

Van Esley Real Estate

Vacant Land For Sale

12.15 Acres Ford Road, South Side
Three (3) Contiguous Parcels
Southeast Corner of Beck & Ford Roads
Wayne County, Canton Twp., Michigan 48187

SUMMARY

PRICE: \$3,000,000.
Cash / Conventional

ZONING: Residential/Proposed Multi-use in New Master Plan (see Page 5)

FRONTAGE: Approximately 428'

LOT DIM.: Irregular

TAXES: Summer: \$5,844. Winter: \$3,786.

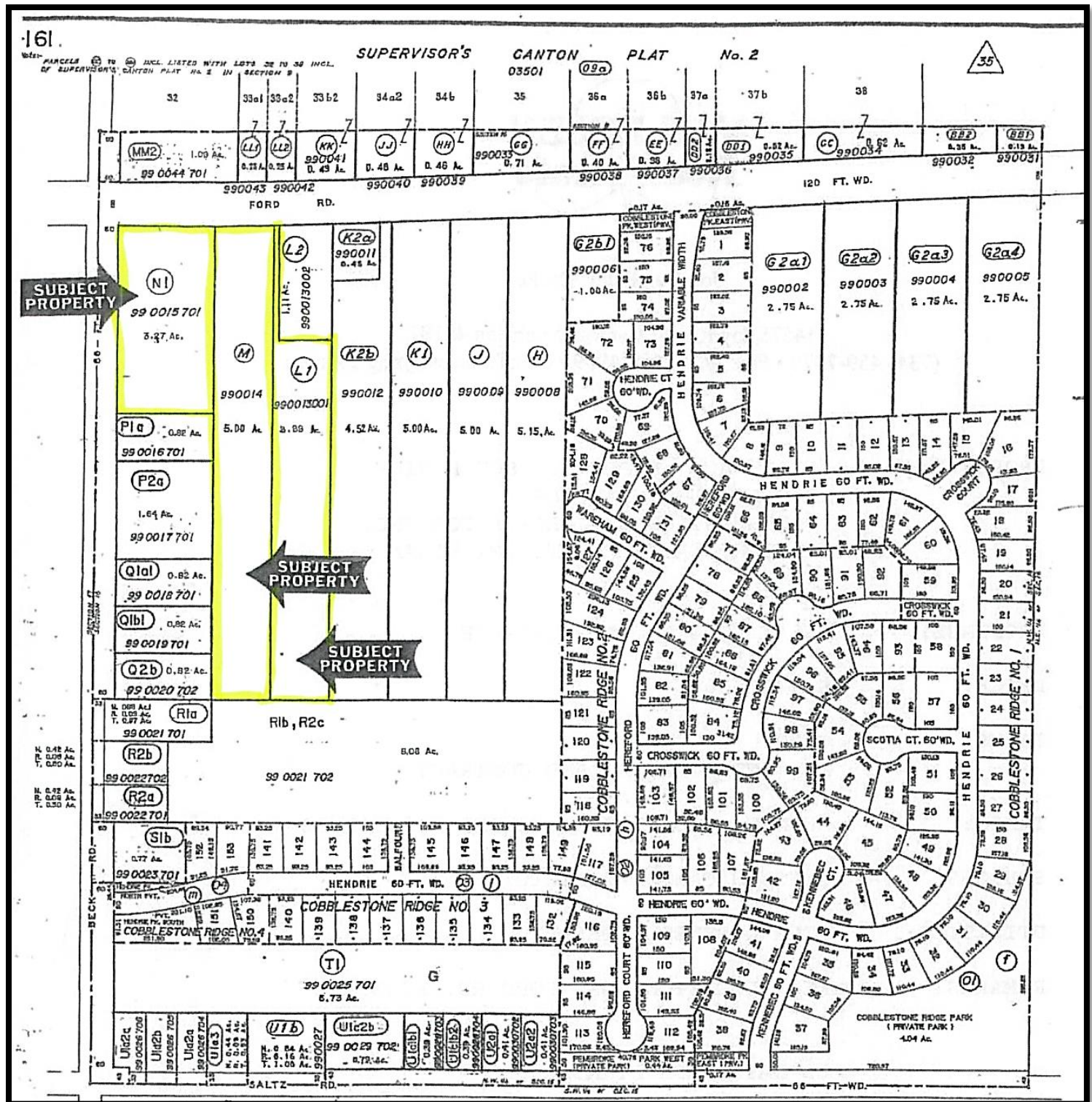
UTILITIES: Water & Sewer at Street

**SCHOOL
DISTRICT:** Plymouth-Canton

REMARKS: Corner Location! Prime Real Estate on Ford Road. Great location with Ford Road frontage. Sale includes Property ID #71062990013001 (3.88 acres), Property ID #71062990014000 (5 acres), and Property ID #71062990015701 (3.27 acres). A total of three (3) Parcels—12.15 acres. Great development potential. Purchase “as is”. All data approximate and should be verified.

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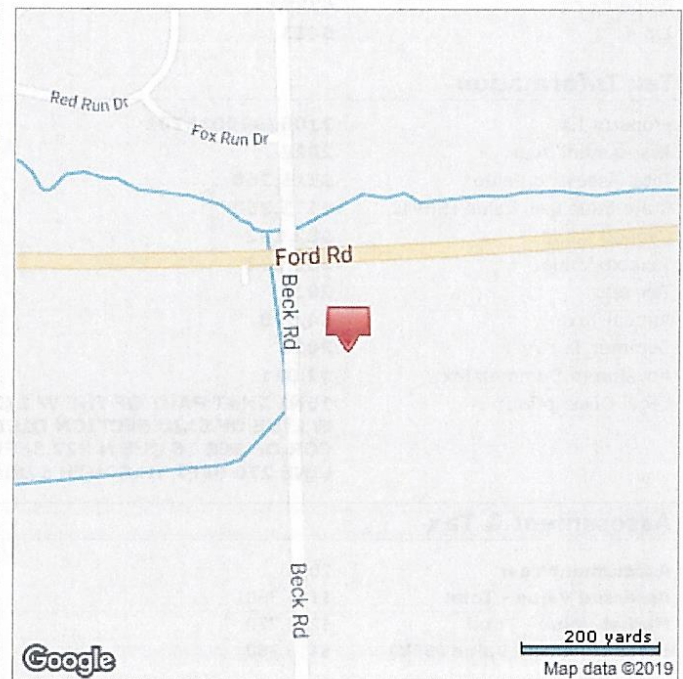
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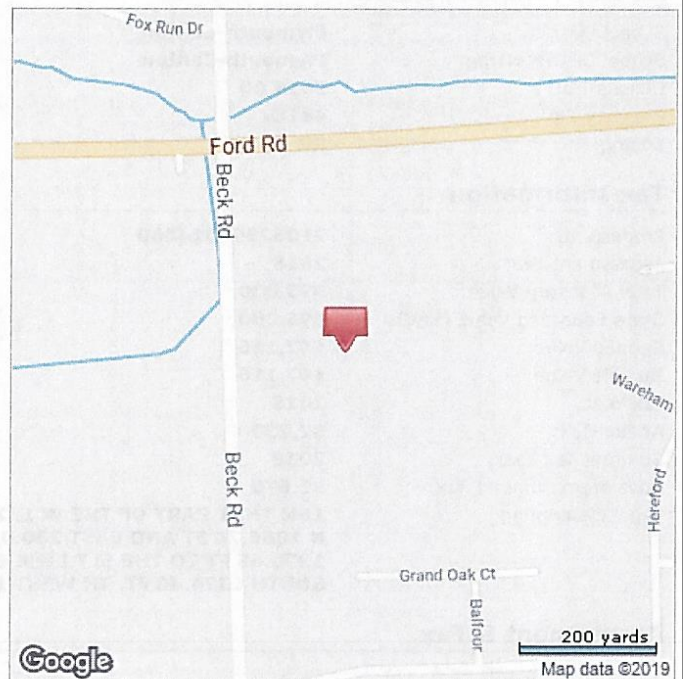
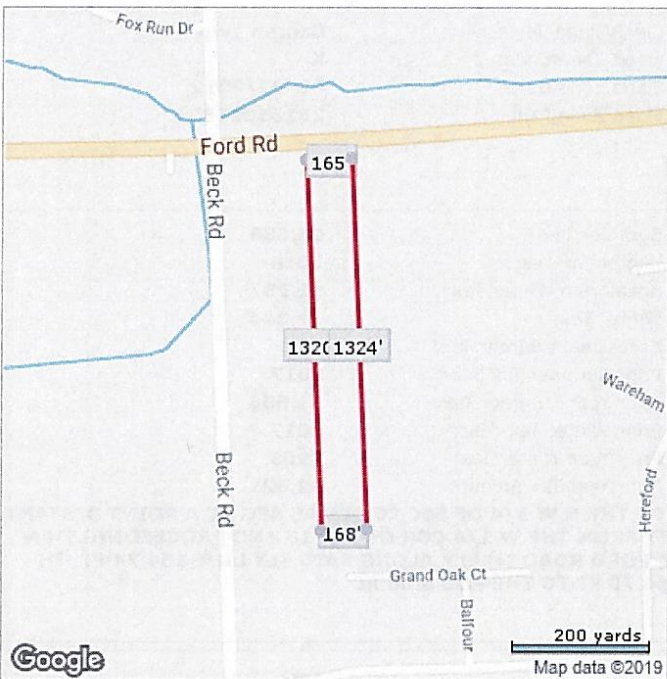
Information contained herein subject to errors, omissions and should be verified prior to purchase or lease. Property may be subject to prior sale, change and withdrawal without notice. All offers may be rejected.

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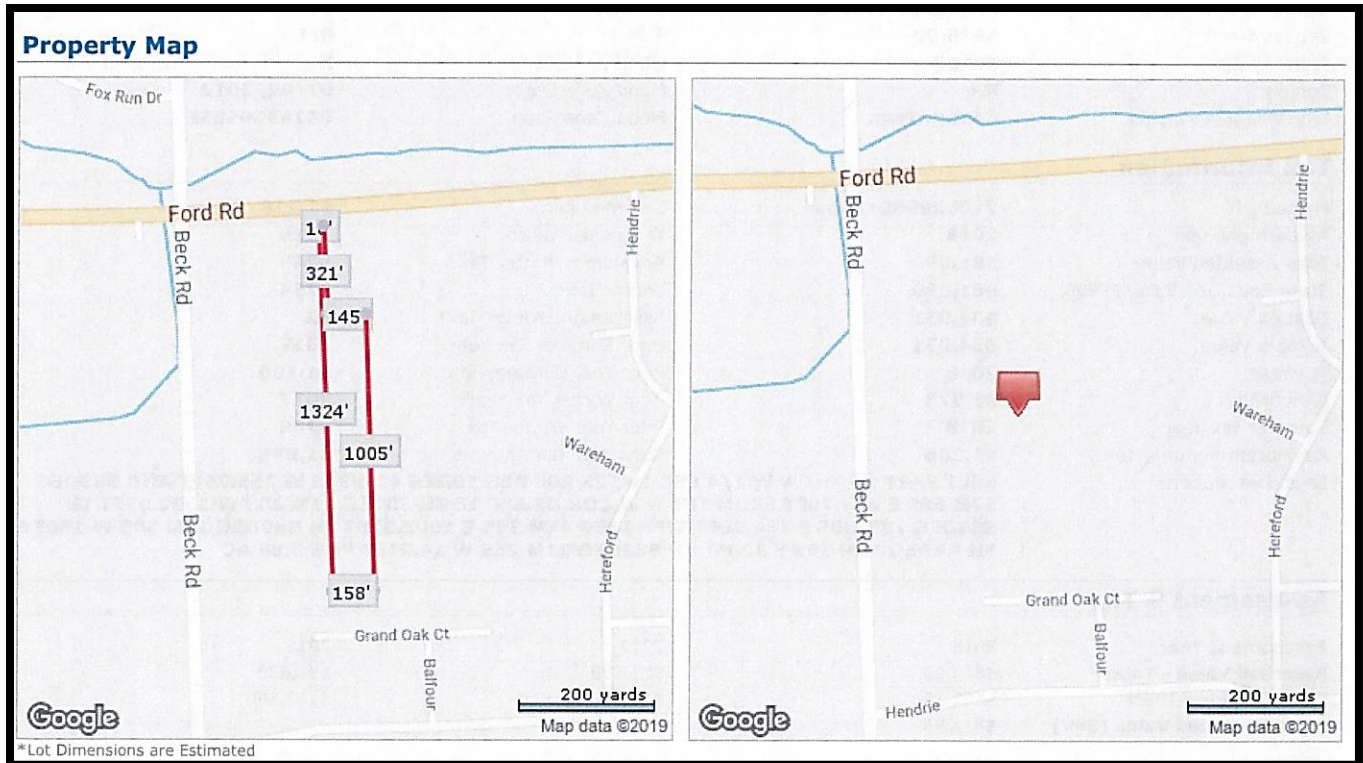
Property Map



Property Map



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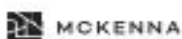
Neighborhood Node Concepts

Tell us what you think about neighborhood mixed use.



Disclaimer: Please note, these are still in draft form and have not yet been approved as part of the Master Plan. These could still change, based on continued discussion with the Planning Commission and Township Board. They are provided for reference only.

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CANTON MASTER PLAN



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CoStar Demographics

Households			
	1 mile	5 mile	10 mile
2010 Households	2,041	53,784	214,141
2023 Households	2,372	56,914	221,699
2028 Household Projection	2,471	58,293	225,125
Annual Growth 2010-2023	1.2%	0.4%	0.2%
Annual Growth 2023-2028	0.8%	0.5%	0.3%
Owner Occupied Households	2,163	45,308	156,351
Renter Occupied Households	308	12,985	68,774
Avg Household Size	3.2	2.6	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$118.8M	\$2.1B	\$7.2B

Income			
	1 mile	5 mile	10 mile
Avg Household Income	\$181,753	\$115,910	\$98,761
Median Household Income	\$165,942	\$89,975	\$72,844
< \$25,000	168	6,280	31,865
\$25,000 - 50,000	109	8,447	41,977
\$50,000 - 75,000	163	10,067	40,358
\$75,000 - 100,000	79	6,115	27,368
\$100,000 - 125,000	156	6,382	23,027
\$125,000 - 150,000	312	5,100	16,485
\$150,000 - 200,000	621	6,680	18,376
\$200,000+	762	7,843	22,244

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Population

	1 mile	5 mile	10 mile
2010 Population	6,642	141,603	534,311
2023 Population	7,670	149,774	553,352
2028 Population Projection	7,982	153,364	561,834
Annual Growth 2010-2023	1.2%	0.4%	0.3%
Annual Growth 2023-2028	0.8%	0.5%	0.3%
Median Age	37.6	40.2	39.6
Bachelor's Degree or Higher	63%	47%	37%
U.S. Armed Forces	0	14	115

Population By Race

	1 mile	5 mile	10 mile
White	5,040	110,617	403,380
Black	473	13,917	88,747
American Indian/Alaskan Native	22	467	2,254
Asian	1,939	20,660	42,026
Hawaiian & Pacific Islander	0	15	92
Two or More Races	195	4,099	16,854
Hispanic Origin	327	6,676	24,820

Housing

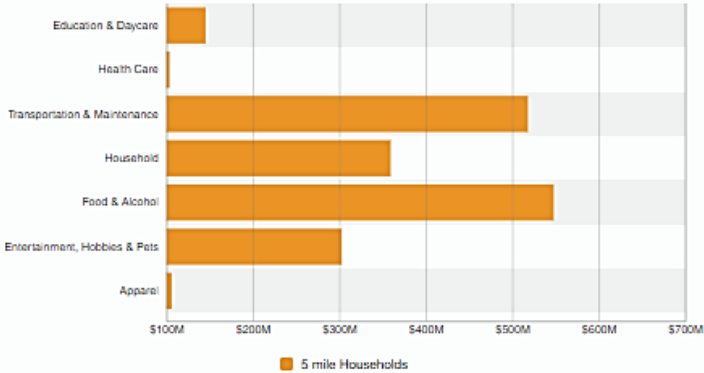
	1 mile	5 mile	10 mile
Median Home Value	\$408,319	\$270,122	\$217,163
Median Year Built	1997	1982	1973

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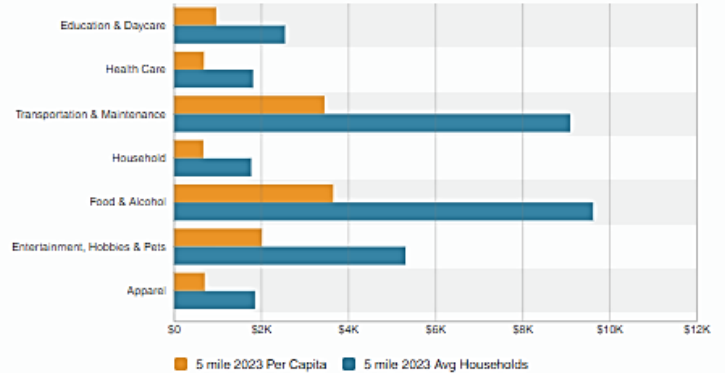
Daytime Employment

Radius	1 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	1,322	119	11	48,923	5,177	9	201,331	21,648	9
Trade Transportation & Utilit...	593	23	26	12,828	781	16	39,627	2,967	13
Information	45	4	11	906	80	12	4,560	349	13
Financial Activities	50	13	4	3,166	562	6	13,051	2,213	6
Professional & Business Se...	162	19	9	9,567	808	12	34,849	2,690	12
Education & Health Services	266	31	9	10,603	1,904	6	60,977	9,035	7
Leisure & Hospitality	155	15	10	6,261	431	15	28,068	1,685	17
Other Services	51	14	4	3,396	541	6	13,102	2,130	6
Public Administration	0	0	-	2,096	70	30	7,097	379	19
Goods-Producing Industries	49	11	4	8,811	563	16	36,692	1,948	19
Natural Resources & Mining	0	0	-	56	12	5	181	39	5
Construction	14	7	2	1,571	275	6	7,099	1,063	7
Manufacturing	35	4	9	7,184	276	26	29,412	846	35
Total	1,371	130	11	57,734	5,740	10	238,023	23,596	10

Consumer Spending



Per Capita & Avg Household Spending



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SEMCOG Traffic Volume



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