



FOR LEASE

RARE RESIDENTIAL DEVELOPMENT OPPORTUNITY

11.4 ACRES IN ANN ARBOR, MI

2600 & 2520 PONTIAC TRAIL, ANN ARBOR, MI 48105

**FOR
SALE**



11.4 AC

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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FOR SALE

PROPERTY DETAILS

Location: 2600 & 2520 Pontiac Trail
Ann Arbor, MI 48105

Property Type: Vacant Land

Sales Price: \$1,960,000

Lot Size: 11.4 AC

Zoning: R-2

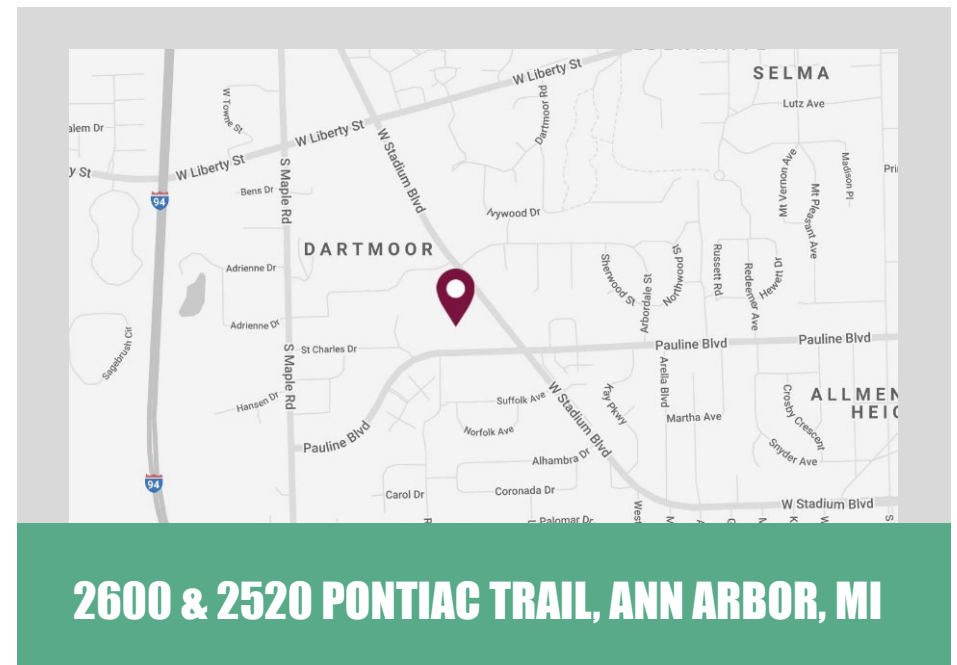
Traffic Count: Pontiac Trail (4,300 CPD)

Contact: Max J. Goldman
mgoldman@landmarkcres.com

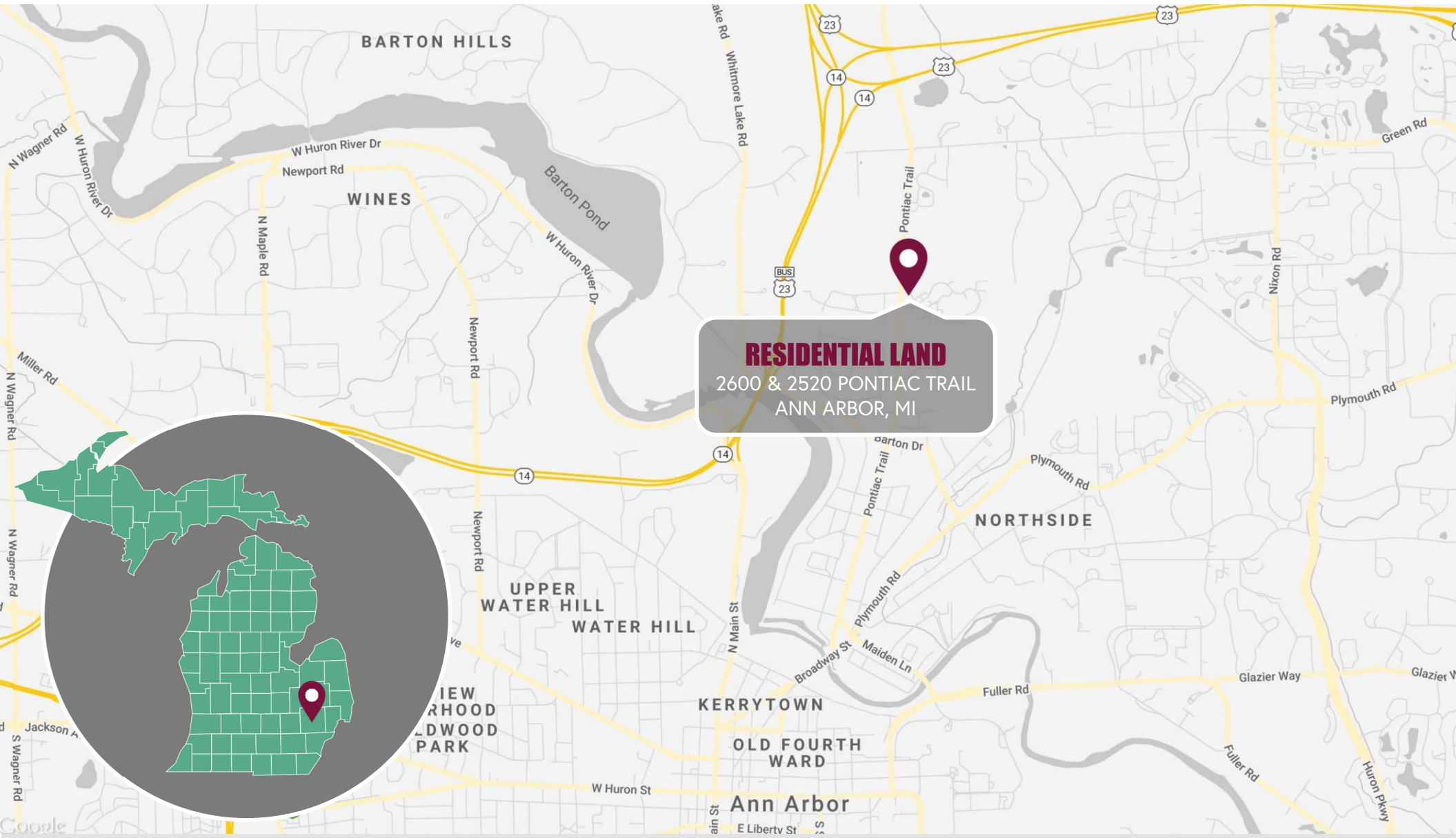
C: (734) 646-5959
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DESCRIPTION

A rare development opportunity inside the city limits of Ann Arbor. Less than two miles to Central Campus, University of Michigan Health System and Downtown Ann Arbor. All utilities are available.



LOCATION MAP



RESIDENTIAL LAND
2600 & 2520 PONTIAC TRAIL
ANN ARBOR, MI

MICRO

PONTIAC TRAIL (4,300 CPD)

11.4 AC

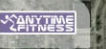
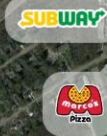
Google Earth



MACRO

US-23 (67,121 CPD)

PONTIAC TRAIL (4,300 CPD)



US-23 (85,192 CPD)

US-23 (84,867 CPD)

HURON PKWY (18,000 CPD)

FULLER RD (19,600 CPD)

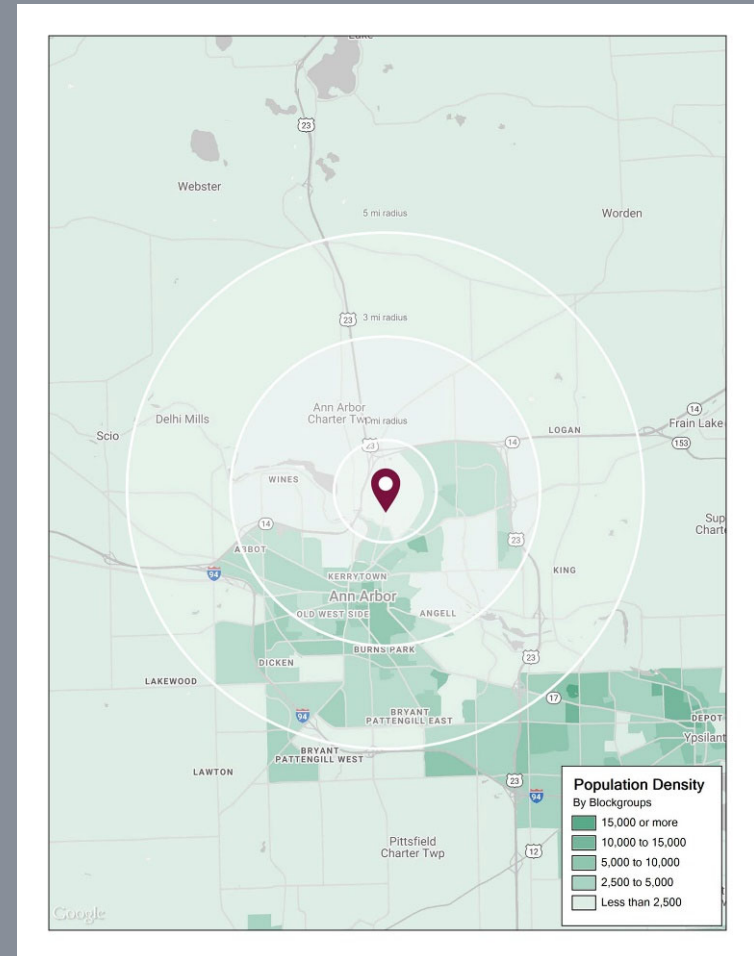
UNIVERSITY OF MICHIGAN HOSPITAL
1,000 BEDS

PLAT



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	5,070	79,374	134,531
	2025 Projected Population	4,954	77,774	131,610
	2010 Census Population	4,876	73,195	126,108
	2000 Census Population	4,625	72,715	124,257
	Projected Annual Growth 2020 to 2025	-0.5%	-0.4%	-0.4%
	Historical Annual Growth 2000 to 2020	0.5%	0.5%	0.4%
HOUSEHOLDS	2020 Estimated Households	2,250	29,444	54,353
	2025 Projected Households	2,292	30,047	55,433
	2010 Census Households	2,128	27,653	51,498
	2000 Census Households	1,900	26,895	49,311
	Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	0.9%	0.5%	0.5%
RACE	2020 Est. White	56.6%	69.7%	71.0%
	2020 Est. Black	15.0%	7.4%	7.8%
	2020 Est. Asian or Pacific Islander	22.5%	18.3%	16.2%
	2020 Est. American Indian or Alaska Native	0.4%	0.3%	0.2%
	2020 Est. Other Races	5.6%	4.4%	4.7%
INCOME	2020 Est. Average Household Income	\$111,809	\$111,777	\$118,747
	2020 Est. Median Household Income	\$74,480	\$80,639	\$90,700
	2020 Est. Per Capita Income	\$49,679	\$43,416	\$49,200
BUSINESS	2020 Est. Total Businesses	136	3,201	6,785
	2020 Est. Total Employees	1,295	50,782	99,208



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