

Commercial Development Land 13.66 Acres - Scio Twp

0 Jackson Rd, Ann Arbor, MI 48103



FOR SALE



OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	13.66 Acres
Parcel Number:	H-08-19-100-005
Taxes 2025:	\$10,096.06
Assessed Value 2026:	\$914,100
Taxable Value 2026:	\$186,586

PROPERTY HIGHLIGHTS

- Prime Jackson Road corridor location
- Located west of Baker Road (Exit 167 on I-94)
- Suitable for Flex, Light Industrial, Industrial Research and Office uses
- Utilities available at the road (water, sewer, gas, electric, fiber)
- Approx. 10,000 vehicles per day
- Easy access to I-94, M-14, and US-23
- Strong Ann Arbor west side growth corridor

Charlie Koenn

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PROPERTY DESCRIPTION

Prime development opportunity along the Jackson Road corridor in Scio Township. This offering includes approximately 13.66 total acres, positioned in a highly desirable west Ann Arbor growth area. The property is located just west of Baker Road providing excellent visibility and accessibility along one of the region's primary commercial corridors.

Property is currently zone R-C but is master planned for Industrial and Office uses, is in the Jackson Road Overlay District and neighboring properties are zoned I-1, IRP and O. The site supports a variety of potential uses including flex, light industrial, research and development, or office. All major utilities—including water, sewer, gas, electric, and fiber optic—are available at the road, allowing for efficient development.

With convenient access to I-94, M-14, and US-23, and traffic counts of approximately 10,000 vehicles per day, this property offers a strong combination of location, zoning flexibility, and infrastructure to support a wide range of development opportunities.

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FUTURE LAND USE PLAN

48

Mixed-Use Office-Industrial Land Use

Intent: The intent of the Mixed-Use Office-Industrial (MOI) designation is to provide business opportunities with varied office, research, and light industrial uses. Commercial and high-density residential uses are also appropriate in mixed-use developments. In general, uses envisioned in the MOI areas must have little or no impact on nearby residential uses.

Description: The MOI designation is focused on the Jackson Road Corridor particularly between Parker and Staebler Roads along Jackson Road as well as on Zeeb Road immediately north of I-94.

Relationship to Physical and Natural Features: This area is served or planned to be served by municipal sewer and water services and located in the most urbanized portion of the Township.

Appropriate Uses: Desirable land uses of this category are:

- Office uses;
- Light Industrial uses;
- Office/Research uses;
- High density residential uses, only as part of a mixed-use development;
- Parks, open spaces, and conservation areas;
- General commercial uses, only as part of a mixed-use development.



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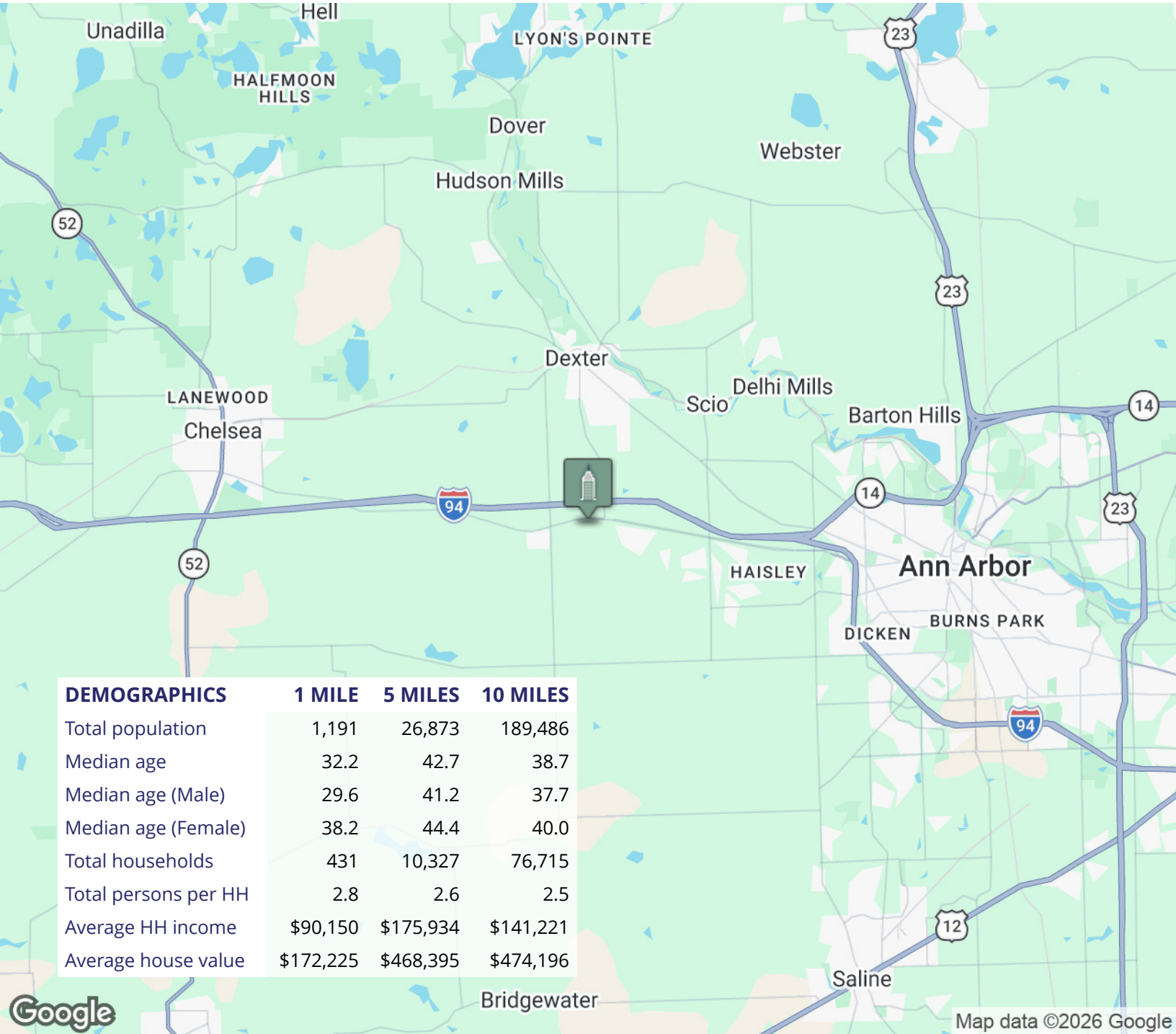
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