

For Sale

Land Availability • Property Highlights

2000 W Chicago Blvd. | Tecumseh, MI

- 73.94 Acres
- Over 900 Feet Frontage on M-50
- Great Location on Main Thoroughfare in the City of Tecumseh, with a High Traffic Count
- Southern +/- 29 Acres Zoned General Business, remaining +/- 44.94 Acres Zoned Two-Family Residential
- All Utilities Available
- Partially Wooded, Level to Slightly Rolling
- Surrounded by Established Commercial Businesses, Retail, Newer Single Family Residential Homes, and Agriculture
- Downtown Tecumseh is Vibrant with Shopping, Dining, Arts & Culture.
- **Sales Price: \$699,990**

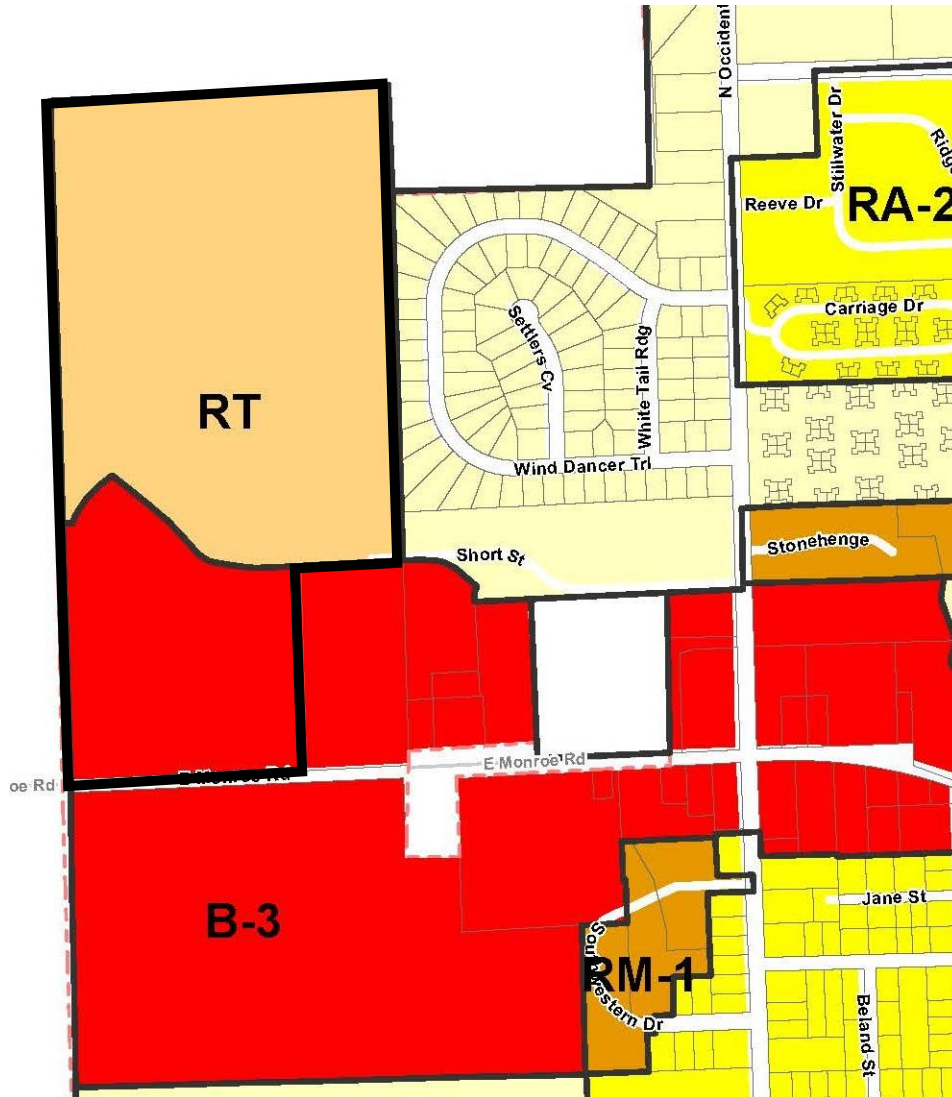
CHACONAS GROUP ANN ARBOR AREA

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Colliers Ann Arbor, 1955 Pauline Blvd., Suite 400, Ann Arbor, MI 48103
www.colliersannarbor.com



Zoning Map



RT: Two-Family Residential. Approximately 44.94 Acres

B-3: General Business. Approximately 29 Acres

Zoning Descriptions

Per the City of Tecumseh Code of Ordinances

The **RT Districts** are designed to provide sites for two-family dwelling structure and related uses that will generally serve as zones of transition between nonresidential districts and lower density one-family residential districts.

Principal Permitted Uses:

- Community Center Detached One-family Dwelling Unit
- Home Occupation
- Municipal And Government Buildings And Uses Public Institutions Public Parks And Recreation Facilities Religious Institutions
- Schools—primary Or Secondary, Public Or Private
- State Licensed Residential Facilities—six Or Fewer Persons
- Two-family Dwelling Unit

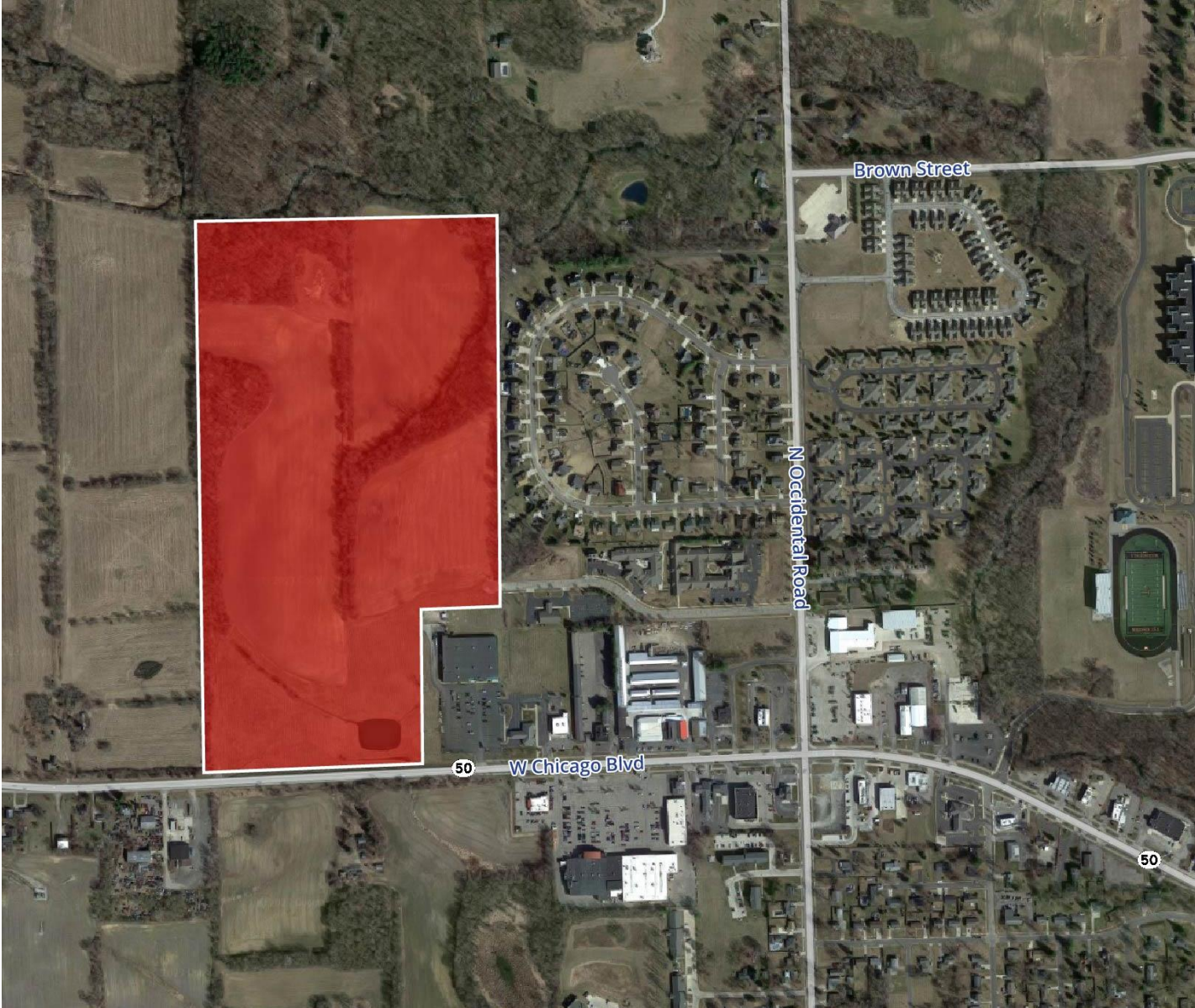
The **B-3 General Business Districts** are designed to furnish goods and services in a vehicular-oriented environment. The range of uses permitted in the B-3 district are characterized by a diversity of businesses that are typically incompatible with pedestrian movement and that cater to passerby traffic on arterial roads.

Principal Permitted Uses:

- Assisted Living Facility
- Bakeries And Confectionaries
- Bank/Credit Union
- Banquet Hall/Conference Center
- Childcare Center
- Clinic, Medical Or Dental Colleges, Universities And Institutions Of Higher Learning
- Community Center
- Commercial Rec.—Small Scale Indoor
- Funeral Home
- Gallery—Art, Photography, Etc.
- Health Or Exercise Club
- Hospital
- Housing For The Elderly
- Micro Brewery/Winery
- Municipal And Government Buildings
- Nursery School
- Nursing/Convalescent Home
- Office, Medical Or Professional
- Personal Service Establishment
- Pet Boarding Facility
- Private Clubs And Lodge Halls
- Public Institutions Public Parks And Recreation Facilities
- Religious Institutions
- Restaurant—carry Out, Sit Down, Or Sidewalk Café
- Retail Sales—greater Or Less Than 20,000 Sq. Ft. Floorplate
- Studio—dance, Martial Arts, Music, Etc.
- Theatre - Live Performance Or Movie Trades Showroom
- Utility And Public Service Buildings—without Outdoor Storage Yards
- Vehicle Fueling Station
- Vehicle Sales/Rental—without Outdoor Display
- Veterinary Clinic
- Vocational School



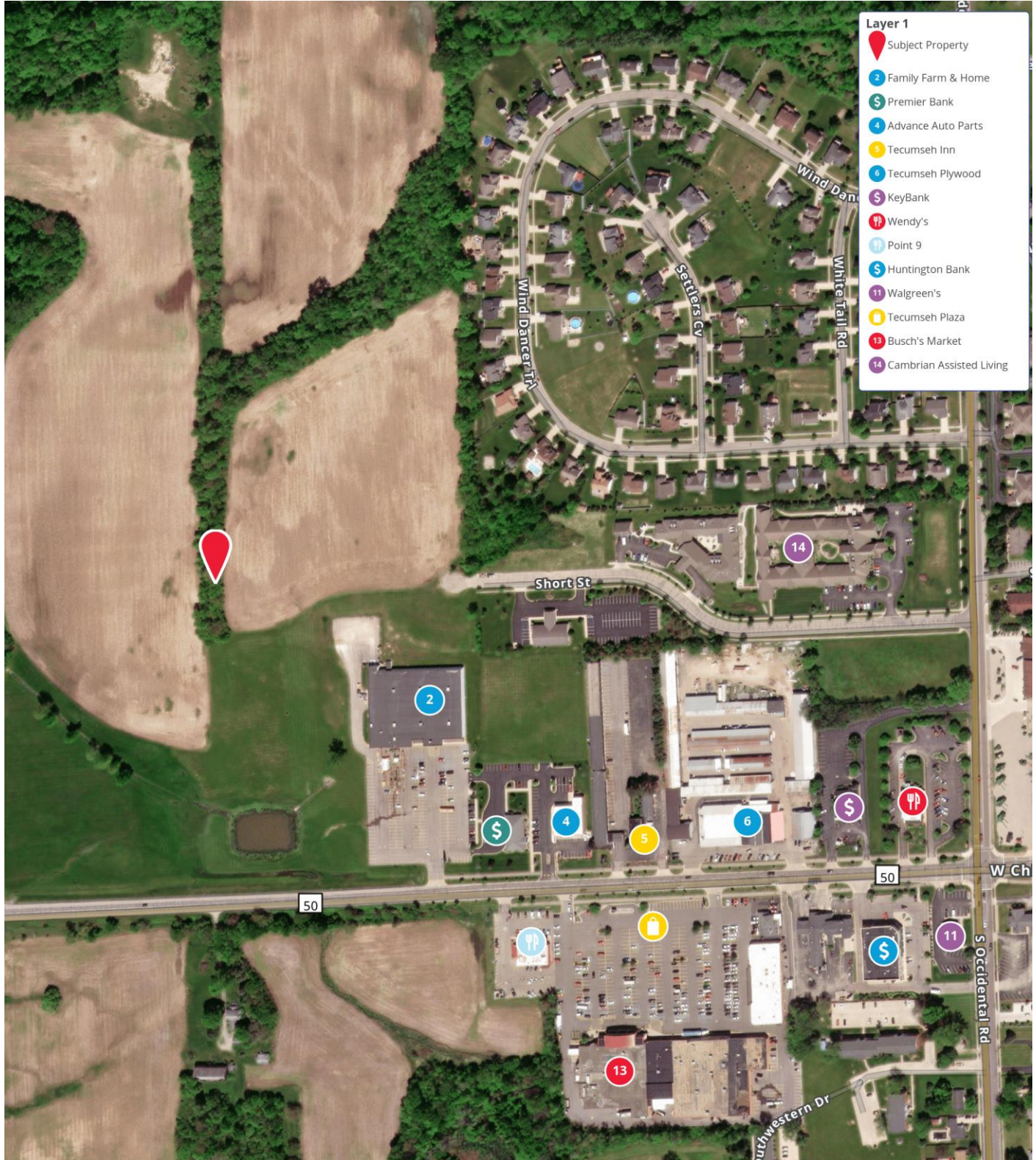
Aerial



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Merchant Map



Demographics

Population Trends & Key Indicators

W Chicago Blvd, Tecumseh, Michigan, 49286, 3 mile radius

13,321	5,572	2.37	43.7	\$64,587	\$173,173	95	147	27
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators



\$11,271

Avg spent on mortgage & basics



14.1%

Percent of income for mortgage

Population by generation



6.7%

Greatest gen: born 1945/earlier



23.6%

Baby boomer: born 1946 to 1964



21.8%

Generation x: born 1965 to 1980



20.4%

Millennial: born 1981 to 1998



21.4%

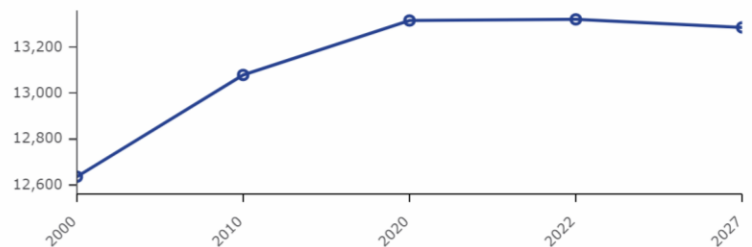
Generation z: born 1999 to 2016



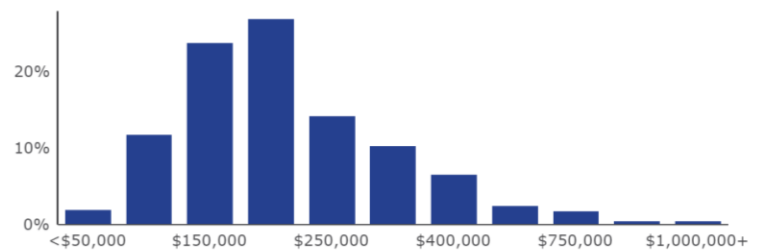
6.1%

Alpha: born 2017 to present

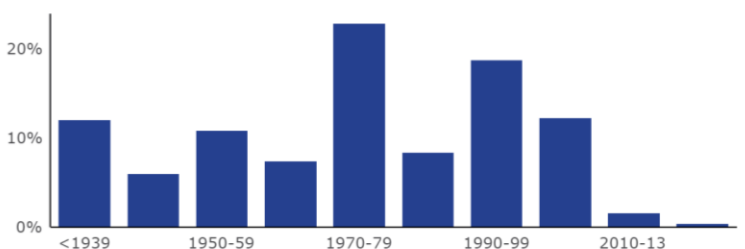
Historical trends: population



Home value



Housing: year built



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