

LAND FOR SALE

46.5 Acres Prime for Development Off Jefferson Ave. in Chesterfield Twp

KINGSBERRY STREET
CHESTERFIELD TWP, MI 48047



Convenient location right off of I-94
R1B: One-family residential zoning
Walking distance to Lake St. Clair
L'Anse Creuse Schools



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OFFERING SUMMARY

Sale Price:	\$3,000,000
Price / Acre:	\$64,516.00
Lot Size:	46.5 Acres
Zoning:	R1B - One-family Residential
Market:	Detroit
Traffic Count:	88,000 on I-94
	09-32-426-036
2020 Taxes:	\$8,813.81

PROPERTY OVERVIEW

This 46.5-Acre lot is prime for residential development and is a combination of open flat land and wooded areas. Sewer, water, and storm are available at the site. 3-4 lots can be developed per acre, up to 120 to 145 lots total. The neighboring parcels could also be for sale.

LOCATION OVERVIEW

Great location within walking distance of the bay of Lake Saint Clair! This 46.5-Acre parcel of land is conveniently located right off of I-94, south of 21 Mile Rd, north of William P Rosso Hwy, and just west of Jefferson Ave. Nearby amenities include Menards, Walmart Supercenter, BJ's Wholesale, and Cabelas.

PROPERTY HIGHLIGHTS

- Convenient location right off of I-94
- R1B: One-family residential zoning
- Walking distance to Lake St. Clair
- L'Anse Creuse Schools
- Close to local shopping, dining, and business services

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R-1-B Residential One-Family

A. Purpose and Intent

The one-family districts are established to provide principally for one-family dwellings at varying densities. The specific interest of these districts is to encourage the construction and continued use of one-family dwellings and to prohibit the use of the land which would substantially interfere with the development of one-family dwellings and to discourage any land use which, because of its character and size, would create requirements and costs for public services substantially in excess of those at the specified densities and to discourage any land use which would generate excessive traffic on local streets.

User Note: Click on [Blue](#) for use-specific standards or refer to Article 4 Use Standards

B. Permitted Uses

1. [Agricultural ponds](#) §4.2
2. [One-family dwellings](#)
3. [Existing cemeteries](#)
4. [Township buildings and uses](#)
5. [Accessory structures and uses](#) §5.40

C. Special Land Uses

1. [Cemeteries](#) §4.12
2. [Places of worship](#) §4.38
3. [Cluster Housing](#)
4. [Planned unit development](#) §6.5
5. [Private schools](#) §4.38
6. [Private clubs, fraternal organizations, lodge halls, cultural centers, union halls](#) §4.39
7. [Colleges and universities](#) §4.13
8. [Day care and nursery schools](#) §4.15
9. [Detached non-residential buildings](#)
10. [Earthen landfills](#) §4.27
11. [Funeral homes and mortuaries](#) §4.19
12. [Group day care](#) §4.23
13. [Home occupations](#) §4.24
14. [Inverted residential floor areas](#)
15. [Non-commercial recreation](#) §4.31
16. [Nurseries and greenhouses](#) §4.32
17. [Public buildings and recreation](#) §4.40
18. [Public utility buildings \(without outdoor storage\)](#) §4.41

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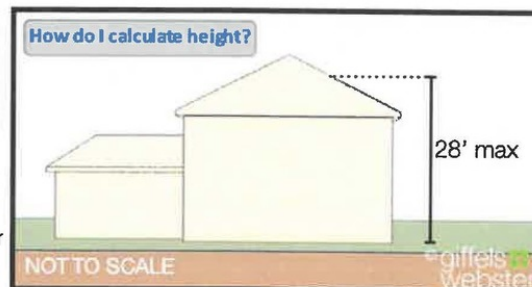
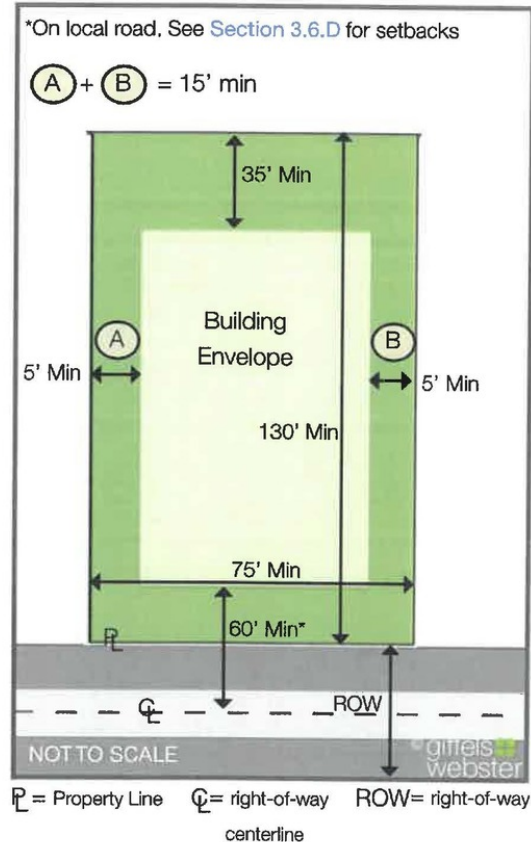
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Section 3.1.5

D. Development Standards

TABLE 3.1.5.D DEVELOPMENT STANDARDS	
Minimum Lot Size Per Unit	
Area (in square feet)	9,750
Width (in feet)	75
Depth (in feet)	130
Maximum Lot Coverage	
Percentage covered by all buildings (%)	30
Percentage covered by all impervious surface (%)	45
Minimum Yard Setbacks Per Lot	
Front and Street-side (in feet)	65* on local road, see Sec.3.6.D for other classification
Rear (in feet)	35
Side (in feet)	15 total, 5 on least side
Minimum Floor Area Per Unit	
1-story (in square feet)	1,200
1.5 story (in square feet)	800 (first floor) 1,200 (total)
2 story (in square feet)	650 (1st floor) 1,300 (total)
Maximum Height of Structures	
In stories	2
In feet	28

- For additions to the above requirements, refer to [Section 3.4 Notes to District Standards](#)
- See Additional Requirements below for applicability.
- Other requirements are found throughout this ordinance.



1. Purpose & Intent

2. Definitions

3. Zoning Districts

4. Use Standards

5. Site Standards

6. Development Procedures

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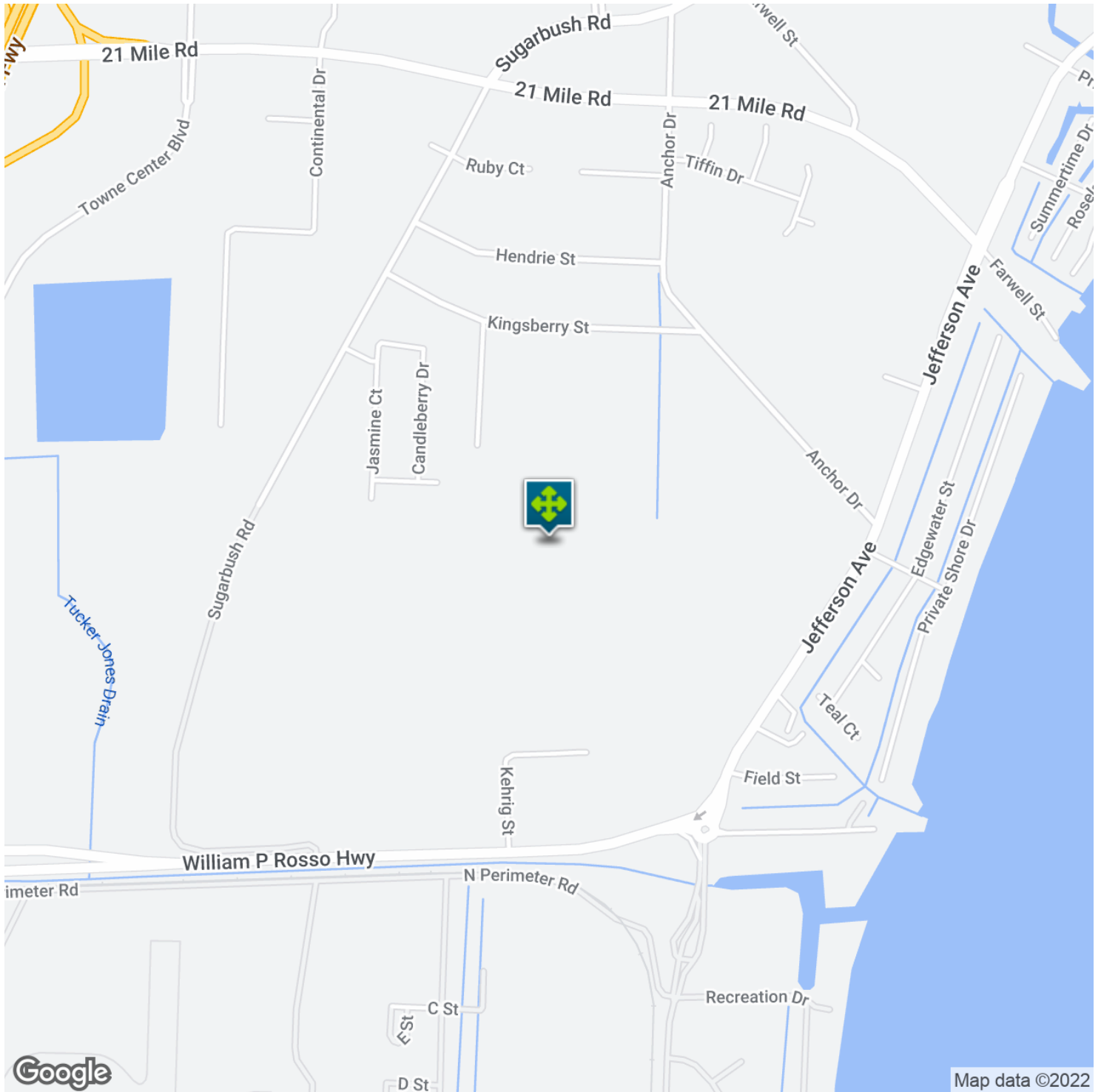
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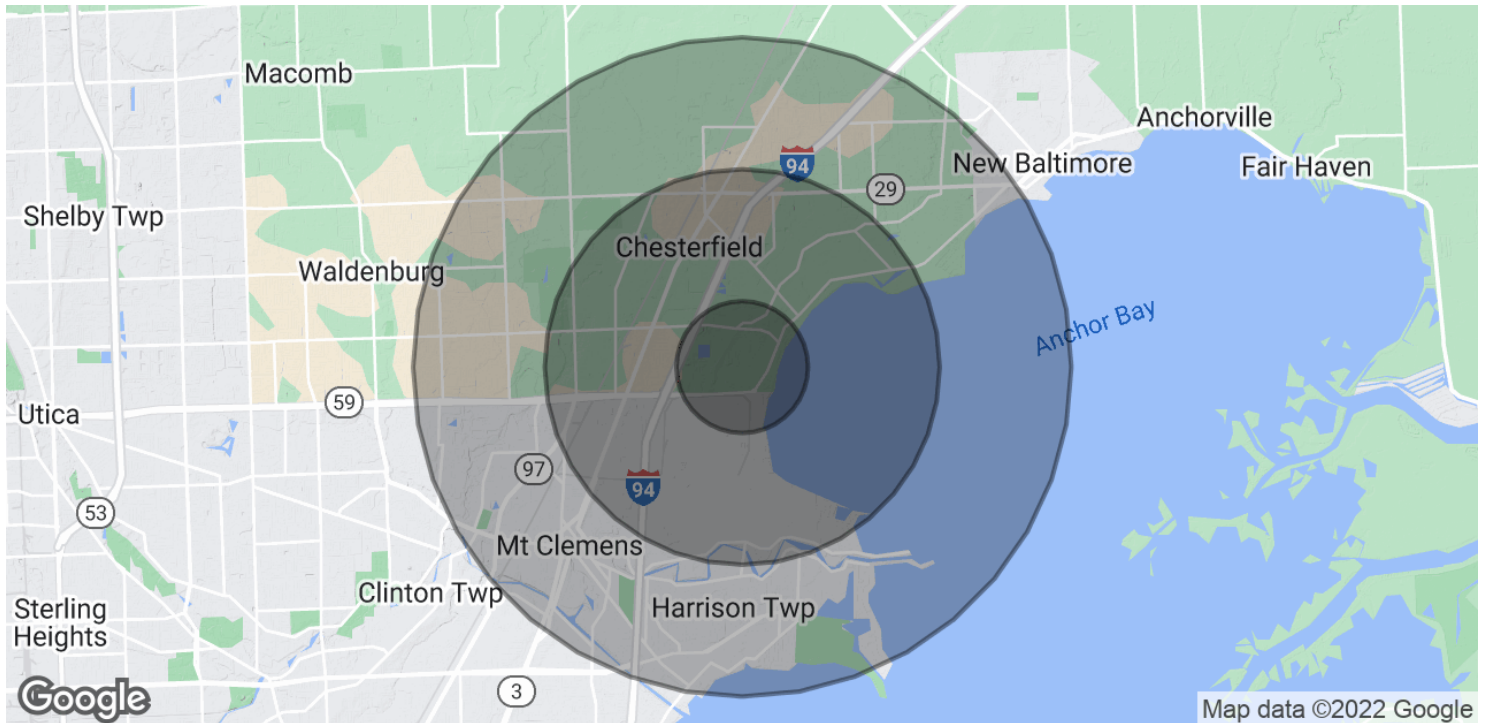
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	2,230	27,777	95,041
Average age	40.5	38.0	39.0
Average age (Male)	39.6	37.1	38.2
Average age (Female)	41.2	38.8	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	790	10,661	37,525
# of persons per HH	2.8	2.6	2.5
Average HH income	\$89,895	\$73,549	\$67,787
Average house value	\$209,585	\$179,939	\$187,138

* Demographic data derived from 2020 ACS - US Census

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