



Colliers

For Sale
82.15 Acre
Residential Site

Brookwood Superior
Superior Township, Michigan

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Fully Entitled 82.15-Acre Master-Planned Development Opportunity

One of the few shovel-ready residential development sites in the Ann Arbor market with approvals already in place.

Multiple Revenue Streams Within One Community

Apartments, active adult/senior housing, and townhomes provide diversified absorption and exit strategies.

Approved for 339 Residential Units Plus Senior Living Component

Entitlements include 208 apartments, 35 townhomes, 96 senior living units, clubhouse amenities, and pickleball courts, creating a diversified residential community. Senior Living can be replaced with additional housing.

Immediate Path to Development

Significant entitlement risk has already been removed, allowing developers to accelerate timelines and reduce carrying costs.

Located in the High-Demand Ann Arbor MSA

Positioned within Superior Township, benefiting from the economic strength of the Ann Arbor region, home to the University of Michigan, major healthcare systems, and a highly educated workforce.

Modern space designed for growth in the highly desirable Ann Arbor market

Purpose-Built Lifestyle Community



Planned amenities including a clubhouse and pickleball courts cater to today's renters, active adults, and senior residents seeking community-oriented living.

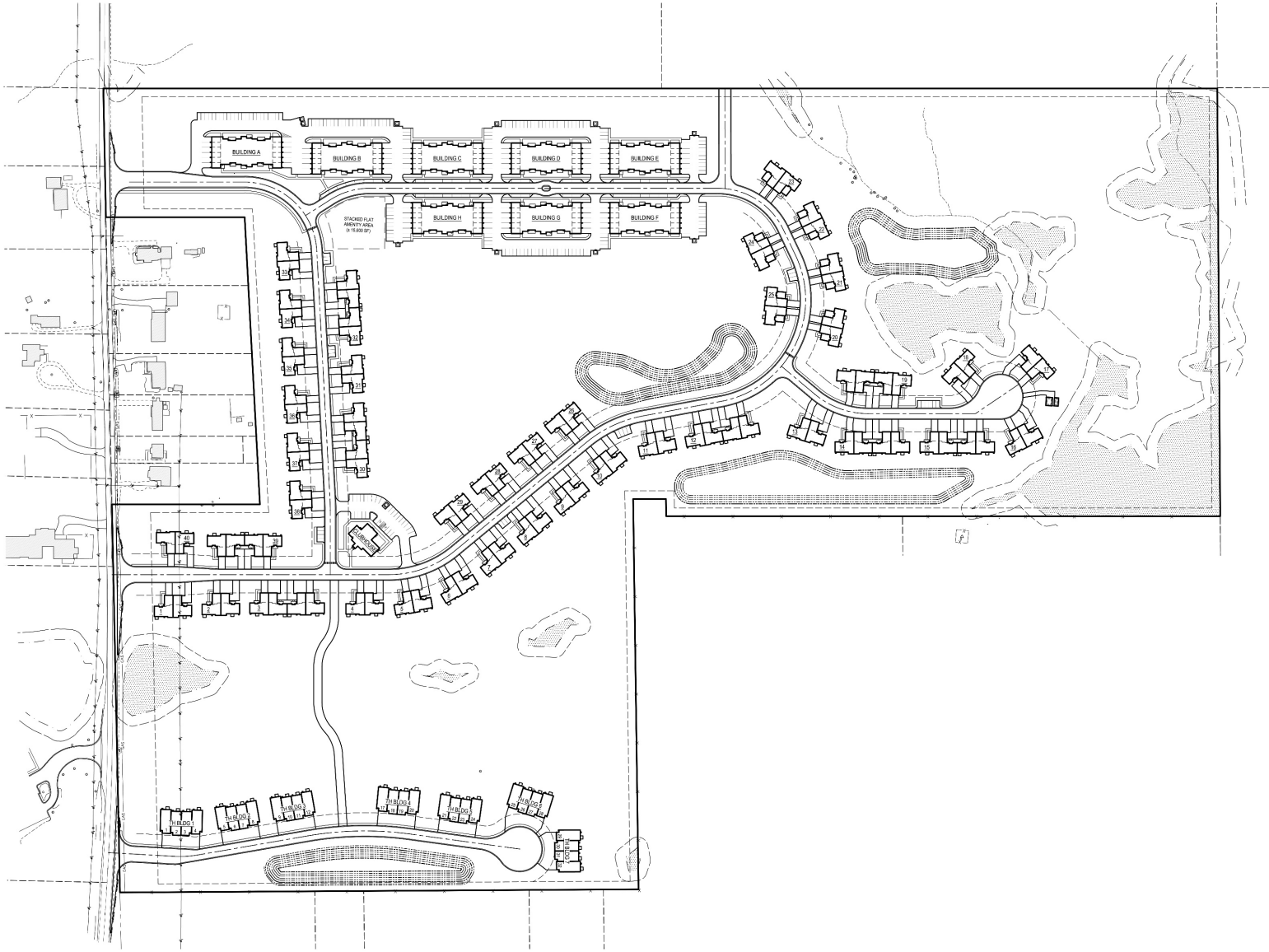
Rare Scale in a Supply-Constrained Market



82.15 acres offers the ability to create a true destination neighborhood at a scale increasingly difficult to replicate in Washtenaw County.

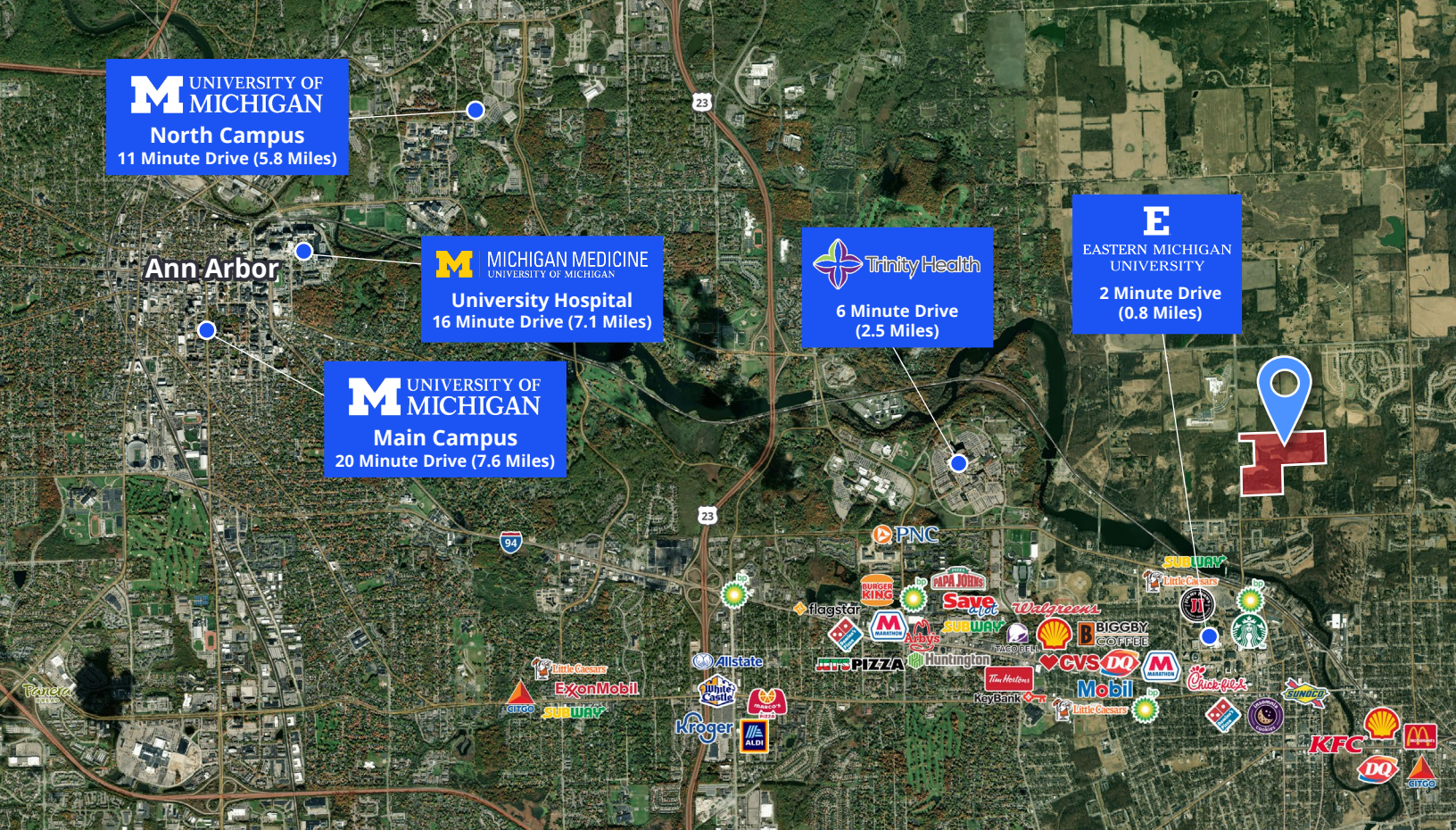


Townhouse Layout



Approved for 339 Residential Units Including Senior Living
Entitlements include 208 apartments, 35 townhomes, 96 senior living units, and community amenities.





Strong Demographic Tailwinds

The project is positioned to capitalize on continued demand for both multifamily housing and age-targeted residential product in Southeast Michigan.

Attractive Basis

Acquisition provides control of a fully approved mixed-product community at a fraction of replacement entitlement costs and timeline risk.

Flexible Phasing Potential

The approved mix allows developers to phase apartments, senior living, and townhomes independently to match market demand and optimize returns.

Modern Living, Timeless Design



SUPERIOR TOWNSHIP, MICHIGAN

Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Current Year Summary			
Total Population	2,423	51,137	120,795
Total Households	1,080	22,713	51,754
Total Family Households	553	10,321	26,783
Average Household Size	2.23	2.11	2.22
Median Age	28.9	33.0	34.8
Population Age 25+	1,438	33,601	81,272
2010-2020 Total Population: Annual Growth Rate (CAGR)	2.05%	0.63%	0.89%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-0.32%	-0.38%	-0.25%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.61%	-0.41%	-0.27%
Households	-0.30%	-0.12%	0.00%
Families	-0.36%	-0.20%	-0.05%
Median Household Income	3.98%	2.62%	3.02%
Current Year Population by Sex			
Male Population	1,157	25,026	59,601
% Male	47.8%	48.9%	49.3%
Female Population	1,266	26,111	61,194
% Female	52.3%	51.1%	50.7%
Current Year Race and Ethnicity			
Total	2,422	51,137	120,794
White Alone	43.8%	53.7%	55.4%
Black Alone	38.6%	26.9%	21.4%
American Indian Alone	1.0%	0.5%	0.4%
Asian Alone	6.2%	6.3%	10.7%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.4%	3.3%	2.9%
Two or More Races	9.0%	9.3%	9.2%
Hispanic Origin	4.7%	7.5%	7.0%
Diversity Index	67.9	67.7	67.6
Current Year Educational Attainment			
Total	1,435	33,603	81,276
Less than 9th Grade	0.1%	1.9%	1.9%
9th - 12th Grade, No Diploma	3.8%	4.1%	3.1%
High School Graduate	16.9%	14.2%	13.0%



[View online at colliers.com/detroit](https://colliers.com/detroit)

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