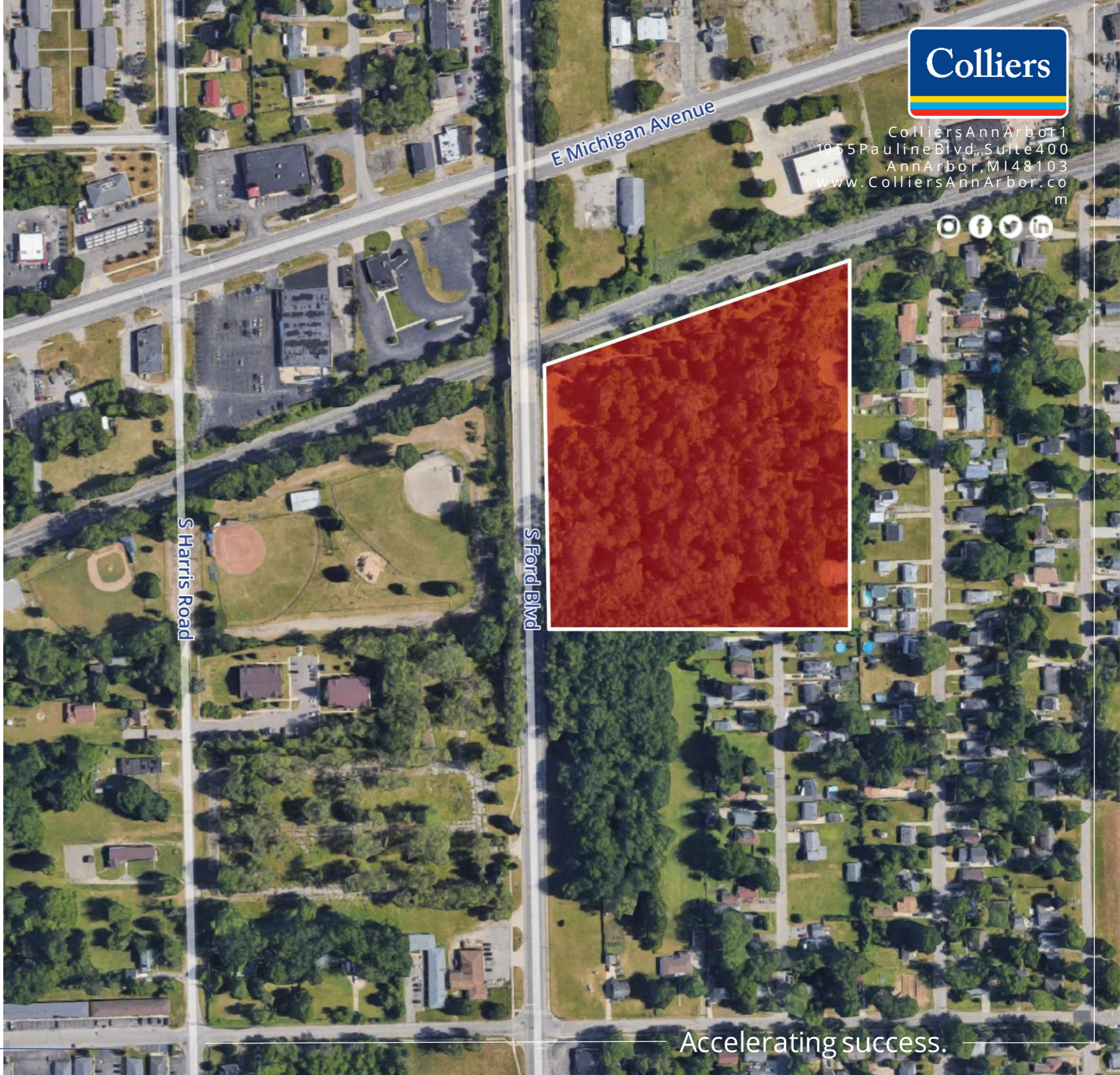




**Eric Rudland**  
 734 769 5012  
 eric.rudland@colliers.com

# FOR SALE

199 S Ford Blvd., Ypsilanti, MI | Land



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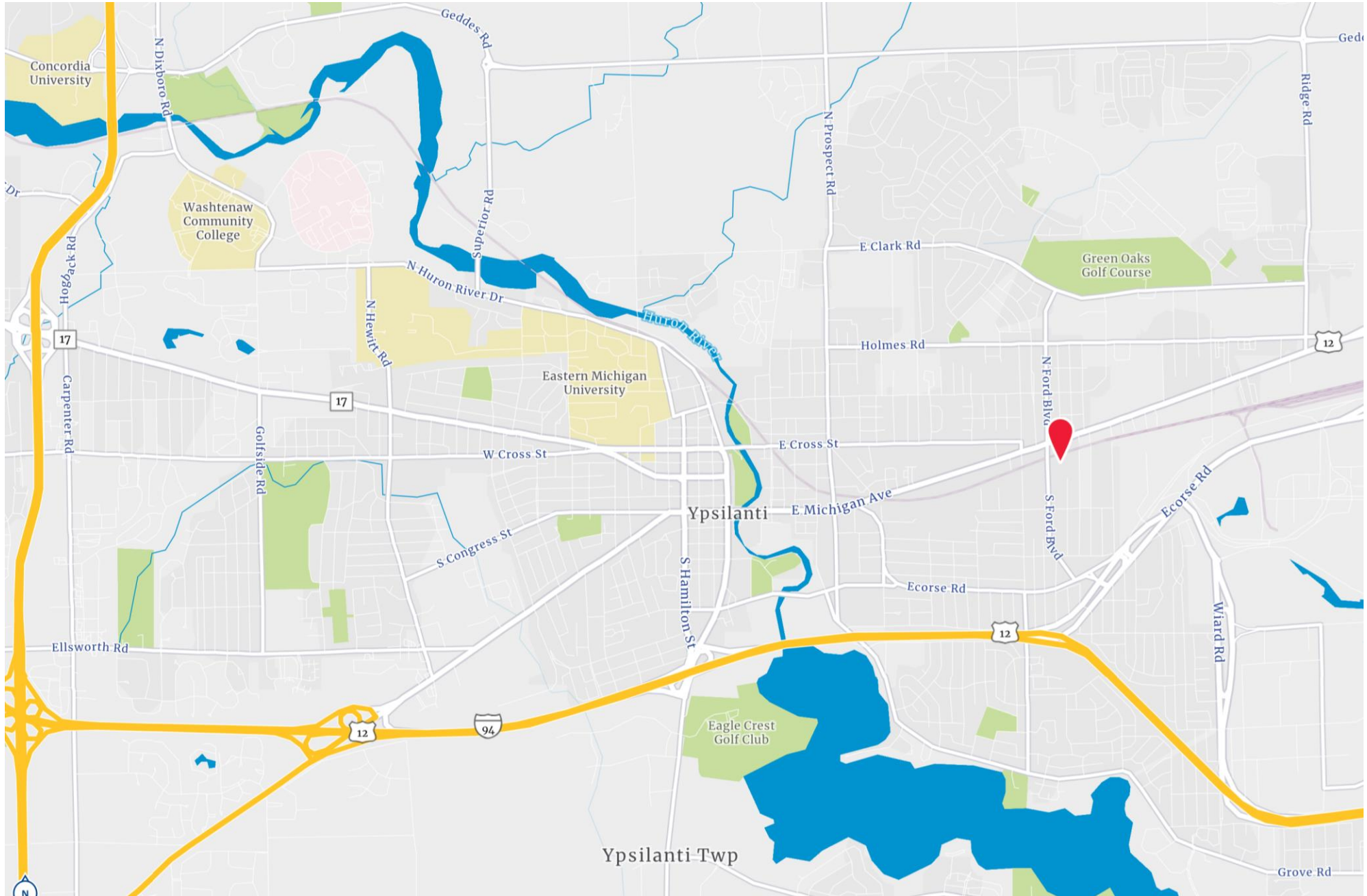


Accelerating success.



# Location

199 S. Ford Blvd. | Ypsilanti, MI



# RM-LD Zoning – Use Table

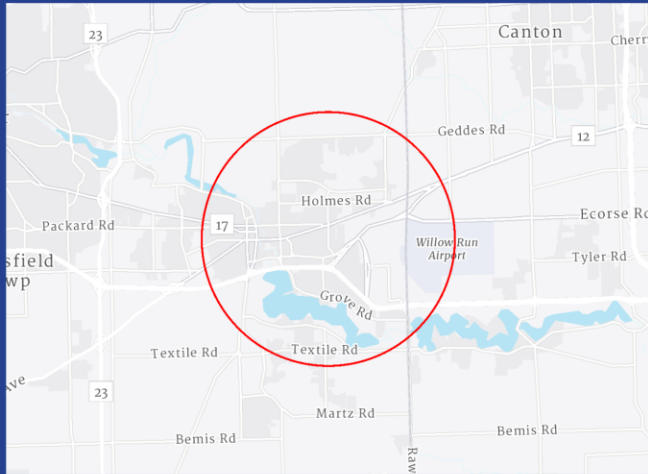
199 S. Ford Blvd. | Ypsilanti, MI

Residential Districts Use Table	RM- LD
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not Permitted	
<b>Building Size</b>	
Construction or re-use of any building over 100,000 square feet	SL-TB
<b>Residential Uses</b>	
Detached single-family residential	P
Open Space Communities	—
Single-Family Residential Plat or Site Condominium	—
Two-family residential	P
Townhouses	P
Multiple-family dwelling units	P
Senior independent and assisted living	P
Convalescent and nursing homes	SL-TB
Mobile Home Parks	—
<b>State-licensed residential child and adult care facilities</b>	
Adult/child family day care homes	P
Adult/child group day care homes	SL-PC
Adult/child day care center + preschools	SL-PC
Adult and child foster care family home	P
Adult foster care, small group home	SL-PC
Adult foster care, large group home	SL-PC
Adult foster care congregate facility	SL-PC
Child foster care family group home	SL-PC
<b>Civic/Institutional</b>	
Publicly owned and operated libraries	P
Cemeteries	—
Houses of worship	P
Primary schools	—
Secondary schools	P
Colleges, universities, and other such institutions of higher learning	S
Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.	SL-PC

Residential Districts Use Table	RM- LD
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not Permitted	
<b>Recreation</b>	
Parks, common greens, plazas, public gathering places, and open space	P
Golf courses	P
Institutional or community recreation centers and nonprofit swimming pool clubs	P
Community buildings for use by the tenants of the mobile home park as well as recreation areas and playgrounds	—
Private or public recreation vehicle campgrounds	—

# Demographics

199 S. Ford Blvd. | Ypsilanti, MI



## Population Trends & Key Indicators

199 S Ford Blvd, Ypsilanti, Michigan, 48198, 3 mile radius

63,116	26,396	2.29	33.0	\$55,479	\$173,470	56	124	66
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

### Mortgage indicators

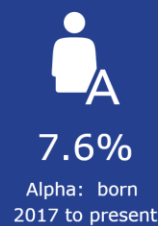
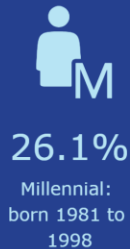
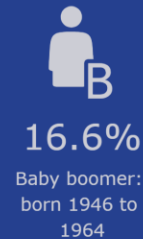
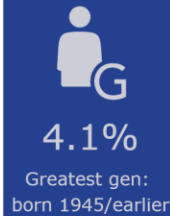


Avg spent on mortgage & basics

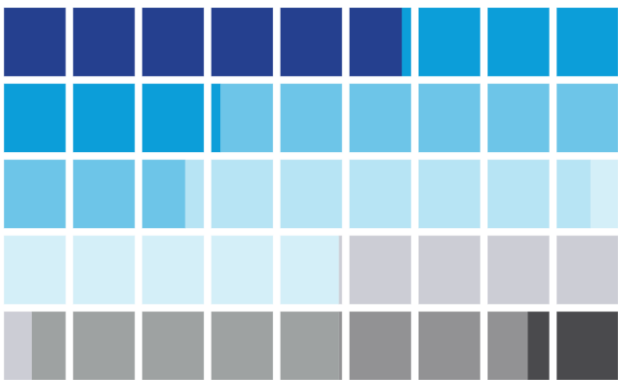


Percent of income for mortgage

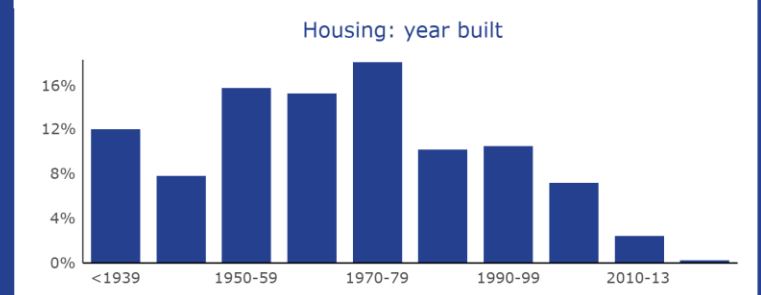
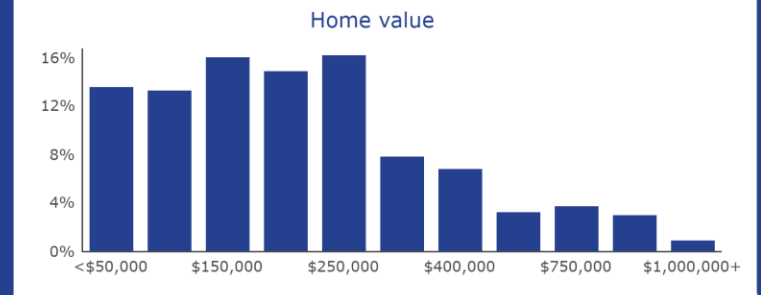
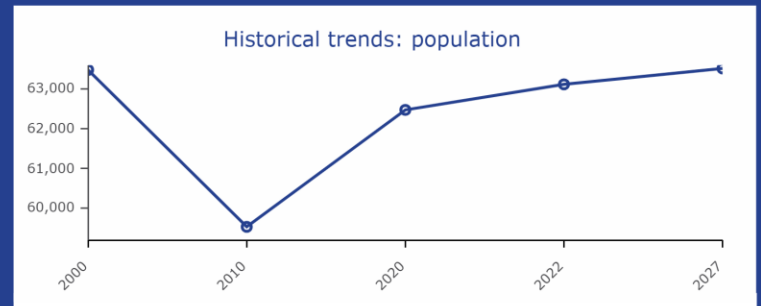
### Population by generation



### Population by age



Age 0-9 (%)	(13%)	Age 10-19 (%)	(14%)	Age 20-29 (%)	(19%)
Age 30-39 (%)	(13%)	Age 40-49 (%)	(12%)	Age 50-59 (%)	(10%)
Age 60-69 (%)	(10%)	Age 70-79 (%)	(6%)	Age 80+ (%)	(3%)



U.S. Census Bureau, Esri forecasts for 2022 and 2027, Esri Vintage 2022 Time Series



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