

# 81.87 Acres Vacant Land - Lima Twp

0 S Fletcher Road, Chelsea, MI 48130



**FOR SALE**



## OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	81.87 Acres
2025 Taxes:	\$2,191
APN:	G-07-21-200-014

## PROPERTY HIGHLIGHTS

- 81.87 acres of vacant land
- High-visibility location at I-94 & Fletcher Rd/Old US-12 (Exit 162)
- Traffic counts: 54,844 daily on I-94
- Located in Chelsea School District
- Current zoning: AG-1
- Master Plan designation: Rural Residential – 3-acre minimum lots
- Utilities: electric, natural gas, and fiber optic available
- Current well and septic; Master Plan places property within the sewer service district
- Owner reserves rights to harvest current crops

**Charlie Koenn**

734.926.0230

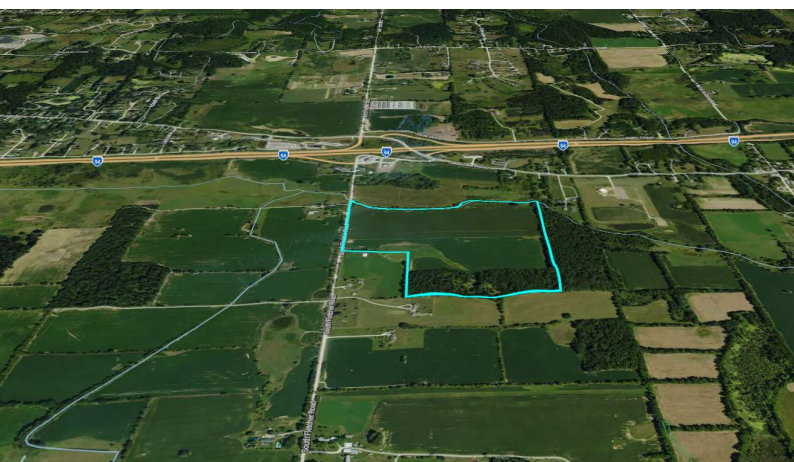
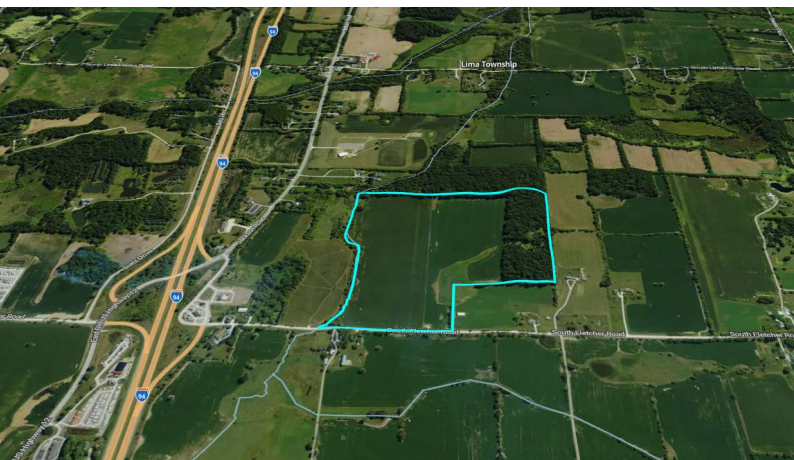
ckoenn@swishercommercial.com

# 81.87 Acres Vacant Land for Sale

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## For Sale



### PROPERTY DESCRIPTION

Presenting an exceptional 81.87-acre development parcel located at the highly visible I-94 and Fletcher Road/Old US-12 interchange (Exit 162) on the east side of Chelsea. With daily traffic counts of 54,844 on I-94, this property offers unmatched exposure and accessibility. Just minutes west of Ann Arbor, the site is strategically positioned for growth within Lima Township and the Chelsea School District.

#### Property Highlights

- 81.87 acres of vacant land
- High-visibility location at I-94 & Fletcher Rd/Old US-12 (Exit 162)
- Traffic counts: 54,844 daily on I-94
- Located in Chelsea School District
- Current zoning: AG-1
- Master Plan designation: Rural Residential – 3-acre minimum lots
- Utilities: electric, natural gas, and fiber optic available
- Creek borders the north edge of the property which could provide an opportunity for an independent wastewater treatment facility
- Current well and septic; Master Plan places property within the sewer service district
- Owner reserves rights to harvest current crops

#### Offering

This property represents a rare opportunity to acquire a large, high-visibility development site in a growing community. With immediate interstate access, proximity to Ann Arbor, and utilities in place, the site is well positioned for future residential development or other adaptive uses consistent with township planning.

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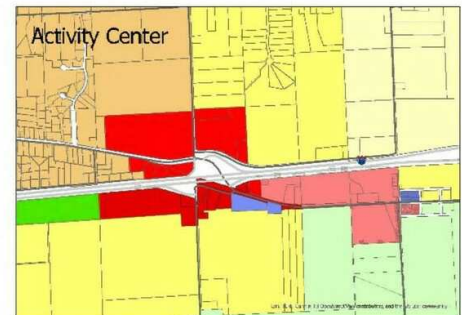
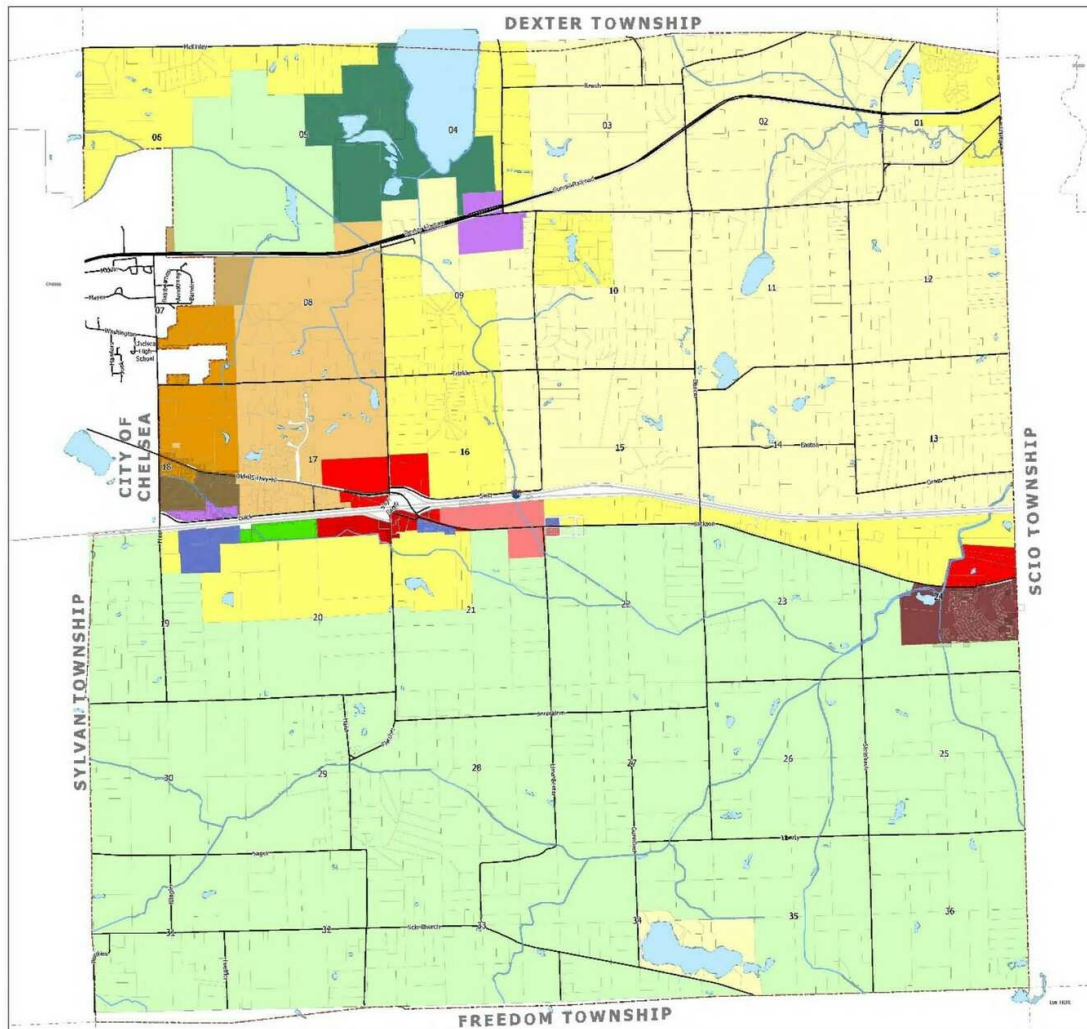


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## For Sale



- 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



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## *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



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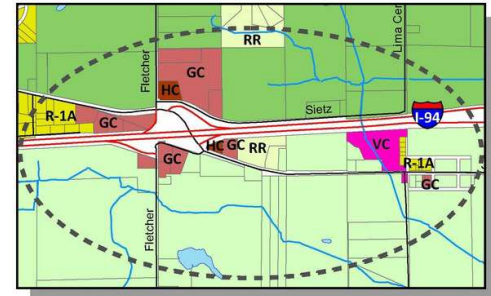
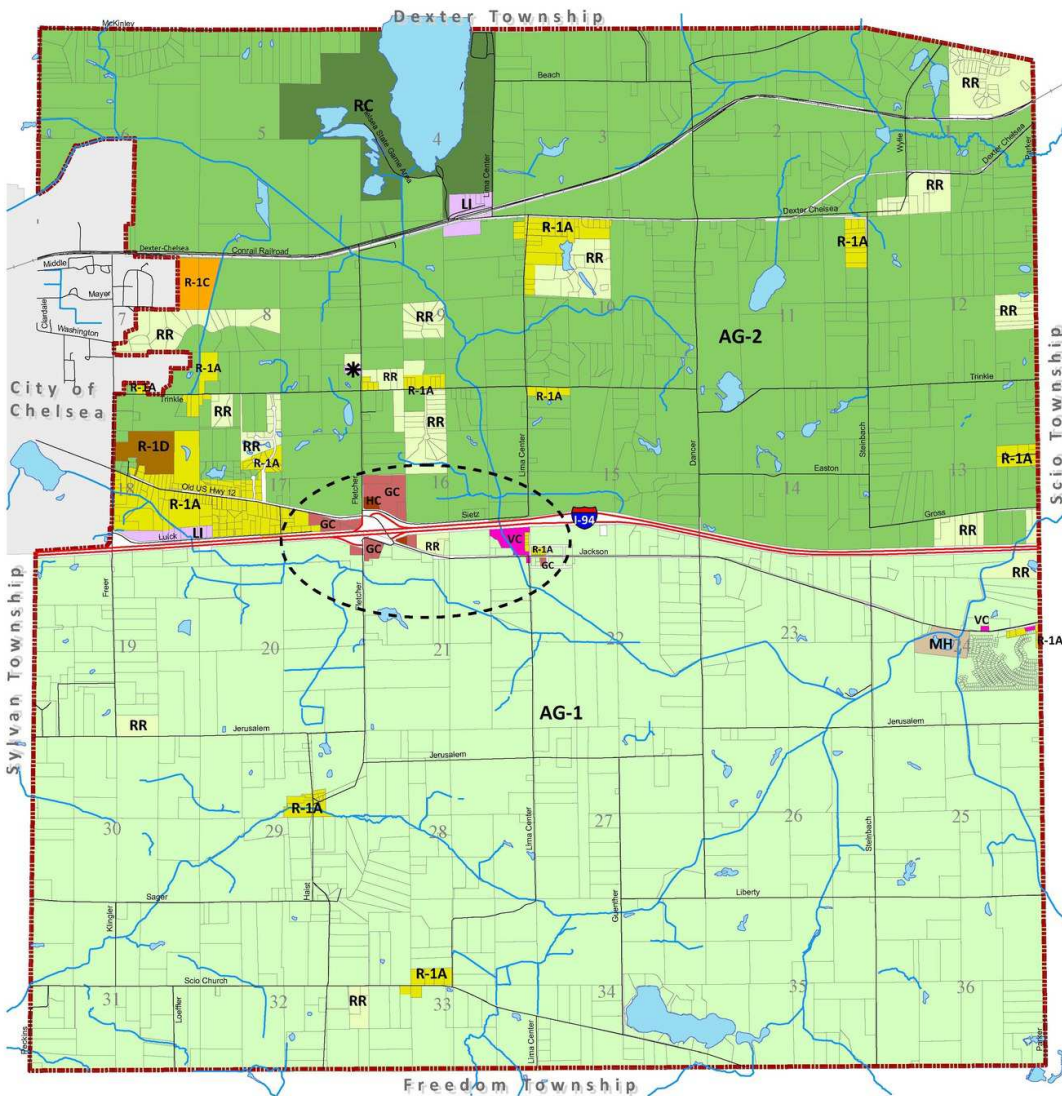


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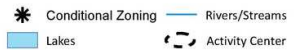
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## For Sale



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

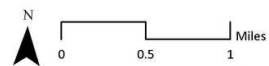


This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Lima Township, Washtenaw, Michigan

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

### ZONING DISTRICTS MAP

Lima Township  
Washtenaw County, Michigan



August 31, 2020  
Carlisle / Wortman Associates, Inc.

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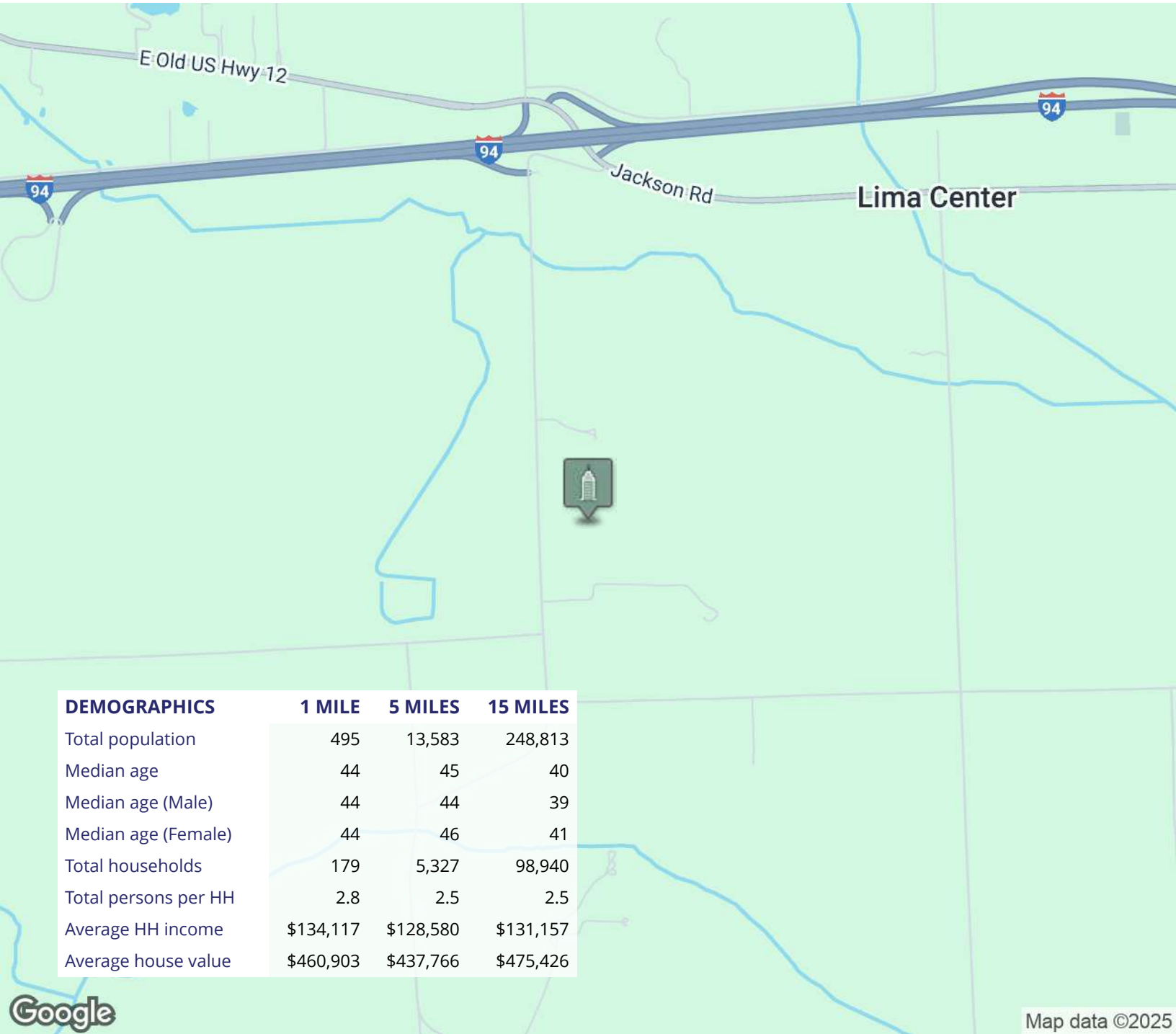
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