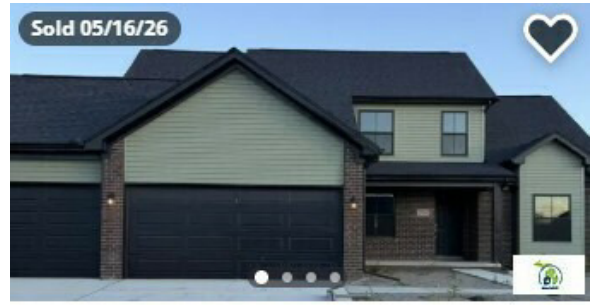
\$684,220



4 bds | 4 ba | 2,737 sqft | Sold

25660 Brighton Ln, Brownstown, MI 48134

POWER HOUSE GROUP REALTY



Sold 05/16/26



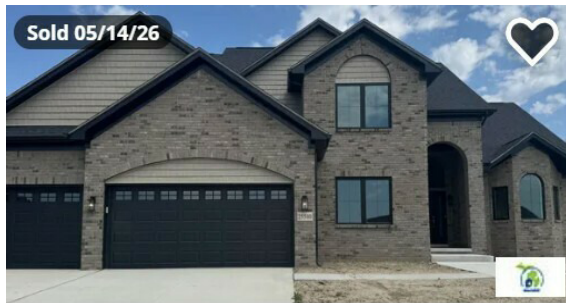
\$586,242



4 bds | 4 ba | 2,626 sqft | Sold

23281 Primrose Ln, Brownstown, MI 48183

POWER HOUSE GROUP REALTY



Sold 05/14/26



\$703,862



5 bds | 3 ba | 2,793 sqft | Sold

25580 Brighton Ln, Brownstown, MI 48134

POWER HOUSE GROUP REALTY



Sold 05/02/26



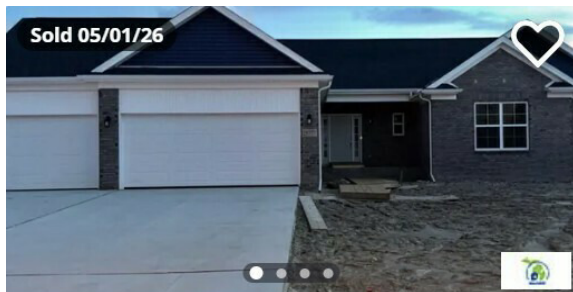
\$650,000



4 bds | 3 ba | 2,790 sqft | Sold

23379 Primrose Ln, Brownstown, MI 48183

POWER HOUSE GROUP REALTY



Sold 05/01/26



\$477,763



3 bds | 3 ba | 2,045 sqft | Sold

25777 Brighton Ln, Brownstown, MI 48134

POWER HOUSE GROUP REALTY



Sold 05/01/26



\$436,721

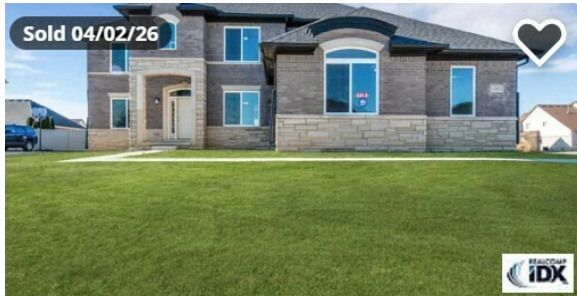


4 bds | 3 ba | 1,985 sqft | Sold

20214 Fountain View Ln, Brownstown, MI 48183

POWER HOUSE GROUP REALTY

RECENT RESIDENTIAL COMPS: 21238 Woodruff Rd | Brownstown Township, MI 48173

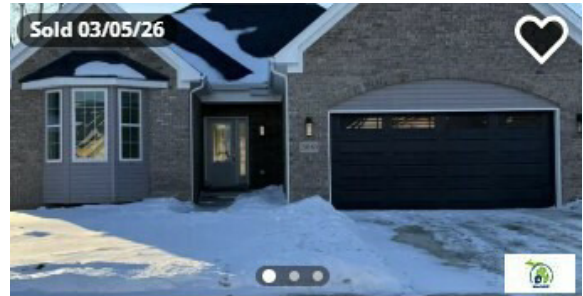


\$568,000

4 bds | 3 ba | 2,622 sqft | Sold

18792 Meloche Dr, Rockwood, MI 48173

FITH AVENUE REALTY OF MICHIGAN INC

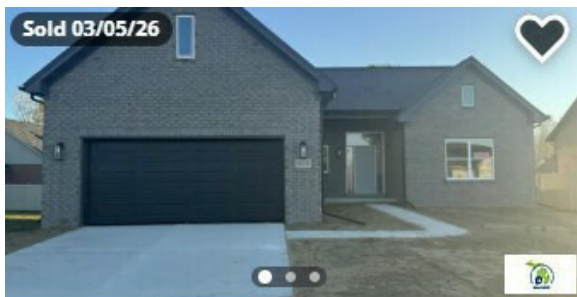


\$355,836

3 bds | 2 ba | 1,500 sqft | Sold

20180 Fountain View Ln, Brownstown, MI 48183

POWER HOUSE GROUP REALTY

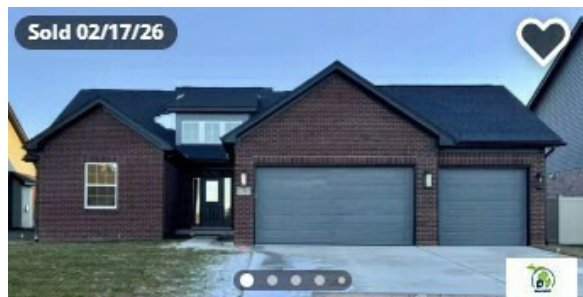


\$453,228

3 bds | 2 ba | 1,730 sqft | Sold

23153 Primrose Ln, Brownstown, MI 48183

POWER HOUSE GROUP REALTY



\$488,105

3 bds | 2 ba | 1,912 sqft | Sold

23315 Primrose Ln, Brownstown, MI 48183

POWER HOUSE GROUP REALTY



\$584,267

3 bds | 3 ba | 2,169 sqft | Sold

26069 Pennington Ct, Brownstown, MI 48134

POWER HOUSE GROUP REALTY



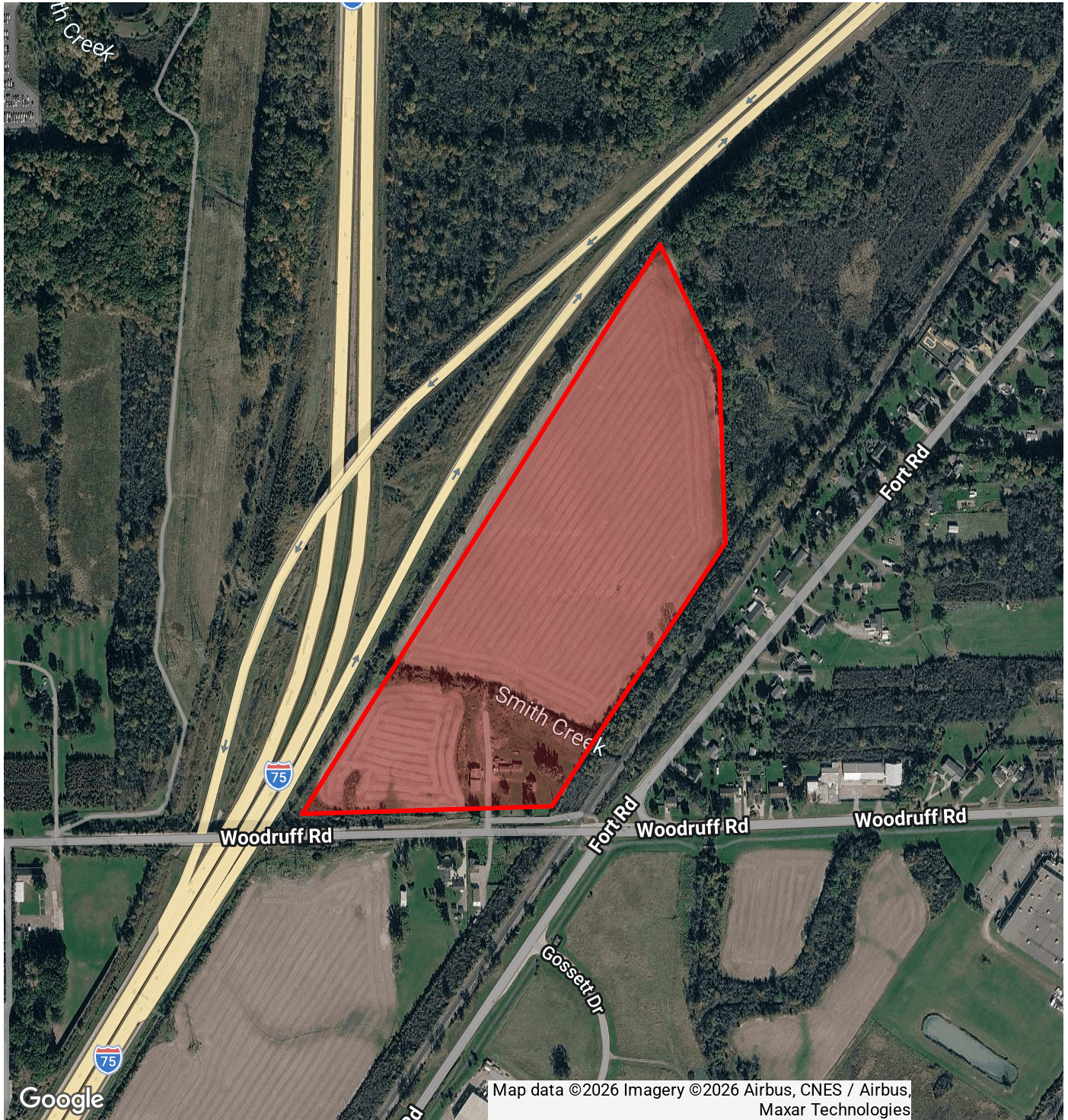
\$530,361

3 bds | 3 ba | 2,045 sqft | Sold

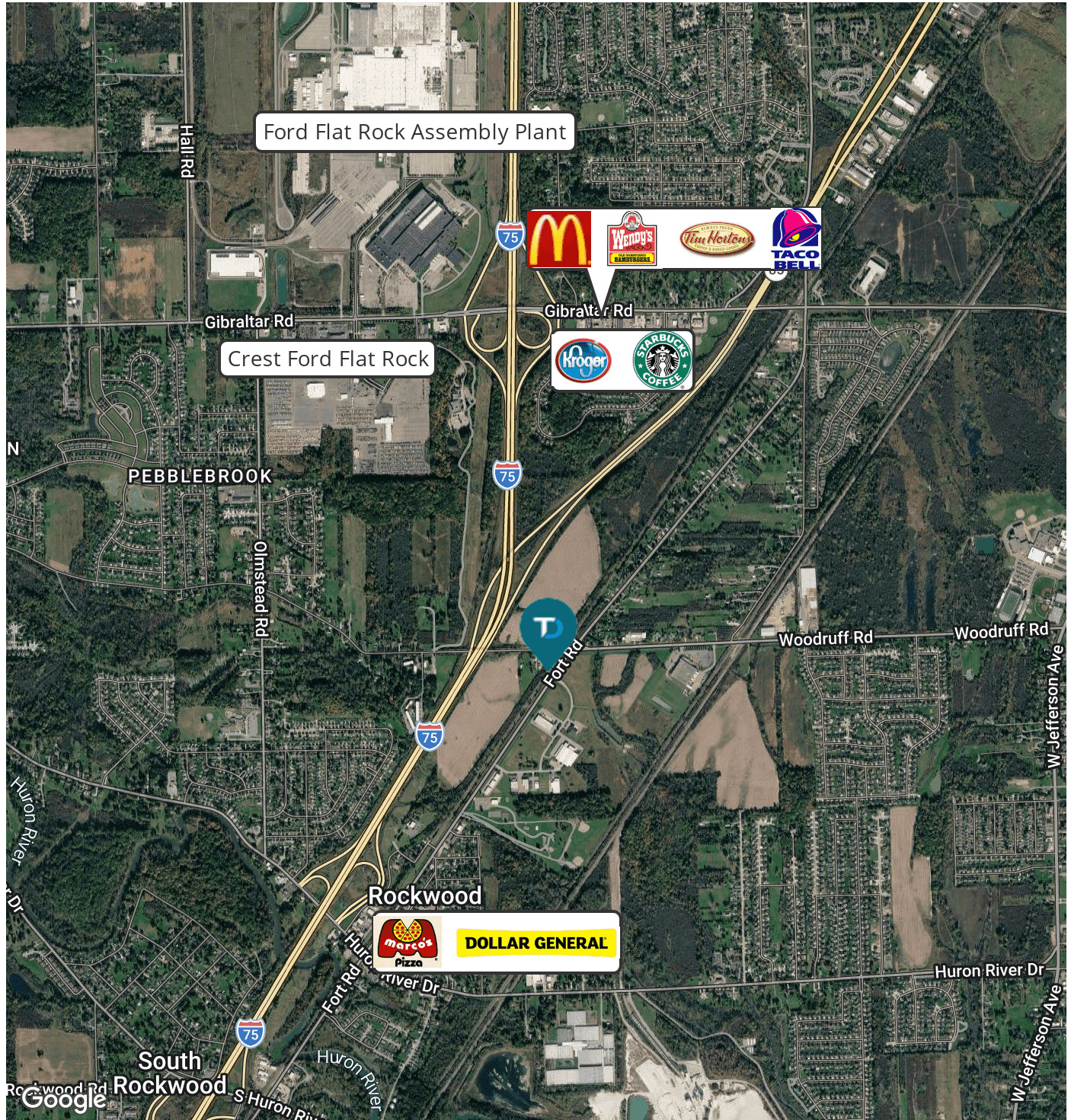
23930 Pennington Ln, Brownstown, MI 48134

POWER HOUSE GROUP REALTY

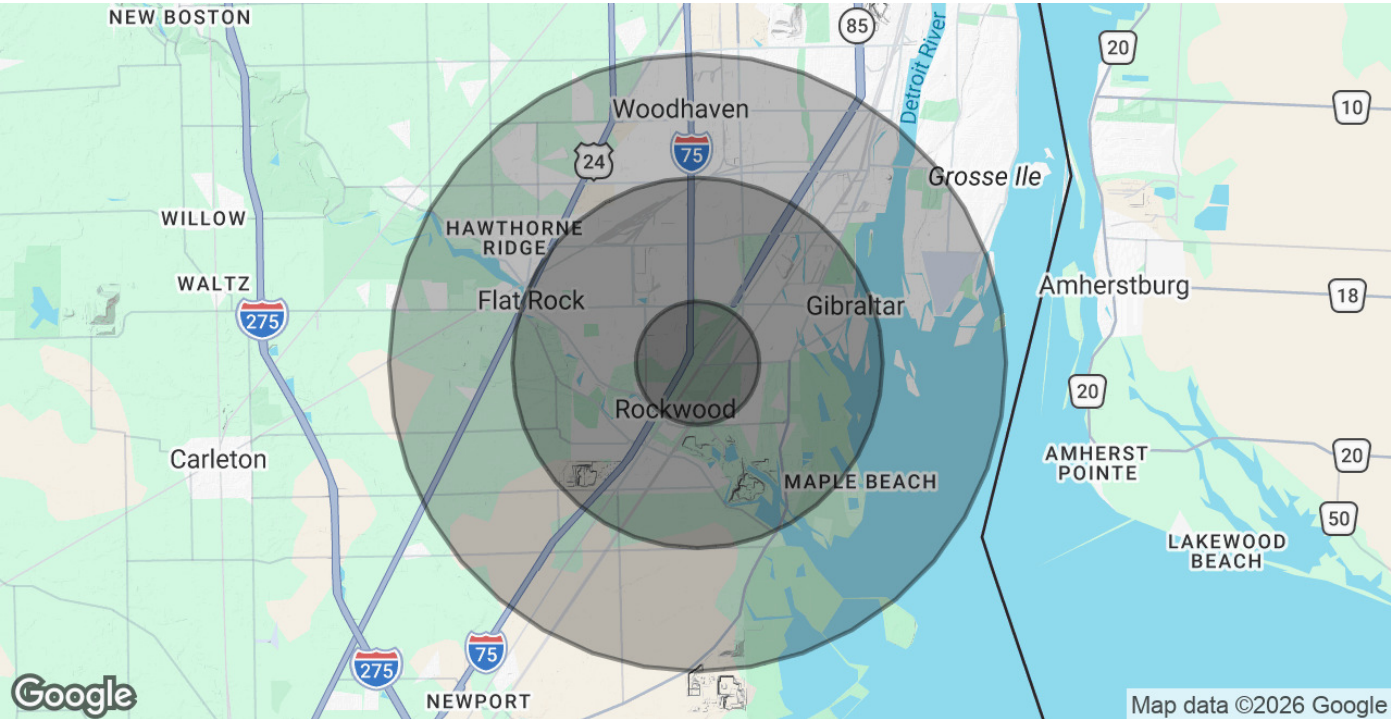
AERIAL MAP: 21238 Woodruff Rd | Brownstown Township, MI 48173



RETAILER MAP: 21238 Woodruff Rd | Brownstown Township, MI 48173



DEMOGRAPHICS MAP & REPORT: 21238 Woodruff Rd | Brownstown Township, MI 48173



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,057	32,686	73,880
Average Age	38.4	42.5	43.8
Average Age (Male)	40.2	41.3	42.9
Average Age (Female)	36.9	43.5	44.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,428	12,693	29,347
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$112,283	\$98,439	\$102,397
Average House Value	\$239,453	\$219,616	\$236,887
2023 American Community Survey (ACS)			