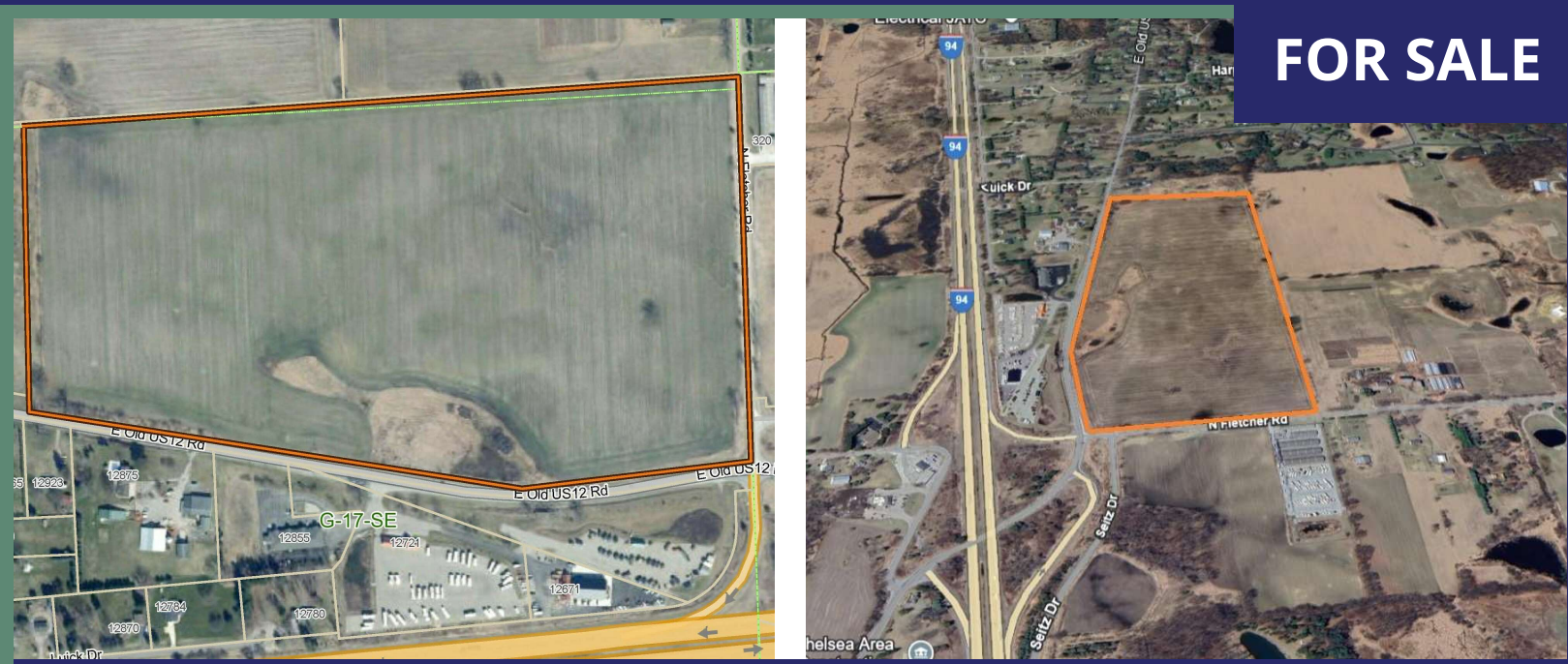


62.56 Acres Vacant Land Chelsea (Lima Twp)

0 N Fletcher Road, Chelsea, MI 48130



FOR SALE



OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	62.56 Acres
Zoning:	AG-1 (Master planned for Highway Commercial, General Commercial, Office/Research)
Parcel #:	G-07-17-400-021
2025 Taxes:	\$1,765

PROPERTY HIGHLIGHTS

- 62.56 acres - Lima Township, Washtenaw County
- Master planned for highway commercial, general commercial, and office/research uses
- Electric, natural gas, fiber optic available
- Excellent visibility at I-94 & Fletcher Rd/Old US-12 interchange, exit 162
- Minutes from downtown Chelsea and less than 15 minutes to Ann Arbor
- Ideal site for commercial, office, or mixed-use development

Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

62.56 Acres Vacant Land Chelsea (Lima Twp)

0 N Fletcher Road, Chelsea, MI 48130



For Sale



PROPERTY DESCRIPTION

Prime development opportunity in Chelsea, Michigan. This 62.56-acre vacant land parcel offers unmatched visibility and accessibility at the I-94 and Fletcher Road/Old US 12 interchange (Exit 162) on the east side of Chelsea. Daily traffic counts on I-94 are 54,844. Located just minutes west of Ann Arbor in Lima Township, the site is strategically positioned for growth and convenience.

Key Features:

- Size: 62.56 acres of vacant land
- Location: I-94 & Fletcher Rd/Old US-12 interchange, Exit 162
- Jurisdiction: Lima Township, Washtenaw County
- Utilities: Electric, natural gas, fiber optic available. Well and septic currently. Master Plan designated in sewer service district. Would require service from adjacent municipality which is 5,700 feet away
- Zoning/Master Plan: Planned for Highway Commercial, General Commercial, and Office/Research uses
- Visibility: Excellent frontage and exposure from I-94
- Access: Direct connection to regional and local traffic corridors
- Proximity: Minutes from downtown Chelsea and less than 15 minutes to Ann Arbor

This property is ideally suited for commercial, office, or research development, benefiting from a high-traffic location and strong regional connectivity. The master plan designation supports a variety of potential uses, making it an exceptional site for investors, developers, or end users seeking a prime location in Southeast Michigan.

Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

62.56 Acres Vacant Land Chelsea (Lima Twp)

0 N Fletcher Road, Chelsea, MI 48130



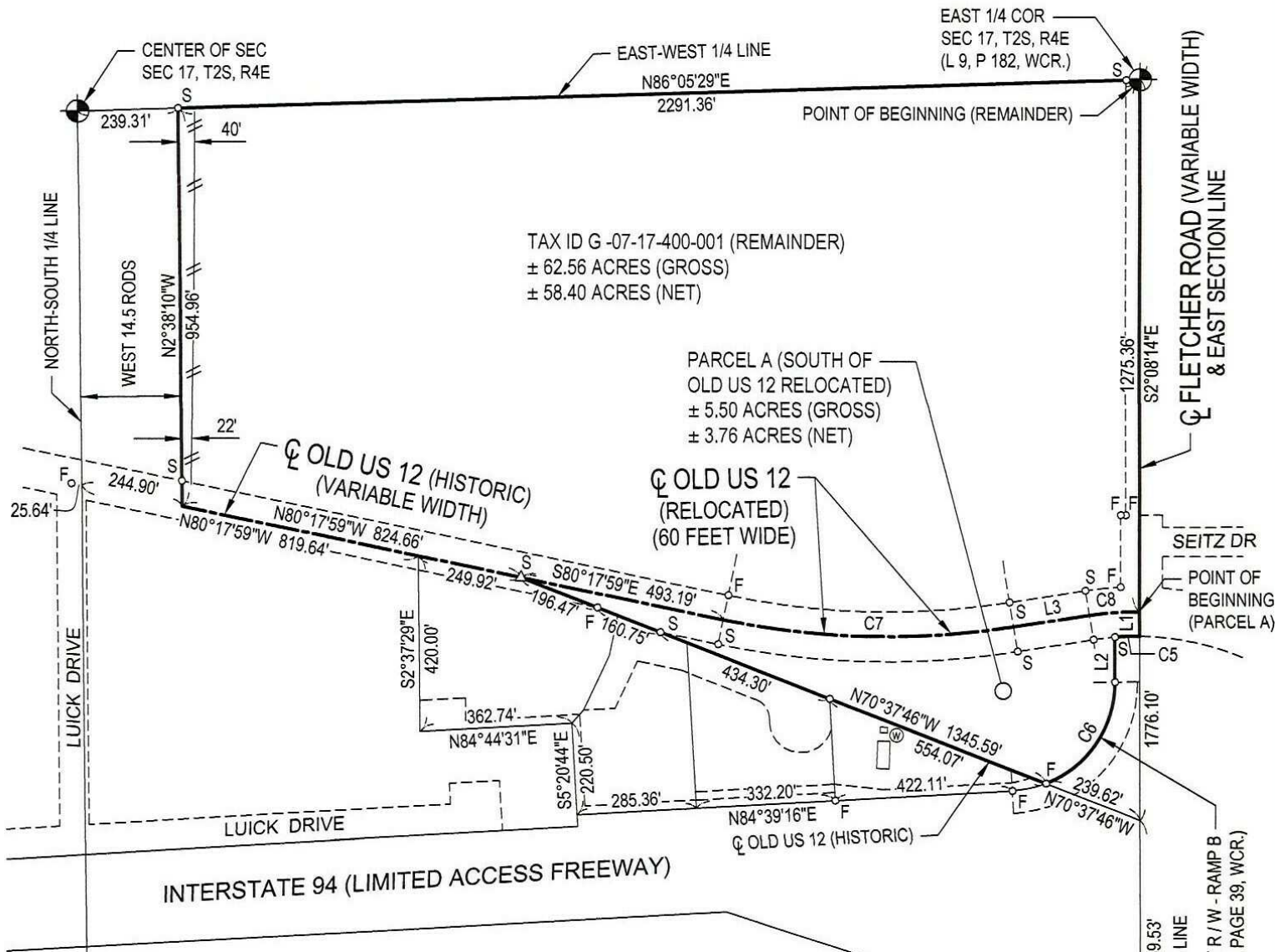
For Sale

CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST 1/4 OF SECTION 17, T2S, R4E,
LIMA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

0 200 400

SCALE: 1" = 400'



Charlie Koenn

734.926.0230

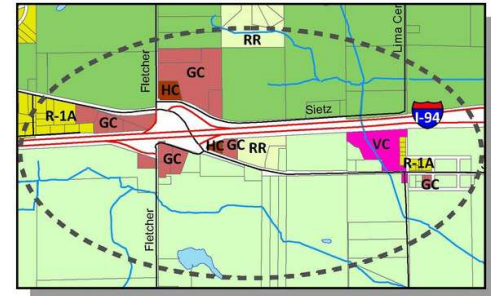
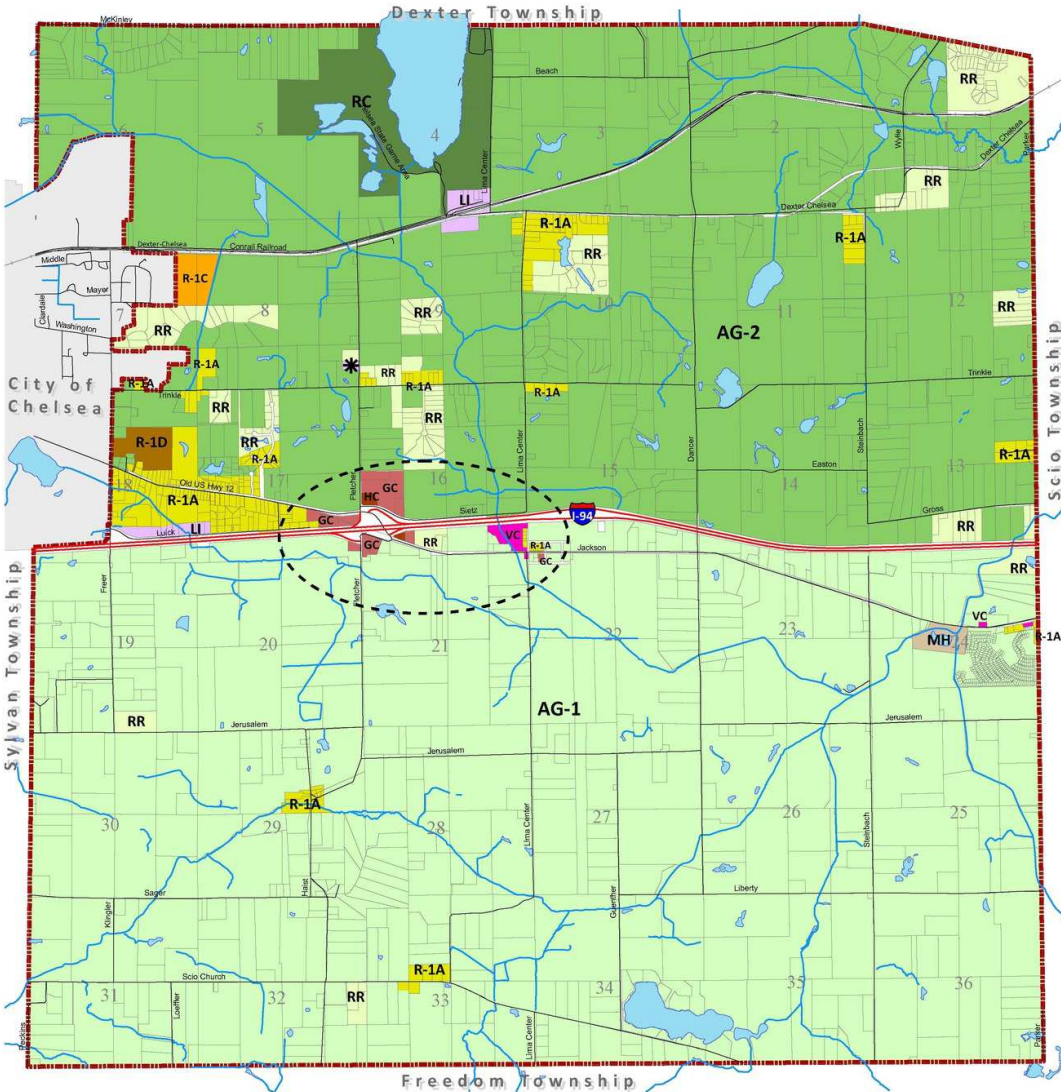
ckoenn@swishercommercial.com

62.56 Acres Vacant Land Chelsea (Lima Twp)

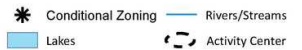
0 N Fletcher Road, Chelsea, MI 48130



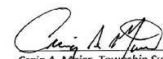
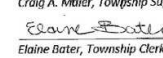
For Sale



AG-1: Agriculture	MH: Manufactured Home
AG-2: Agriculture	VC: Village Commercial
RR: Rural Residential	GC: General Commercial
R-1A: Single-Family Residential	HC: Highway Commercial
R-1C: Urban Residential	LI: Limited Industrial
R-1D: Urban Residential	RC: Recreation/Conservation

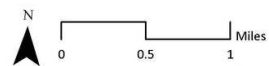


This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Lima Township, Washtenaw, Michigan

 20 Jun 20
 Craig A. Miller, Township Supervisor Date
 7/20/20
 Elaine Bater, Township Clerk Date

ZONING DISTRICTS MAP

Lima Township
Washtenaw County, Michigan



August 31, 2020
Carlisle / Wortman Associates, Inc.

Charlie Koenn

734.926.0230

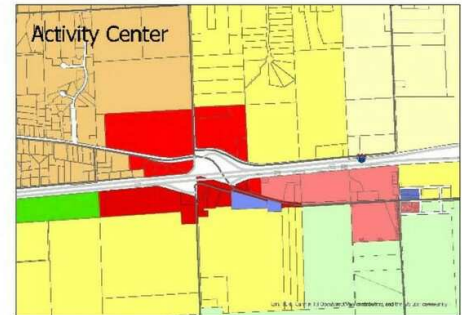
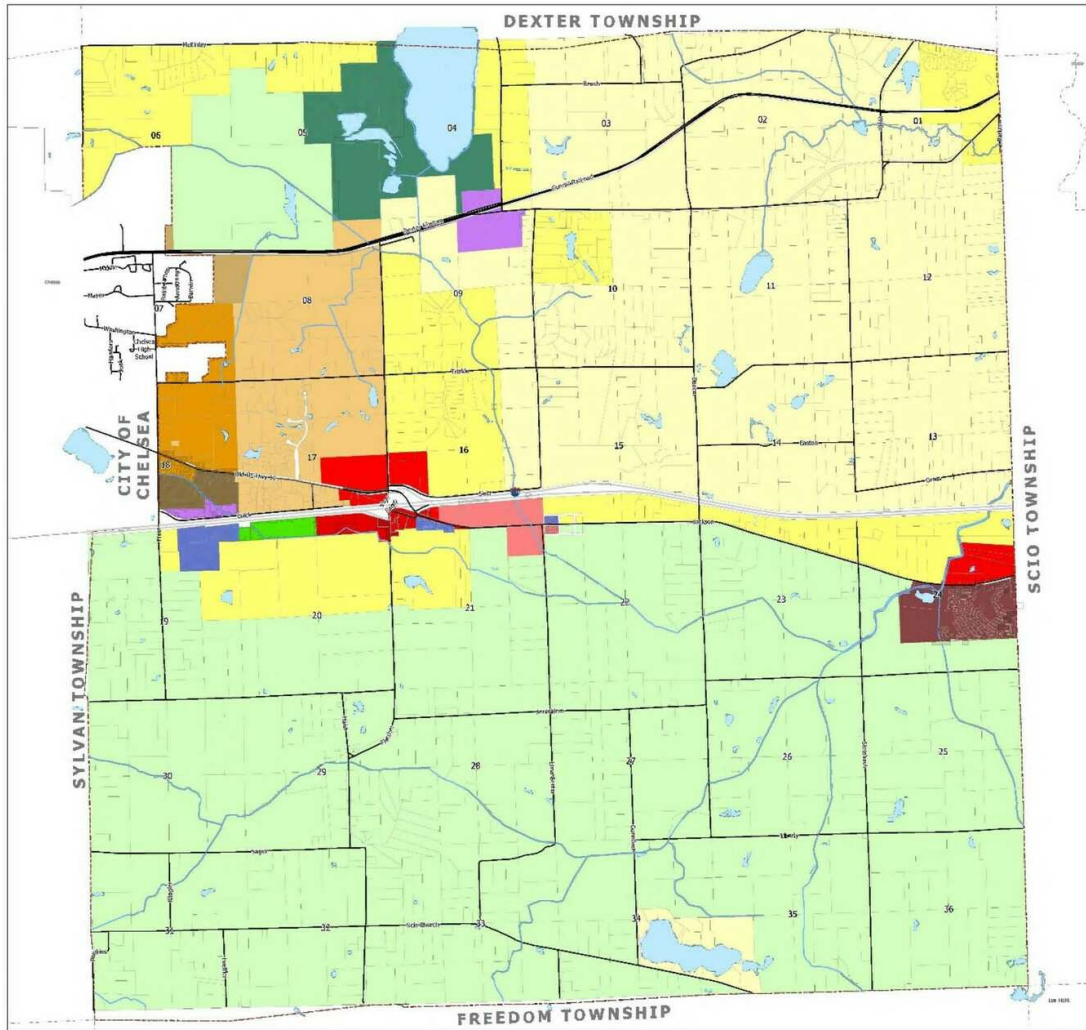
ckoenn@swishercommercial.com

62.56 Acres Vacant Land Chelsea (Lima Twp)

0 N Fletcher Road, Chelsea, MI 48130



For Sale



- Creeks and Streams
- Roads
- Township Boundary
- Lakes
- Agriculture 1: 1-5 Ac.
- Agriculture 2: 2-5 Ac.
- Rural Residential: 3 Ac.
- Suburban Residential: 1 Ac.
- Suburban Residential-2: 20,000sqft / 10,000sqft
- Medium Density Residential: 7,200sqft
- High Density Residential: up to 8 d.u./Ac.
- Mobile Home Park
- Village Commercial
- General Commercial
- Highway Commercial
- Limited Industrial
- Research/Office
- Public Facility
- Open Space
- Recreation/Conservation

MAP 10

Future Land Use

Lima Township
Washtenaw County, MI



Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan
9/27/2023



Charlie Koenn

734.926.0230

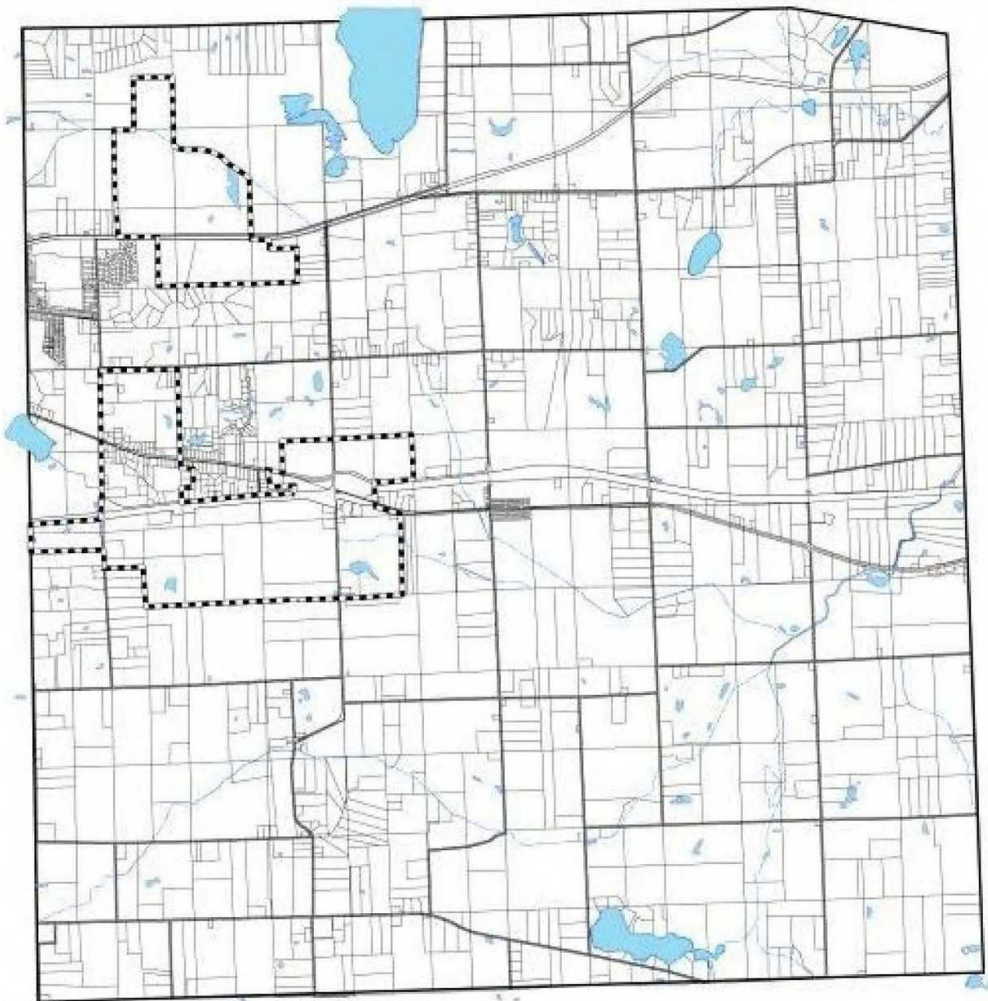
ckoenn@swishercommercial.com

62.56 Acres Vacant Land Chelsea (Lima Twp)

0 N Fletcher Road, Chelsea, MI 48130




For Sale



Lima Township

Sewer Service District

Legend

 Sewer Service District Boundary

MapA-1



0 100 200 Feet

Carlisle/Warman Associates, Inc.
Community Planners & Landscape Architects
Revision Date: 10/18/06



Charlie Koenn

734.926.0230

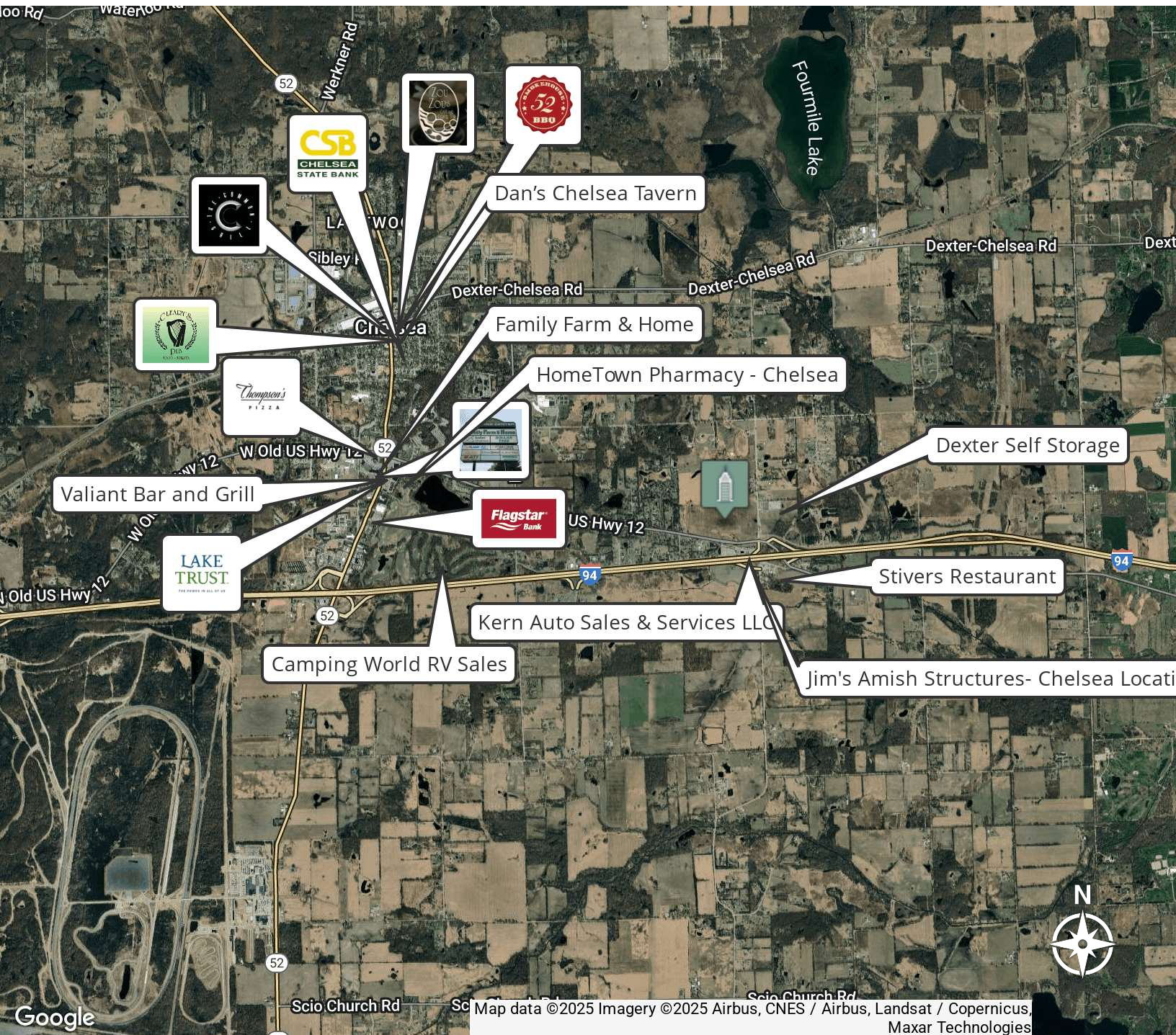
ckoenn@swishercommercial.com

62.56 Acres Vacant Land Chelsea (Lima Twp)

0 N Fletcher Road, Chelsea, MI 48130



For Sale



Charlie Koenn

734.926.0230

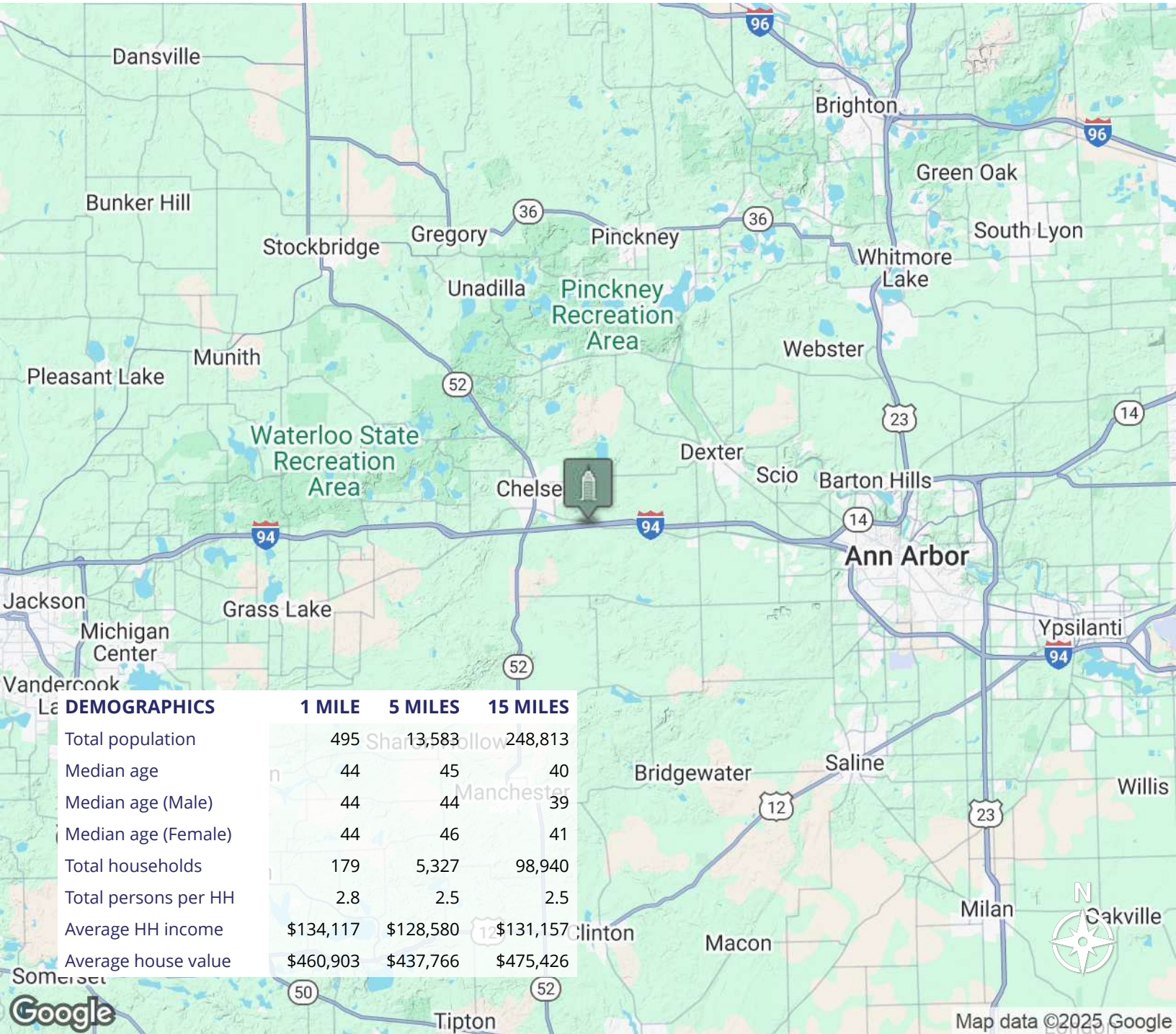
ckoenn@swishercommercial.com

62.56 Acres Vacant Land Chelsea (Lima Twp)

0 N Fletcher Road, Chelsea, MI 48130



For Sale



DEMOGRAPHICS

	1 MILE	5 MILES	15 MILES
Total population	495	13,583	248,813
Median age	44	45	40
Median age (Male)	44	44	39
Median age (Female)	44	46	41
Total households	179	5,327	98,940
Total persons per HH	2.8	2.5	2.5
Average HH income	\$134,117	\$128,580	\$131,157
Average house value	\$460,903	\$437,766	\$475,426

Charlie Koenn

734.926.0230
ckoenn@swishercommercial.com